

Planning Officer's Report - LDCA AUGUST 2020

APPLICATION	2020/41 – Proposed Container Handling Facilities incorporating Office Buildings, Warehousing, Secure Compounds and Car Parking
PERMISSION SOUGHT	Permission in Full
REGISTERED	27 May 2020
APPLICANT	PMU, St Helena Government
PARCEL	Various Land Parcels at these Locations (See Locality)
SIZE	Various Areas of land at these Locations
LAND OWNER	Crown Land
LOCALITY	Lower Rupert Valley
ZONE	Coastal Zone
CONSERVATION AREA	None
CURRENT USE	N/A
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 5 June 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	19 June 2020
OBJECTION RECEIVED	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Water Division	No Objection
2. Sewage Division	No Objection
3. Energy Division	No Objection
4. Fire & Rescue	No Response
5. Roads Section	No Objection
6. Property Division	No Response

7. Heritage	Objection - Comments
8. Environmental Management	No Response
9. Public Health	No Response
10. Agriculture & Natural Resources	No Response
11. St Helena Police Services	No Response
12. Aerodrome Safe Guarding	Not Consulted
13. Enterprise St Helena (ESH)	Response - Support
14. National Trust	Objection - Comments

B. PURPOSE OF THE REPORT

The purpose of the report is update the Member on the progress of this development application following their decision on the report at the last meeting. The applicant has advised that after consideration of the issues raised by the Members during the discussion on the proposed development and issues raised by the representative who addressed the meeting the do not consider that at this stage they wish to make any alterations to the proposals as submitted. The applicant has stated that objective of the proposed development is that it meet the international port security requirement and in view of this, the details of the development, particularly related to the security fencing, as submitted are in accordance with guidance of ISPS. In due course, should development permission be granted they will for the “Discharge of the Condition” provide the details as requested to meet with requirement of the condition to enable the condition to be discharge and for the development to proceed.

C. OFFICER ASSESSMENT

Following the decision of the LDCA, the officers have discussed with the applicant a way forward to progress this development application, particularly to review the security fencing details. As the applicant has now informed the officers that the details of the proposed development remain as submitted, Members are requested to review the decision made at the last meeting.

Members are also advised that in accordance with Section 23(5) of the Land Planning and Development Control Ordinance the development application will be reported the Executive Council for their meeting on 11th August as LDCA has had the opportunity to discuss the development proposal and to make comments or representation to the Governor-in-Council and also 28 days will have elapsed since the development application was referred to the Authority as reported. This is consistent with the advice given by Attorney General in the past, “should the Authority resolve to defer a decision on the development proposal before them then the observations, comments or representation made by the Authority will be reported accordingly to the Governor-in-Council.

In view of the decision made by the Members at their meeting on 8th July and the response from the applicant that they do not wish to provide any amendment to the proposed development at this stage of the proceedings, opportunity is provided for them to make an affirmative recommendation on the development proposal that is before them. Their decision or comments will be conveyed to the Governor-in-Council and the Executive Council verbally at the meeting.

The report of the Chief Secretary to the Governor-in-Council and the Executive Council is comprehensive in setting out the issues and concerns Members have made in deferring their decision on the development application and the amendment to the details they wish the applicant to consider before decision on the development should be made.

The report of the Chief Planning Officer to Authority for their meeting on 8th July remains unchanged and the recommendations are as per the Addendum that was provided by CPO at the meeting and is set out below: