

Planning Officer's Report - LDCA JANUARY 2021

APPLICATION	2020/77 – Proposed Construction of a Prefabricated Steel Building for Drainage Depot including minor Earthworks for access and construction of the base slab and also a vehicle turning area.
PERMISSION SOUGHT	Permission in Full
REGISTERED	2 nd October 2020
APPLICANT	Connect St Helena Ltd
PARCEL	FP0468
SIZE	2.84 (1.116ha)
LAND OWNER	Crown Estates
LOCALITY	Red Hill Treatment Plant Work Site
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Treatment Plant Work Site
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 9th October 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	23 rd October 2020
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

- | | | |
|----|--------------------------|-------------|
| 1. | Water Division | Applicant |
| 2. | Sewage Division | Applicant |
| 3. | Energy Division | Applicant |
| 4. | Fire & Rescue | No Response |
| 5. | Roads Section | No Response |
| 6. | Property Division | No Response |
| 7. | Environmental Management | No Response |

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

B. DEVELOPMENT DETAILS SUMMARY (approximate / rounded figures)

Proposed Store & Warehouse Footprint	:	220m ²
Apex Height	:	5.3m
Eaves Height	:	4m

C. BACKGROUND

The LDCA Members discussed the proposed development at its meeting on 4th November 2020 meeting and deferred decision for a site visit. The site visit was held on 9th November and the Members requested further assessment of the proposed development and capacity of the Depot operation in terms of the various uses and its operation land. The report of the November LDCA meeting is included as an Annex to this report.

Following the Members deliberation at the meeting and on site, the officers have discussed the issues raised with the Applicant. The applicant has provided further information on the use capacity of the Depot and its operational needs and photographs of the proposed development within landscape to assess the potential impact in the landscape.

The development site is within the Redhill Treatment Plant, and falls within the Intermediate Zone with no conservation area restrictions. The depot site abuts the Green Heartland Zone on its eastern boundary. This main depot area contains number of buildings, storage containers, water tanks, open storage areas and vehicle parking related to the utilities operations of Connect.

Use Capacity of the Depot

The Applicant has advised that new building is required for the storage of equipment and materials related to the sewage operations. It is important the two main uses of Water Treatment and Sewage are kept separate to avoid contamination. The front of the site from Red Gate entrance (southern Section) is for Water Treat operations and the rear of the site (Northern Section) is for sewage operation. The Company have over the years has rationalised space in the Depot. Whilst during the site visit, Member noticed that there was plenty of space within the site, however this is

because all operational vehicles and equipment were out as is the case on any normal working day, However all the vehicles and equipment are parked overnight within Depot yard and there is little room to manoeuvre.

The Applicant has advised that they have considered all other options for the location of the additional storage building elsewhere on the site and there is no alternatives in this confined space, except to extend the site eastwards as proposed.

Landscape Assessment

Set out below are photographs of the proposed development in the landscape, as Members were previously advised the major consideration is the visual impact of the building in the landscape.

Diagram 1 and 2: From Francis Plain (At Distance)



Before



After

Diagram 3 and 4: From Francis Plain (Close Up)



Before



After

POLICY CONSIDERATION

The relevant policies of the Land Development Control Plan (LDCP 2012 - 2022) that are applicable in the assessment of the proposed development are set out below:

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

The proposed development is in compliance with the objectives of the LDCP policies that are applicable for this development.

As the site abuts Green Heartland Zone, it would be appropriate to consider any policies that may be applicable against an assessment of this development proposal can be made. There is no specific Green Heartland Zone that consider visual impact on the landscape from within the Zone. In view of the fact that LDCP policy is silent, it would be only appropriate to consider the visual impact of the proposed development

on the landscape objectively. In this respect, whilst there is visual impact on the landscape from a number of vantage points around the site, and in particular from the Francis Pain area to the east of the site, as the building will sit close to the ridge.

MATERIAL CONSIDERATION

It is considered that the material consideration set out in the November report are relevant and remain unchanged. The service provided by the utilities company is important to the Island and has been long established in this location.

D. SUMMARY AND CONCLUSION

The development proposal is utilising an area that can best meet the needs of the depot operation on this restricted. There is visual impact on the landscape, particularly from the lower levels to the east of the site. However given the redesign of the proposal from the original development application in 2019 and the colour and material of finish together with the some landscaping that the applicant is willing to provide will reduce the visual impact.

It is also considered that the visual impact of this development on the landscape is much than the visual of impact on the landscape of number of other developments both within the Green Heartland Zone and those abutting the zone. The proposed development is not in conflict with development plan policies and the material consideration can be given reasonable amount weight in its assessment as the operation has been long established on this site and the need for an additional building to support the operations cannot be met elsewhere on this site.

The proposed development is not considered to detrimental to the amenity of the area, albeit some visual impact in the landscape. It is therefore considered that the development can be supported with addition of a condition requiring a landscaping scheme to strengthen the landscaping on the eastern boundary.