

## Planning Officer's Report – LDCA OCTOBER 2021

<b>APPLICATION</b>	<b>2021/68</b> – Installation of Photovoltaic Panels & Supporting Structure
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	12 <sup>th</sup> August 2021
<b>APPLICANT</b>	St Helena Growers
<b>PARCEL</b>	JT080017
<b>LOCALITY</b>	The Market Toilet Block, Jamestown
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	Jamestown Conservation Area
<b>CURRENT USE</b>	Toilet Block
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 13<sup>th</sup> August 2021</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	27 <sup>th</sup> August 2021
<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	Comments
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Response
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. Sustainable Development	No Objection - Comments

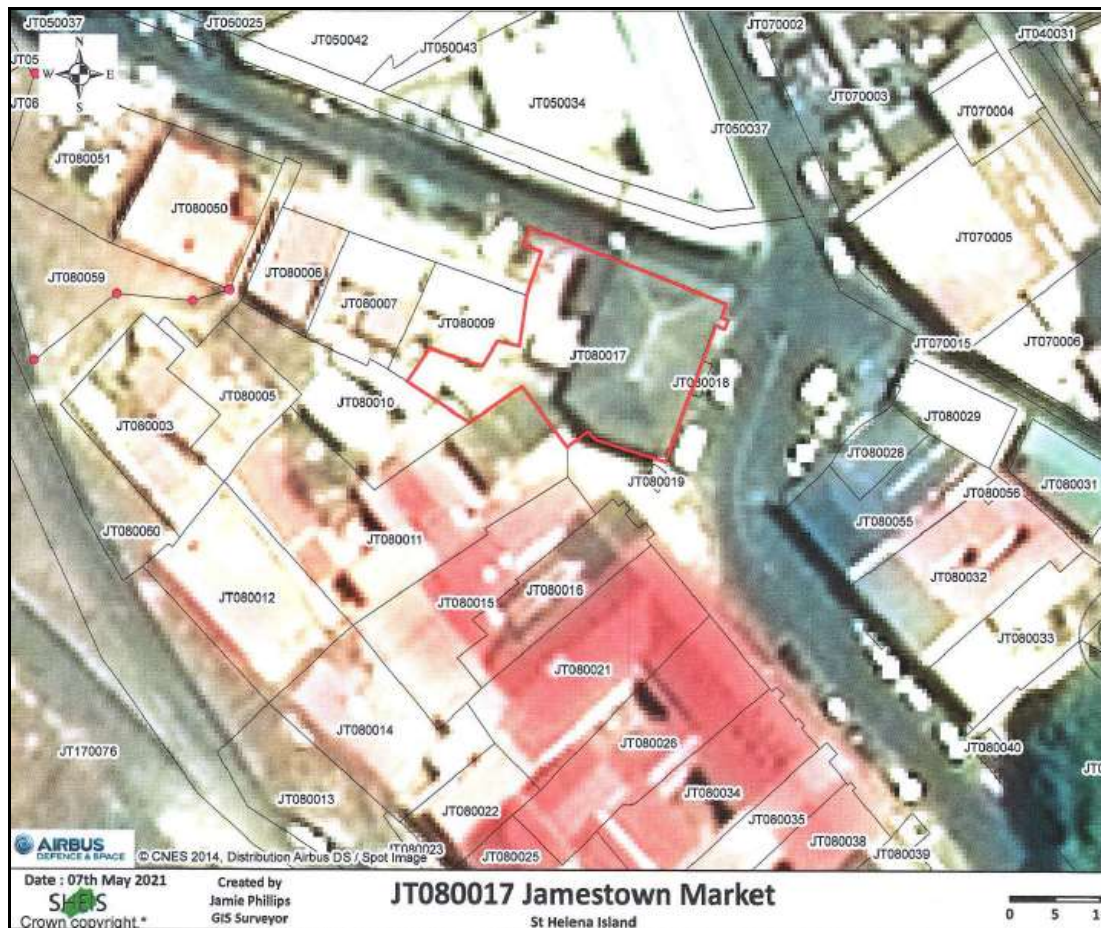
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| 12. National Trust   | No Response  |
| 13. Sure SA Ltd      | No Objection |
| 14. Heritage Society | No Response  |

**B. PLANNING OFFICER’S APPRAISAL**

**LOCALITY & ZONING**

The application site is the Toilet Block, behind the Market Building in Narra backs, Jamestown, where it is situated within the Intermediate Zone and proposed Jamestown Conservation Area. The toilet block is within the curtilage of the Market building.

**Diagram 1: Location Plan**



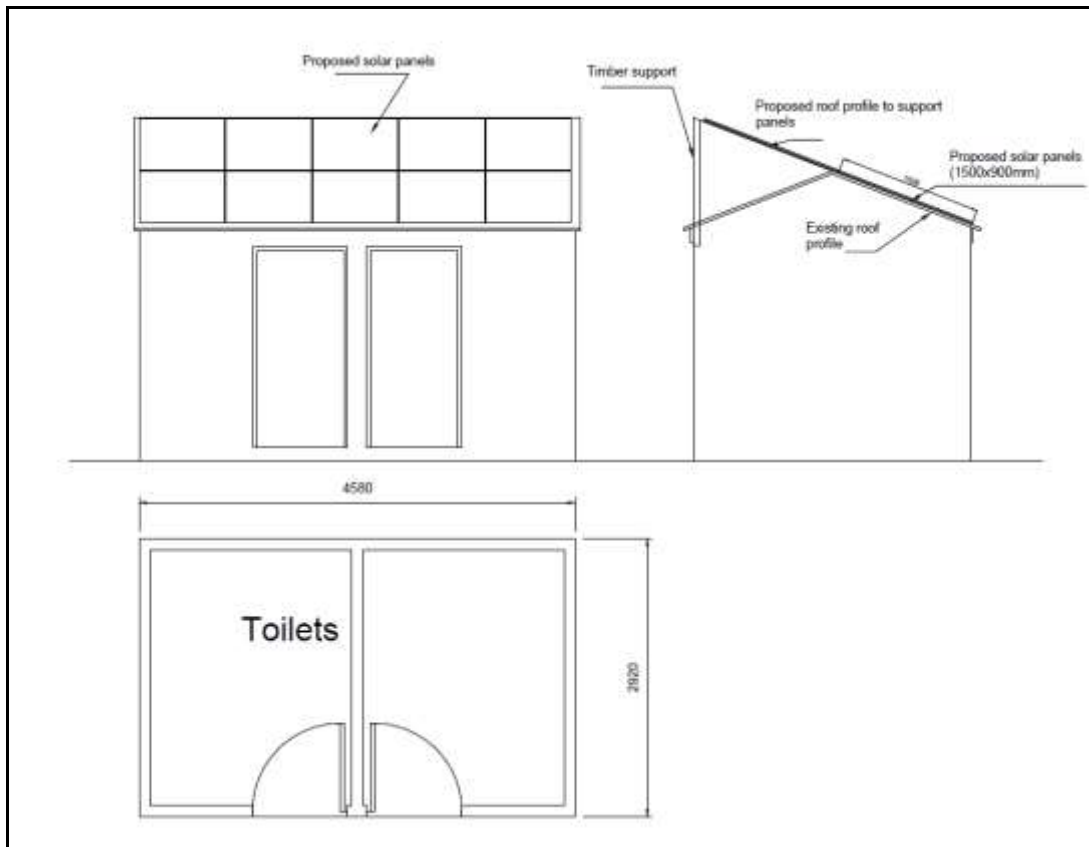
**THE PROPOSAL**

The request is to construct a supporting frame and install 10 photovoltaic panels on the roof of the toilet block. These panels will measure 1500mm x 900mm configured in two rows of five. The frame will be constructed from timber, where two timber

supports will be situated at either end of the building and side profiles cladded with flexit material.

The rationale behind the proposal is the applicant is planning to install a high voltage AC system, and requires to keep operating costs of the walk in chiller at a minimum. Alternative options was looked at in terms of the location such as the roof of the Market Building and the adjoining Butchery, however due to their roofing sheets being asbestos it posed an unacceptable risk of damaging during installation of the works at a prohibitive cost.

**Diagram 2: Layout of Panels & Structure**



### **STAKEHOLDER CONSULTATION**

No representations was received from the public. However standard comments from Connect St Helena Ltd was received and support was given by Sustainable Development.

### **Connect St Helena:**

“Connect makes no observation as to the development request which is a decision for planning but assumes that the system will be off grid and that the developer is aware that any electrical apparatus connecting to the mains supply conform to BS 7671 IET

18th Edition, Requirements for Electrical Installations’ and that the system to be installed will have systems to prevent connection to the grid or the interference with the supply to other consumers. Connect can offer assistance and advice to the developer if requested as to any potential technical or safety issues.”

**Sustainable Development:**

“Agriculture is an important element of the SEDP, and is our main focus for import substitution. The wider economic benefits of agricultural produce being grown on St Helena as opposed to imported are well documented.

This proposal relates to the installation of PV panels on the market to power chillers. Recent discussions with the agricultural sector has identified a lack cold chain of supply as a barrier to an efficient and effective market, which exists due to the high cost of powering fridges and chillers to store agricultural produce. This project represents a small step in the right direction, and in fact meets one of the targets in the SEDP.

**POLICY CONSIDERATION**

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

- Energy Policy: E5
- Built Heritage Policy: BH1 c)

**OFFICER ASSESSMENT**

Policy E5 reads ‘Development permission will be granted for the installation on existing buildings of solar hot water and solar electrical generation panels and related equipment of solar hot water and solar electrical generation panels and related equipment. In the case of buildings of architectural or historic interest and in National Conservation Areas, the design and siting of the panels are to be such that they do not adversely affect the character of the building...’

The building itself is block built and does not physically interfere with the Market, albeit in close proximity. It is of the Officers opinion that the proposed development will not adversely impact the setting of the conservation area or of the Market building, where there is opportunity to improve the current building such as the condition of the roof either by painting or replacing. Although it would have been preferable to use blockwork on the sides, flexit can achieve a similar appearance provided it is sealed, skimmed and painted, therefore a condition will be added to ensure the proposal is coherent with the existing building. In considering the configuration of the panels, the design is symmetrical and is acceptable in appearance.