

## Planning Officer's Report - LDCA June 2021

<b>APPLICATION</b>	<b>2021/28</b> – Proposed Installation of Six Interpretation Boards
<b>PERMISSION SOUGHT</b>	Permission in Full
<b>REGISTERED</b>	30 March 2021
<b>APPLICANT</b>	Liberated African Advisory Group
<b>PARCEL</b>	RV0106, RV0075, RV0055, & RV0093
<b>LOCALITY</b>	Locations within Rupert's Valley
<b>LAND OWNER</b>	Crown
<b>ZONE</b>	Coastal
<b>CONSERVATION AREA</b>	NCA
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 1 April 2021</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	16 April 2021
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / LDCA / EXCO

### A. CONSULTATION FEEDBACK

a) Water Division	No Objection
b) Sewage Division	No Objection
c) Energy Division	No Objection
d) St Helena Fire & Rescue	No Response
e) St Helena Roads Section	No Objection
f) Heritage	No Response
g) Environmental Management	No Response
h) Public Health	No Response

i) Agriculture & Natural Resources	No Response
j) Property Division (Crown Est)	No Response
k) St Helena Police Service	Not Consulted
l) Aerodrome Safe Guarding	Not Consulted
m) Sustainable Development	No Objection
n) National Trust	No Response
o) Sure South Atlantic Ltd	No Objection

## B. DEVELOPMENT DETAILS SUMMARY

The application is for the installation of six Interpretation Board, to be sited on six location within the Rupert's Valley area, from the Rupert's Line up to the Upper Valley area. The Interpretation Board will provide historic information and the role of the Island in the liberation African slaves and the Rupert's valley area's association and its archaeological heritage.

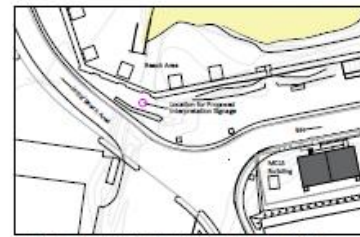
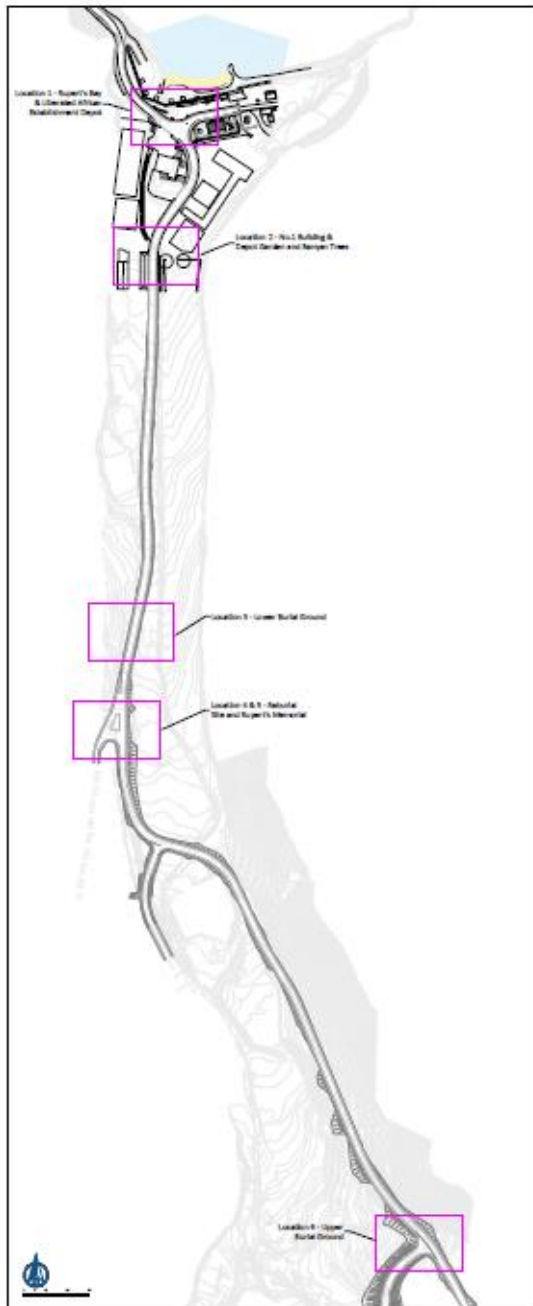
**Location:** The Interpretation Board will be installed at six selective location within the application site to provide background on the significant of each of the area, that includes the site of mass burial, areas where graves have previously been unearthed and hospital building which one of only built form with strong association. There is no historical planning designation for this area. The site is within the Coastal Zone for policy analysis.

### Diagram 1: Location Plan



**Propose Development:** The proposal is to install one interpretation board at each of the six locations identified. The board will measure 1.5m by 1.0m and rest on poles in a lectern style that will be 1.0m high bedded into a concrete base. The poles and boards will be powder coated aluminium.

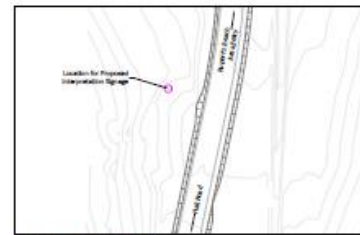
**Diagram 2: Site Location of the Boards**



Location 1 - Rupert's Bay & Liberated African Establishment Depot  
scale 1/500



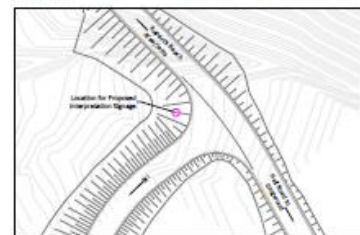
Location 2 - No.1 Building & Depot Garden and Banyan Trees  
scale 1/500



Location 3 - Lower Burial Ground  
scale 1/500



Location 4 & 5 - Reburial Site and Rupert's Memorial  
scale 1/500



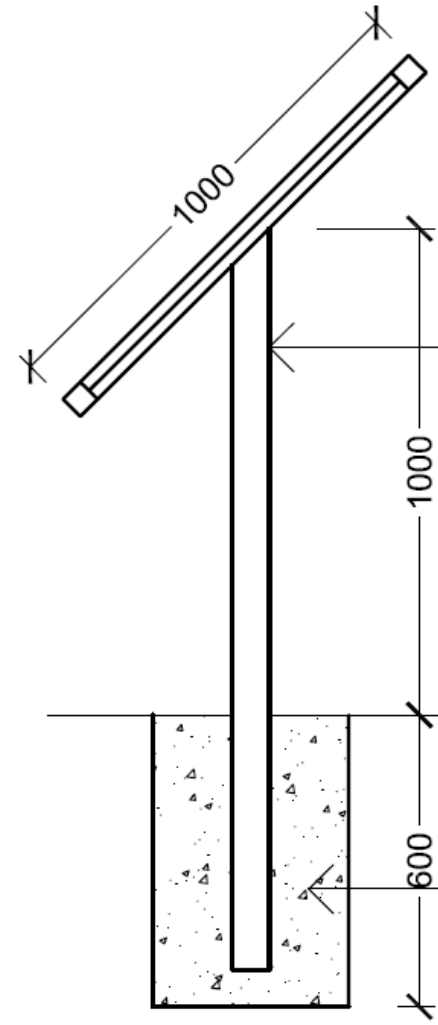
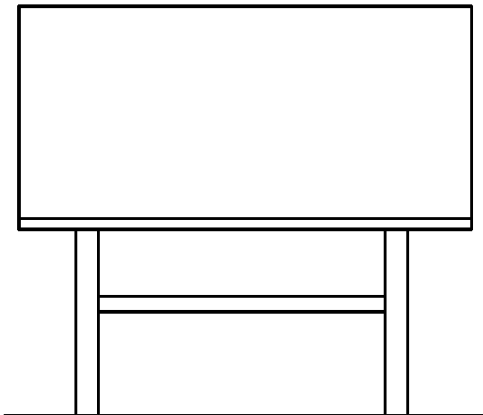
Location 6 - Upper Burial Ground

**Diagrams 4 and 5: Location Within the Streetscene**





**Diagram 6: Details of the Interpretation Boards**



### **STAKEHOLDER CONSULTATION**

Prior to the submission of the development application, the applicant has undertaken consultation with the local residents of Rupert's valley and other stakeholders.

No representations were received from any statutory body or members of the public, including immediate neighbours on the development application.

### **LEGAL AND POLICY FRAMEWORK**

The relevant policies of the Land Development Control Plan 2012 are the Coastal Zone and Built Heritage policies as well as Appendix 8: Advertisement Policy that are

applicable in the assessment of the proposed development. Policy CZ1 and BH1(c) are applicable in regards the impact on the area for those locations close to the listed buildings and structures.

It is considered that since the principle objective of the interpretation boards is to provide information on the historic significance of the area and promote the heritage links then this must be seen as being complementing for the area. The design and materials are considered suitable for the historic area.

Policy B of Appendix 8 is applicable as the proposed development fall within the wider context of advertisement and that is set out set out below:

## **Policy B**

9) Avoid more Advertisements than are Necessary

10) Avoid Advertisements than are Larger or More Prominent than Necessary

11) Avoid Advertisements that do not Respect the Architecture of Buildings to which they relate

12) Control Advertisements that are Remote from Buildings

Whilst the installation of the Interpretation Boards are not advertisements as such, however assessment against this policy is made to ensure compliance with the objectives of these policies. It is considered the proposed dimension, design and materials for the interpretation boards are not going to be overly obtrusive in the area generally and within the specific locations where they adjacent to the buildings and structures.

## **C. PLANNING OFFICER'S APPRAISAL**

The proposed Interpretation Boards meet the overall objective of the policies of the LDCP 2012 and Appendix 8: Advertisement Policy – 10 (c) **A Free Standing Advertisement** or one attached to a fence, gate, railings or boundary wall under 9(c) above shall not be wider than 1.0m and not taller than 750mm and not contain lettering or images taller than 150mm. These Interpretation Boards are free standing, however there are bigger dimension than the stipulated guidance of the policy. Similarly they are also slightly higher. Given these are being installed to convey historic information, be educational and point of interest to visitors, they can be considered as exception to the policy guidance.

The height is also important that it must be legible for all and therefore the position and design reflect the standard requirement for such installations. The content of the information and the design of display is not that is subject to planning control. In this case exception can also be made with regards to the dimension of the lettering that will may be used.

The proposed installation of the Interpretation Board is general compliance with the policy and guidance and it is therefore considered that due to the objectives of these installation to provide information to visitor on the historic importance of the area and the heritage of the Island the development can be supported with regards to all the six proposed locations.