

Planning Officer's Report – LDCA NOVEMBER 2021

APPLICATION	2021/73 – Proposed covered area
PERMISSION SOUGHT	Permission in Full
REGISTERED	9 th September 2021
APPLICANT	Gary Stevens
PARCEL	TH020201
SIZE	0.05 acres (224.846m ²)
LOCALITY	Farm Buildings (Thompsons Hill Registration Section)
ZONE	Green Heartland
CONSERVATION AREA	None
CURRENT USE	Existing Slaughter House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 10th September 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	24 th September 2021
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Objection
7. Public Health	No Response
8. Agriculture & Natural Resources	No Objection (See representations for comments)
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted

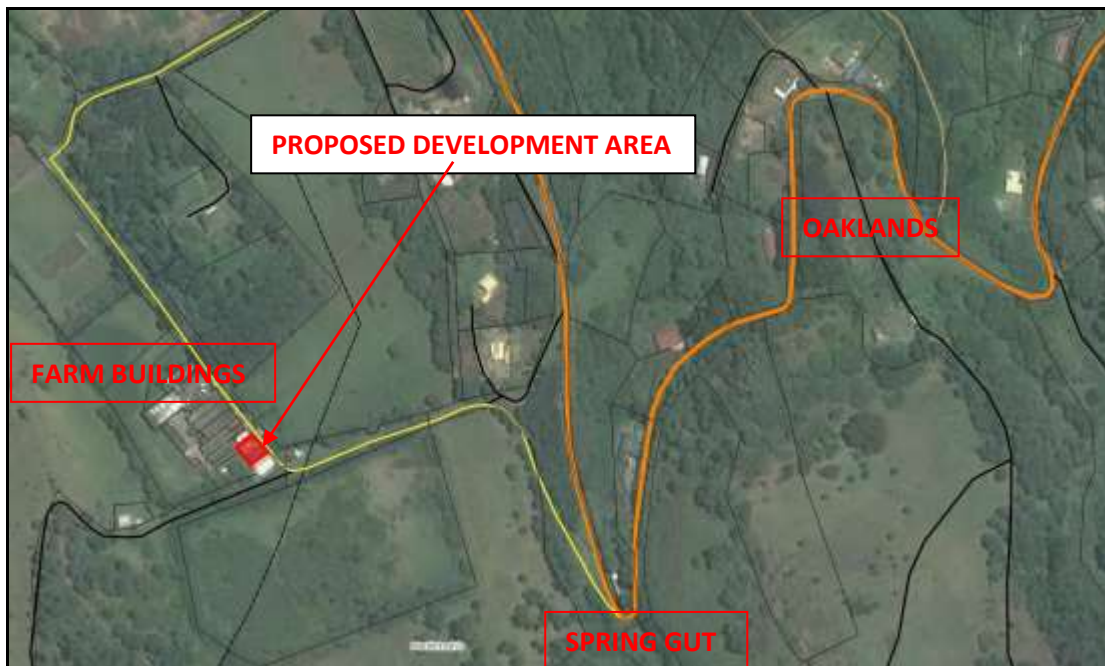
11. Sustainable Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application development site is situated on privately owned land that is currently used for animal storage and a slaughter house. The site is designated within the Green Heartland Zone and not within any proposed conservation area.

Diagram 1: Location Plan



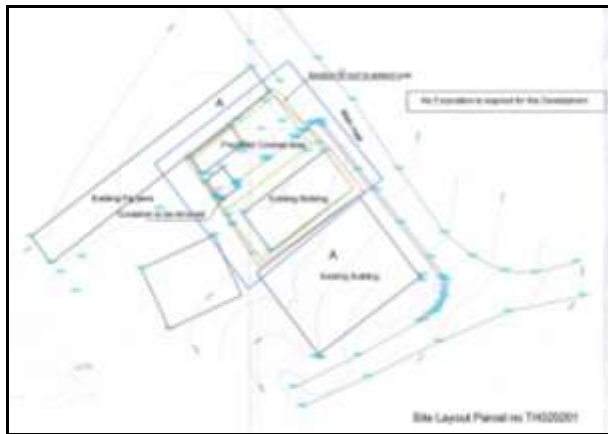
THE EXISTING

The existing building on the development site is currently used as a slaughter house that opens onto an uncovered concrete platform. The platform is used for storage in the form of 2 containers placed on the North West side and movement of animals from adjacent pens or trailers to the slaughter house. Bad weather creates poor working and storage conditions within this area, thus the need for the proposal.

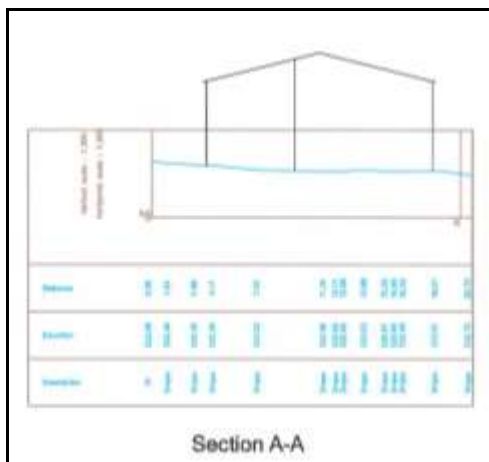
THE PROPOSAL

It is proposed to remove the existing slaughter house roof and create a new structure that partially encloses and covers the concrete platform and slaughter house under one roof.

Diagram 2: Site Plan



Diagrams 3: Site Section



The structure proposed is steel frame with inverted box ribbed roofing and wall panels. The wall enclosure is on the north and west sides of the concrete platform only, allowing unrestricted access to the storage containers and the slaughter house entrance.

Diagram 4: Building Plan

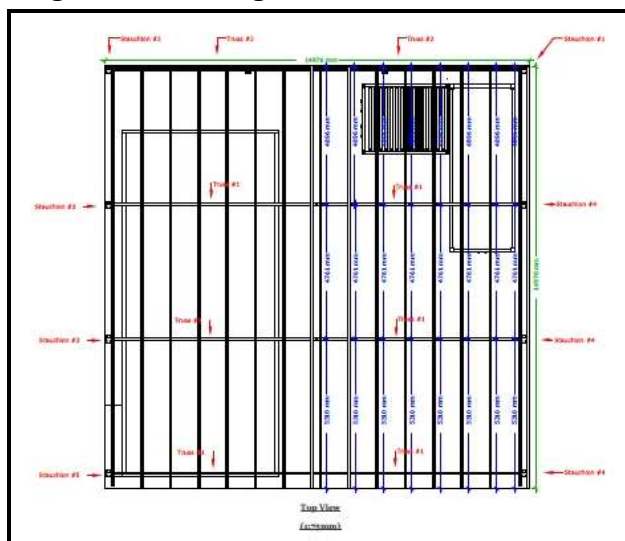


Diagram 5: Elevations

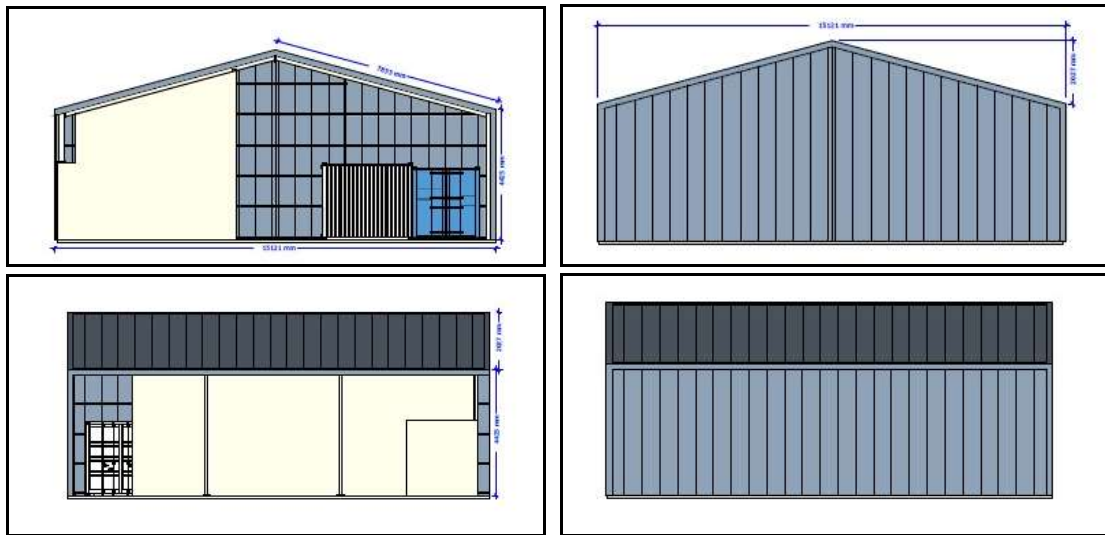
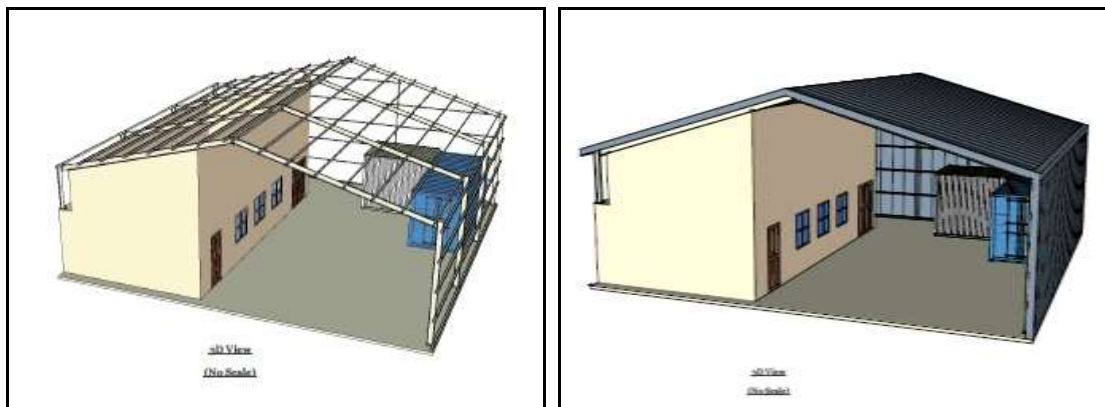


Diagram 6: 3D Images



REPRESENTATIONS

Agriculture & Natural Resources: ANRD have concern regarding the size of the water tanks that will store the runoff water from the new roof as the application does not provide the details on the capacity of the tanks and that the water tanks should be of sufficient capacity to cope with the water run-off the roofs. It also advised that overflow from the rainwater tanks should not be allowed to run on the hard surface or in the drain adjacent to the main road, as this water will go into the existing drainage system which ends up in the septic tank as this would have negative impact on the current drainage system.

ANRD is prepared to allow the overflow from the rainwater tanks to be connected to the existing rainwater system at Farm Buildings which leads to the Farm Lodge property. However, this connection must be at the expense of the Applicant, and it is also their responsibility to contact the owner of Farm Lodge to give notification of the connection.

Officers Response: The size of the proposed roof will require a water storage capacity of a thousand litres and this will be conditioned with the development permission. The connection of the rainwater tank's overflow to the existing rainwater system will also be conditioned. Before any development takes place, the applicant must consult with ANRD and the owner of Farm Lodge property to agree this connection. Copy of the correspondence will need to be submitted to the Chief Planning Officer for record purposes.

POLICY CONSIDERATION

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

- Green Heartland: Policy GH4
- Sewage, storm and Drainage: Policy SD1 (b)

OFFICER'S ASSESSMENT

The scale and nature of this development although in the Green Heartland Zone complies with the LDCP policy GH4:

"Development permission will be granted in the Green Heartland for development (not including dwellings) relating to commercial agriculture and forestry, provided buildings for such purposes will be permitted only if they are below the 550m contour line, or have a height of under 2m and floor area not exceeding 50m², such as small animal shelters, or are grouped within an existing complex of farm buildings and will not extend it."

The proposed covered area is within the existing complex of farm buildings, it sits on the 533m contour and relates to the existing commercial business and therefore can be supported.