

## Planning Officer's Report – LDCA NOVEMBER 2020

<b>APPLICATION</b>	<b>2020/64</b> – Proposed Road Improvements (Widening of Existing Road)
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	1 <sup>st</sup> September 2020
<b>APPLICANT</b>	Cambrian Properties Ltd
<b>PARCEL</b>	SCOT0597
<b>LOCALITY</b>	Ebony Cottage, Plantation Square
<b>ZONE</b>	Green Heartland
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Tarmac Road
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper on 3<sup>rd</sup> September 2020</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	17 <sup>th</sup> September 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 Response  |
| 2. Energy Division          | No Objection   |
| 3. Fire & Rescue            | No Response  |
| 4. Roads Section            | No Objection – Site visit with applicant already done, advice was given by Roads to how this bend could be improved.   |
| 5. Property Division        | No Response  |
| 6. Environmental Management | No Objection - The applicant has provided a sound justification for the road widening and has taken appropriate advice. The impact on the natural environment should be minimal. |

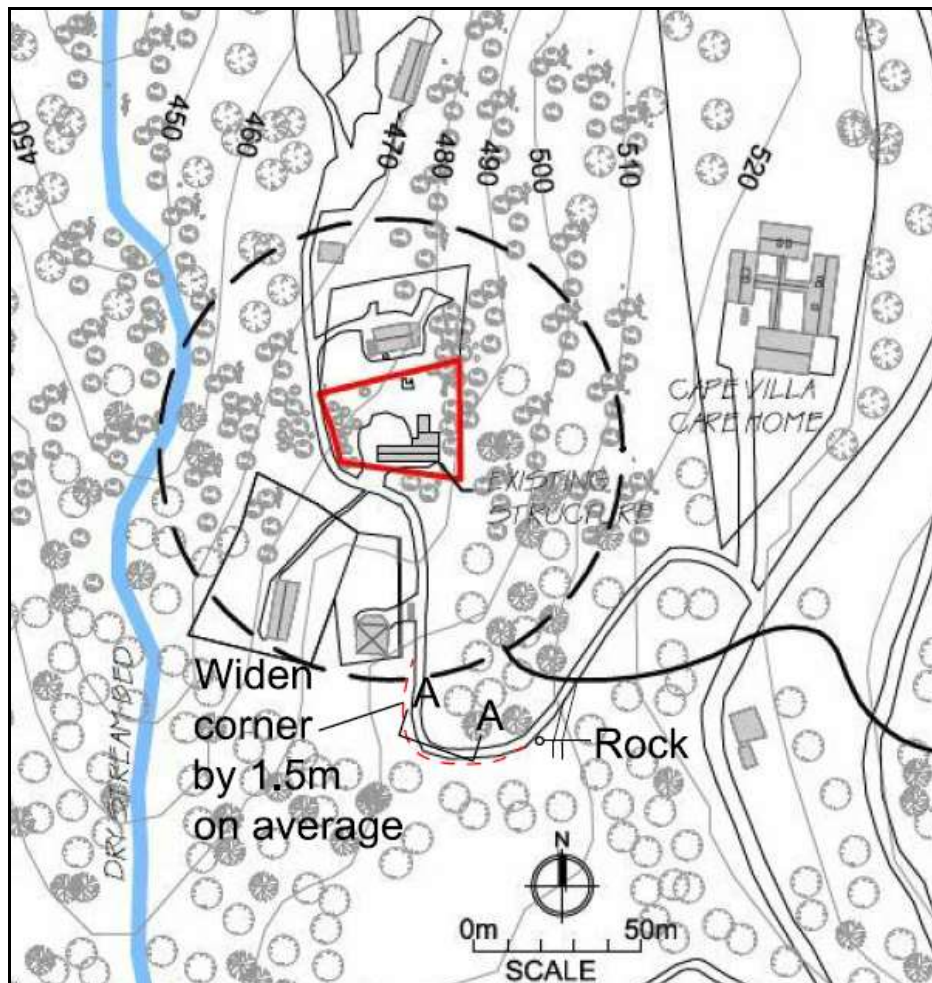
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted
11. Enterprise St Helena (ESH)	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

**B. PLANNING OFFICER'S APPRAISAL**

**LOCALITY & ZONING**

The application site is situated at Plantation Square along the residential road leading towards Ebony Cottage. The site is designated in the Greenheartland Zone with no Conservation Area restrictions.

**Diagram 1: Location/Site Plan**



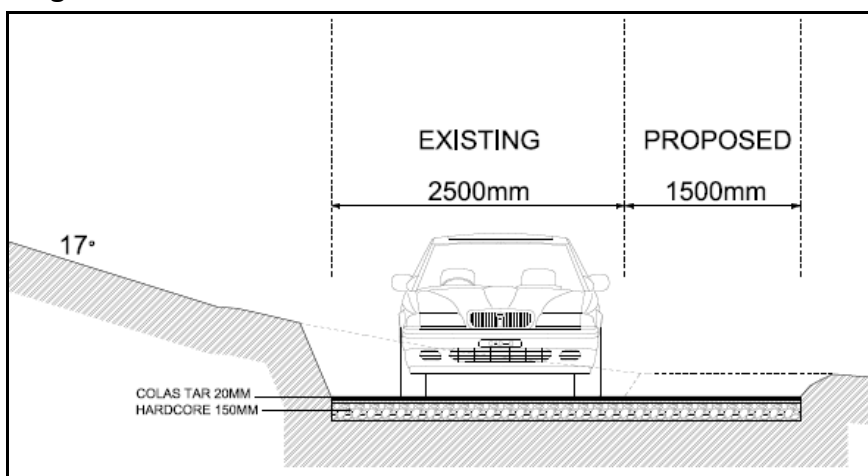
## THE PROPOSAL

The request is to widen a section of road in Plantation Square by approximately 1.5m for a length measuring approximately 30m on the corner of the bend, as indicated on the submitted drawings. This is a result of the steep approach angle and corner, which does not allow enough space for safe negotiation of the sharp bend, therefore results in loss of traction and induced wheel spinning. A site visit between the applicant and the Roads Section had concluded that widening the road as indicated on the drawings would be the best solution and provide a safer driving condition and access.

**Diagram 2: Photographs of the Corner to be widened**



**Diagram 3: Cross Section**



## **POLICY CONSIDERATION**

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

- Road and Transport: Policies RT1
- Green Heartland: Policy GH1

## **OFFICER ASSESSMENT**

The land is situated in the Green Heartland, where this a presumption in favour of retaining the undeveloped nature of the Green Heartland and its natural ecology. This proposal will not adversely affect the natural ecology as there is only minor earthworks proposed, which will not intrude upon the existing treeline/forested area. The developer has taken on-board advice given from the Roads Section, which will improve access for all users. It is intended that this proposal will eliminate the issues incurred and therefore can be supported.

The proposal complies with the Planning Policies and Guidance for road construction from the Road Team.