

## Planning Officer's Report – LDCA JULY 2020

<b>APPLICATION</b>	<b>2020/37</b> – Proposed Covered Area for Glass Crusher incorporating a 20ft Container, Nr Ambleside Workshop
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	30 <sup>th</sup> April 2020
<b>APPLICANT</b>	Chris Bargo
<b>PARCEL</b>	HTH1360
<b>SIZE</b>	0.05 acres (230m <sup>2</sup> )
<b>LAND OWNER</b>	Crown Estate
<b>LOCALITY</b>	Half Tree Hollow
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant Land
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 8<sup>th</sup> May 2020</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	22 <sup>nd</sup> May 2020
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Objection
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted

10. Aerodrome Safe Guarding	Not Consulted
11. Enterprise St Helena (ESH)	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

**B. DEVELOPMENT DETAILS SUMMARY (approximate / rounded figures)**

Parcel HTH1247	:	230m <sup>2</sup>
Proposed Footprint	:	80m <sup>2</sup>
Plot Coverage	:	34.8%

**LOCALITY & ZONING**

The application site is near Ambleside Workshop, Half Tree Hollow. The site is designated within the Intermediate Zone and not in any proposed conservation areas.

**Diagram 1: Location Plan**



**C. BACKGROUND AND PLANNING HISTORY**

This development application was discussed at June meeting and Members deferred decision on the application for officer to consider how the proposed development relates to adjacent sites and development permission previously granted. In view of this decision there have discussions with the applicant and Crown Estates Officers in this respect and site visit to review land ownership issues and state of developments in the area. It has been established that there is vacant land to the north of Ambledale workshop, on the land plot HTH0980 owned by Ambledale Workshop Ltd. The proposed development by the applicant is not part of the development for this

company, under combined ownership, and the applicant is development which is independent of this operation.

The plot identified for this proposed development is adjacent to two other plots HTH1326 & HTH1173 owned by applicant and will become an integral part of his glass crushing and block making business proposal. The gap between the plots was established in consultation between Connect St Helena and Crown Estates to allow the communal sewer line to remain on crown land. Therefore, there are no proposed changes to this development application.

## D. PLANNING OFFICER'S APPRAISAL

### THE PROPOSAL

The request is for full development permission to build a covered area for a glass crusher facility and erect a 20ft container on an area of land that has mix of commercial and industrial uses. The proposed use is, therefore, considered to be acceptable use in this location. The access to the site is from Tern Drive which runs from Ladder Hill/Commonwealth Avenue. Part of the western end of the road is a track that provides access to the premises and land.

The use is being relocated from the Horse Point landfill and civic amenity area with the development of the health isolation facilities related to Covid-19 at the nearby Bradley's Camp.

The total development area is 10m by 8m with a pitched roof. The total height 5.6m to the ridge, 3.6m to the eaves. Part of the construction will be covered that will include glass crusher with IBF cladding and others area will be open. The roof will also be covered with IBF cladding.

**Diagram 2: Site Plan & Section**

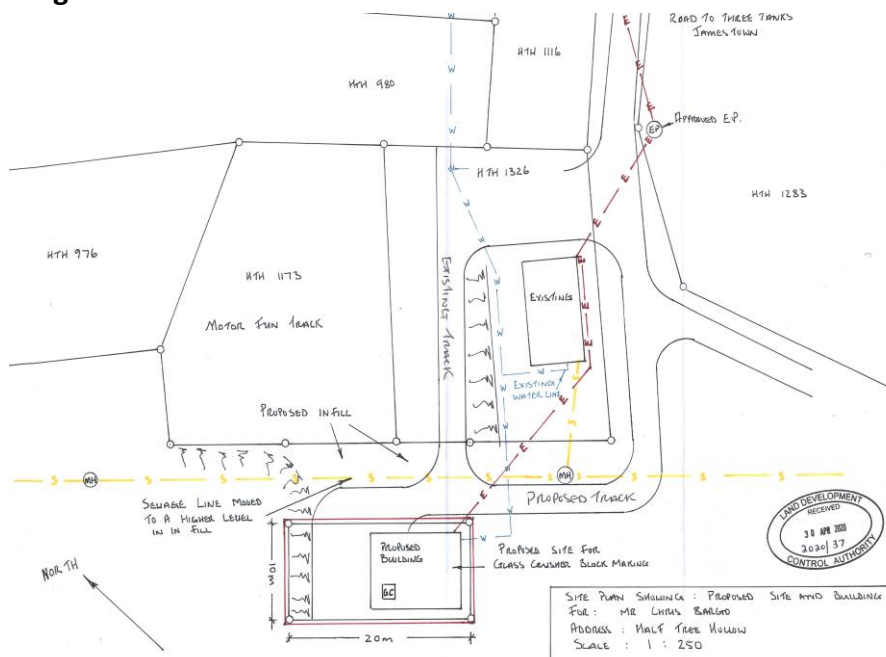


Diagram 3: Proposed Floor Layout

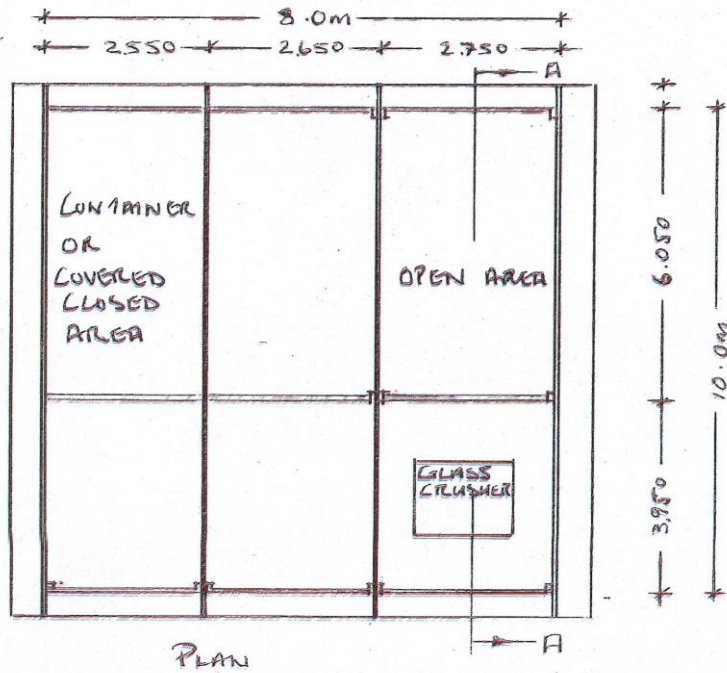
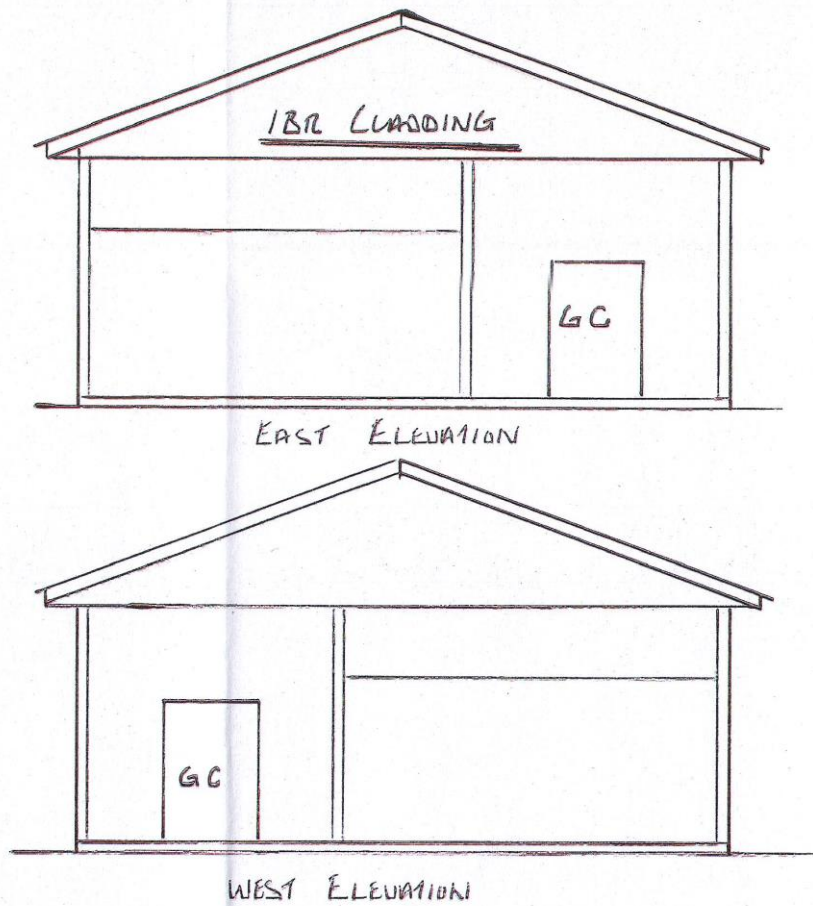


Diagram 4: Proposed Elevations





### **POLICY CONSIDERATION**

The proposed development is assessed against the LDCP Policies set out below:

- Intermediate Zone: Policies IZ1 (a, b, f, g and h)

### **OFFICER ASSESSMENT**

Following further discussion with the applicant and with the additional information gained regarding the land ownership and other developments on the adjacent sites the assessment of the application for the proposed building for industrial use in this location is considered to be acceptable. The western end of Tern Drive is a mixture industrial/commercial and open storage uses. The physical appearance of the area is open and access is partially on a semi-constructed road and partially just an access track. The use is some distance from residential properties, although within this generally industrial looking area there are number of residential properties, some only partially completed.

The proposed development is considered to be in compliance with the LDCP policies as set out above.