

Planning Officer's Report – LDCA JUNE 2021

APPLICATION	2021/24 – Partial Change of Use of Longwood Enterprise Park from Class B1 to Class D1 'Place of Worship'
PERMISSION SOUGHT	Permission in Full
REGISTERED	23 rd March 2021
APPLICANT	Property Division, I&T Directorate
PARCEL	LWN0487
LOCALITY	Longwood Enterprise Park, Nr Bertrand's Cottage
ZONE	Intermediate
CONSERVATION AREA	Longwood House
CURRENT USE	Business Park
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 25th March 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	15 th April 2021
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Response
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	The Applicant
6. Environmental Management	No Objection
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Objection - Comments
10. Aerodrome Safe Guarding	No Objection
11. Sustainable Development	No Response

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 located within the Longwood Enterprise Park, west of Bertrand's Cottage, where the building is situated within the intermediate Zone and Longwood House conservation area.

Diagram 1: Location Plan



THE PROPOSAL

The proposal is for the renewal and continued use of the building (business unit) for the purposes of place of worship within Use Class D1.

Development permission was granted for partial change of use of the building (business unit) from class B1 to class D1 on 11th July 2018 for a period of three years and this permission will now to its conclusion 11th July 2021. Any continued use of the building for the purposes of place of worship would require further approval from the Land Development Control Authority for the Group to continue this use.

As with the permission granted in 2018, the request is to allow the current tenant to operate one of the units as a 'place of worship' namely 'The Rock Christian Fellowship' on a permanent basis. The group has been operating for the past few years at this venue, where they have conducted a number of services and church related activities.

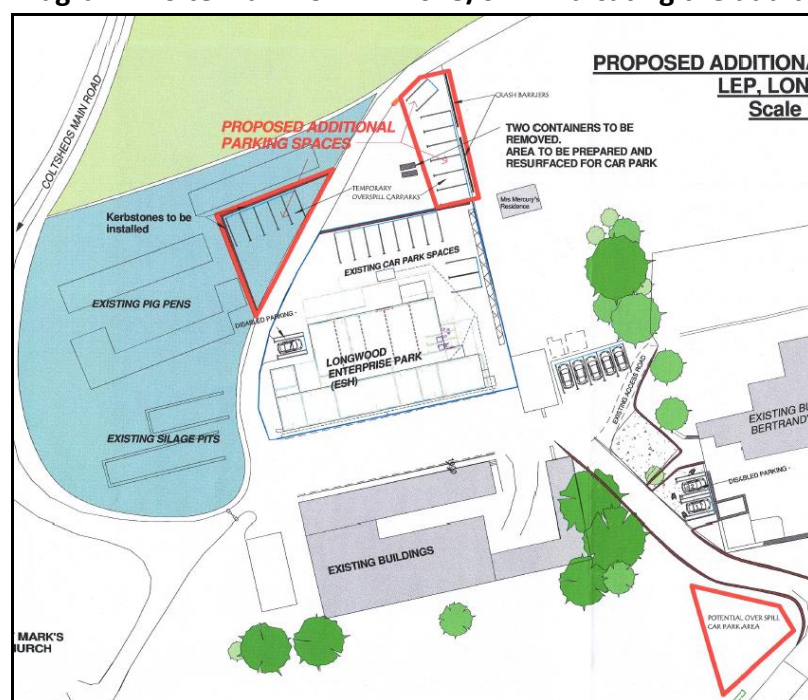
The building was established in July 2016 with the intention to support local framers by standardising the overall quality of packaging of fresh produce, with the aim of improving marketability within the community and to provide export potential, which required a higher quality packaging. This function is situated within the northern section of the building, where additional units were developed to the south and spiked interest from clean business ventures. With exception to Jamestown being the primary business district, units such as these are not generally available on island with the Ladder Hill Business Park, New Ground units, and Longwood Enterprise Park being only available to support small to medium sized businesses within a node.

No representations was received from the neighbouring properties, public or stakeholders. The Police Directorate had no objections and provided the following response – ‘Since the operation of the Rock fellowship conducting their religious services in the Longwood Enterprise Park, there has been no noise complaints or vehicular obstructions. It appears based on police engagement that this religious group is well received within the community of Longwood.

The Planning Officer has already identified parking and noise at unsociable hours whereby from a policing perspective these are the most pertinent points, therefore there is no objection from police on the proposed development.

It was previously suggest that the developers seriously consider CCTV as well as security lighting in order that they may mitigate the risk of crime.’

Diagram 2: Site Plan from PA 2018/62 – Indicating the additional parking



POLICY CONSIDERATION

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

- Intermediate Zone: Policies IZ1 (b)
- Road and Transport: Policies RT1 (c and d), RT3 and RT7
- Built Heritage: BH1 c)

OFFICER ASSESSMENT

As highlighted in the appraisal, development permission was previously granted for a period of three years for partial change of use. The purpose of the temporary permission was to enable the Authority to evaluate the potential impact of the proposed use in the neighbourhood over the period of this approval. The Police Service in their response has raised no objections to the development, where it seems from community engagement that the religious group has been well received by the community at Longwood. It was also noted that there was no noise or parking complaints submitted to any authority. Provisions was made as part of the original application for parking, where an additional 11 spaces were created. In terms of ensuring an effective relationship between the existing use and the proposed use, a condition will be added to ensure operating times primarily relating to church services are conducted outside normal working hours of the current use. This is to ensure the proposed use does not adversely impact the sites parking facilities during normal working hours, due to the place of worship having the largest number of users within a concentrated period.

The building itself is of no historical interest nor will any work be undertaken to the fabric of the building to accommodate this use. Furthermore there will be no effect on the setting of the conservation area.

Overall, this building provides all the necessary facilities to accommodate this use with water, electricity, sanitation and designated parking area. The group has clearly demonstrated that this use can take place without detrimental effect on the surrounding area, and therefore can be supported.