

## Planning Officer's Report – LDCA DECEMBER 2020

<b>APPLICATION</b>	2020/82 – Siting of an Oil Storage Unit
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	6 <sup>th</sup> October 2020
<b>APPLICANT</b>	St Helena Government – Government Garage
<b>PARCEL</b>	NG0366
<b>SIZE</b>	0.11 acres (484m <sup>2</sup> )
<b>LOCALITY</b>	Donkey Plain, New Ground
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 9<sup>th</sup> October 2020</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	23 <sup>rd</sup> October 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	Objection - Comment
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Objection - Comment
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

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|----------------------|-------------------------|
| 12. National Trust   | No Response             |
| 13. Sure SA Ltd      | No Objection – Comments |
| 14. Heritage Society | No Response             |

**B. PLANNING OFFICER’S APPRAISAL**

**LOCALITY & ZONING**

The application site is located in Donkey Plain, New Ground adjacent to the Enterprise St Helena Business units. The plot is designated within the Intermediate Zone and not in any proposed conservation area.

**Diagram 1 and 2: Location and Site Plans**



**THE PROPOSAL**

The proposal is to site a unit, measuring 5.8m in length and a width of 3m. The height will measure 3.3m. The siting of this unit is on the northern side of the plot, where a section of the existing fence line will be removed, in order to achieve access for site excavation as well as permanent access to the unit, once installed. Excavation will consist of a level platform being created, resulting in an embankment of 1.2m. A fence will then be erected around the perimeter of the site.

The purpose of this unit is for the Transport Section to comply with regulation requirements, which will allow them to store a large quantity of lubricants on-site. These lubricants consist of oil, transmission fluid and other vehicle fluids. No diesel or petrol will be stored within this unit. The unit is accessible from a single entrance as well as sliding doors on each side of the unit.

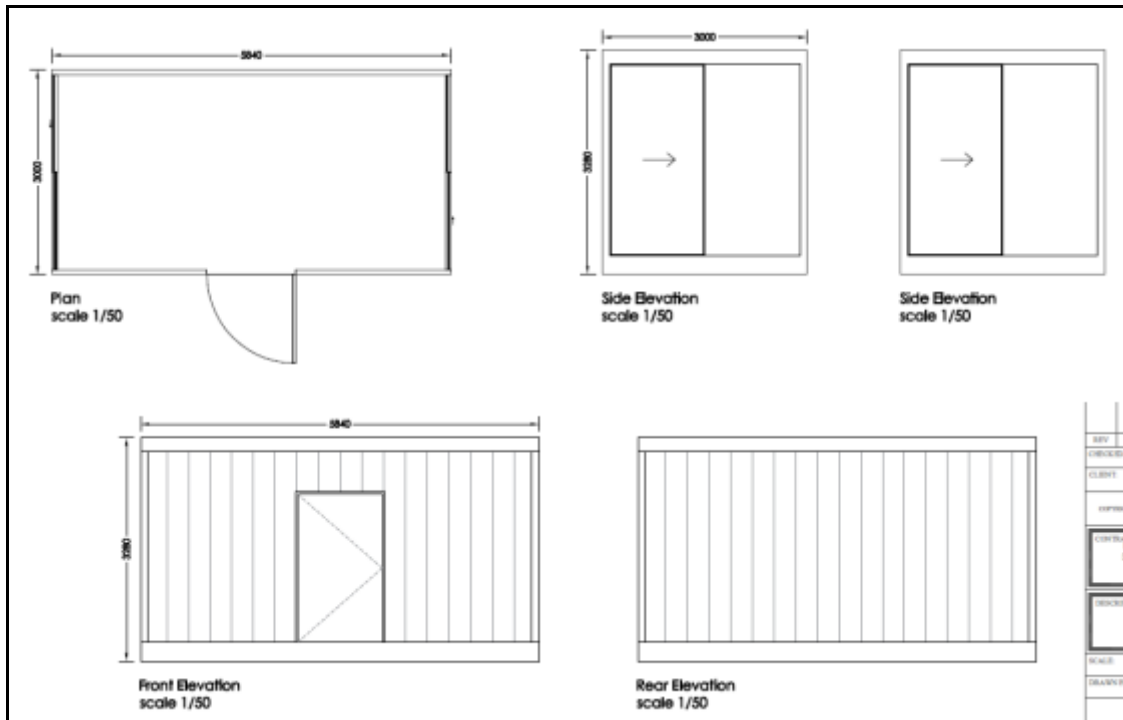
**Diagram 3: Detailed Site Plan**



**Diagram 3: Cross Section**



**Diagram 4: Layout & Elevations**



### **STAKEHOLDER RESPONSE**

There was no representations from members of the public, however Environmental Management, Connect St Helena and Sure SA Ltd have responded to the consultation and these are set out below:

- Environmental Management: The applicant states that the container meets the requirements for the storage of lubricants, although the supporting document provides guidelines for the storage of petroleum, it has been confirmed that no petrol or diesel will be stored in the container.
- Connect St Helena (Energy): There is an electrical cable underground supplying electricity to SHG Transport complex in the proposed area. It is possible to relocate this cable outside of the zone but SHG would have to bear the cost for a new cable, its associate materials and the trench works
- Sure SH Limited: Underground telecoms cable to the Government Garage in close vicinity of proposed storage unit site. If excavation of the site is required, the Applicant will need to contact Sure before excavating to determine the location of the cable.

All the issues raised by the stakeholder have been conveyed to the applicant and there are no issues that causes concern in the granting permission.

### **POLICY CONSIDERATION**

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

- Intermediate Zone: Policies

## **OFFICER ASSESSMENT**

This proposal will allow the Transport Section to meet regulation requirements with regards to storing of various lubricants. In terms of the siting of this proposal, the unit will be within close proximity of the Government Garage compound. This area is the preferred location of the unit as it needs to be sited a minimum of 9m away from any building that isn't licensed for storing of these substances. Otherwise it would have been considered practical to site this unit, next to the existing containers.

Although the development will have some visual impact on the landscape, however, the position will have the least intrusive impact compared to siting it on a higher ground. It is also worth noting that this area primarily consists of industrial and commercial uses, therefore the within this background and industrial landscape it is not considered to be detrimental to the general area.

Overall, the proposed use and development is in compliance with the LDCP policies against which it has been assessed. The use and the development being proposed is consistent with the area and there will be no adverse impact on the surrounding area as a result of this development.