

Planning Officer's Report – LDCA NOVEMBER 2021

APPLICATION	2021/77 – Proposed Construction of a New Car Park
PERMISSION SOUGHT	Permission in Full
REGISTERED	9 th September 2021
APPLICANT	Capital Programme Section, SHG
PARCEL	JT170076
SIZE	1.33 acres (5449m ²)
LOCALITY	Adjacent to Road to Maldivia, Upper Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown Conservation Area
CURRENT USE	Water Tanks
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 Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection - Comment
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Response - Comment
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Objection - Comment
10. Aerodrome Safe Guarding	Not Consulted
11. Sustainable Development	No Objection - Comment

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 an area of land along Maldivia Road that run to the west of the General Hospital toward Maldivia in Upper Jamestown. There are number listed buildings, including the General Hospital, in this area of Upper Jamestown. The site within the Intermediate Zone and within the Jamestown Conservation Area..

Diagram 1 and 2: Location and Site Plan



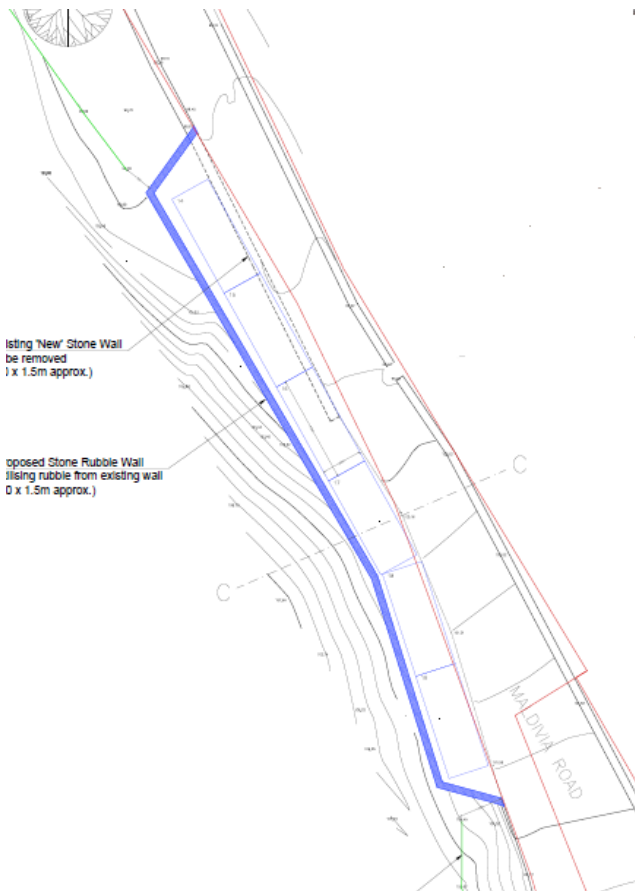
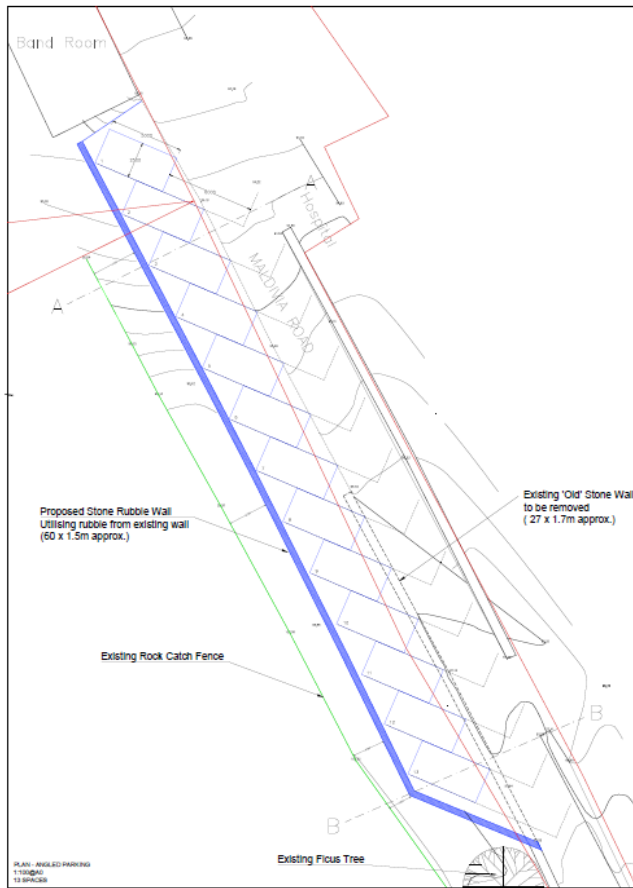
THE PROPOSAL

The proposal is develop parking spaces that will create an additional 19 car parking spaces with the aim to alleviate the current parking situation in front of and around the General Hospital. The proposed parking can also be used by the congregation of the adjacent St John's Church in the evening and weekends.

DESIGN AND LAYOUT

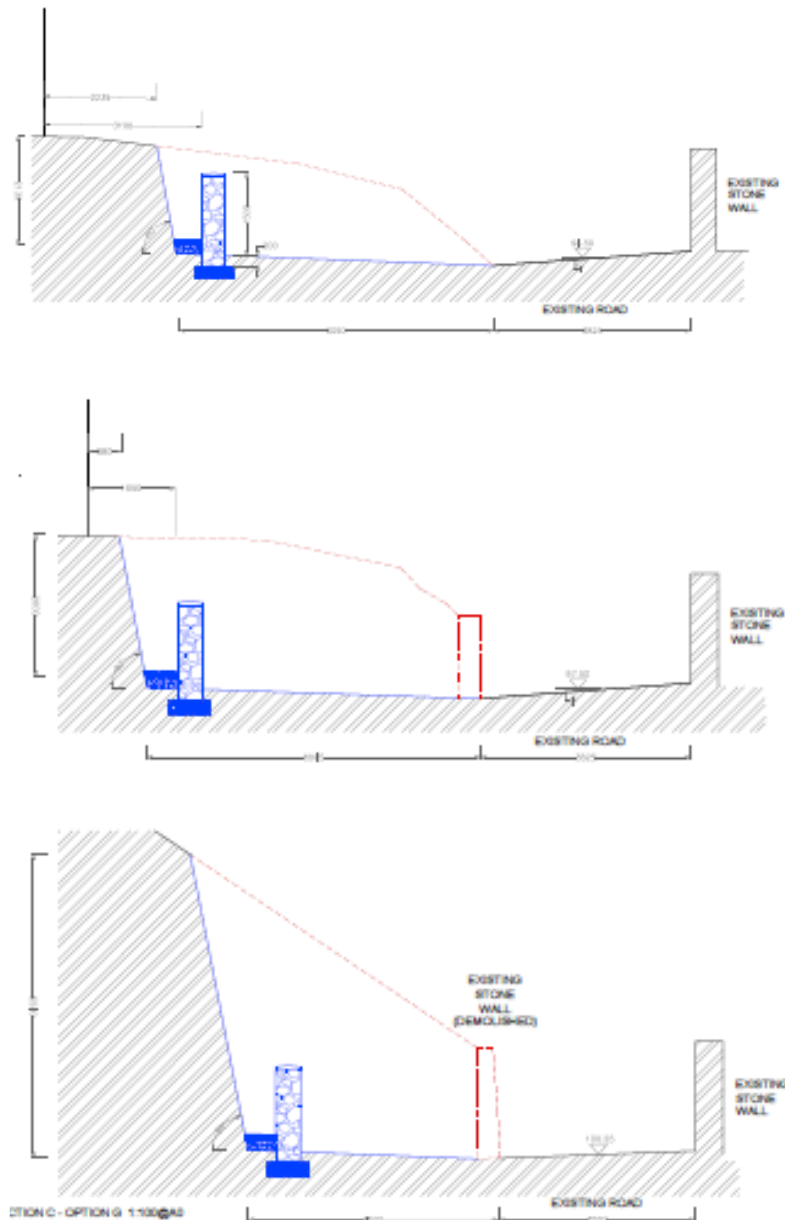
The parking layout will consist of 19 car parking spaces in total; 13 angled near the Band Room and 6 parallel further up adjacent Maldivia Road. Angled parking spaces are 2.5 x 5m with a 6m minimum reversing space and parallel parking spaces are 2.5 x 6.5m as per UK parking standards. The layout seeks to provide the most number of parks given the site limitations notably the existing rock catch fencing, road width and topography of the adjacent hill.

Diagram 2: Site Plans



The design includes deconstructing sections of the existing stone rubble wall and reusing to construct a new scree catch wall with mix of lime and cement mortar to match the existing surrounding built environment. The excavated surface will be prepared and compacted before a 150mm min thick crushed stoned base will be applied and compacted before applying surface layer comprising of 2 layers of 9.5mm single-sized stone with a cationic binder as per approved specification by the Roads Section to match the existing road.

Diagram 3: Cross Sections



The physical extent of the works is from the Band Room to upper Maldivia Road and spans approximately 115m. The total excavated area is approximately 425m²; with a total parking area of 335m².

The proposed parking area will be mainly visible from Side Path Road with more direct views from buildings adjacent to the Site as well as the adjoining roads.

The proposed development has been designed to retain the area in area that would otherwise be affected by proposals.

PRE-APPLICATION CONSULTATION

Prior to the submission of the proposed development the applicant undertook wider local consultation in area and in particular the hospital staff and visitors and there was general support for the scheme as now designed. The problem of parking and congestion at time caused by inconsiderate parking has been a long standing issue in the area during the day with staff parking and visitors. The proposal is seen as a solution and promote safe parking for all concerned.

STAKEHOLDER CONSULTATION

There are no adverse comment received from the Stakeholder consulted in respect of this proposed development. The Police Service support the proposal and acknowledge that this improve road safety for all users.

OFFICER RESPONSE

The response received to the formal and informal consultation has been positive and no issues of concern have been raised..

POLICY CONSIDERATION

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

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

OFFICER ASSESSMENT

Before submission of this development proposal number of options were considered by the applicant in consultation with Planning Service. The proposal as now submitted in this development application is considered to be the one that can meet the overall objective and have least visual impact in the historic environment of Jamestown Conservation Area. The proposed development will create car parking spaces around the General Hospital along Maldivia Road to meet the needs of the General Hospital for both staff and visitors.

In the context of the historic area, the proposed development will have some impact on the amenity of the area, however it is considered to design and layout is

sympathetic to the historic designation and the impact will be minimal. The proposed increase car parking provision around the hospital that will create a safer environment for all road users. The design proposal has mitigated to ensure that visual impact is minimal and has design to retain a tree that would be affected.

There are no specific policy issues arising in respect of the proposed development as it is considered that that there is no adverse policy impact. The design and layout has regards to the Built Heritage policy to minimise any impact on the historic assets. Whilst there is no specific policy for car parking development , the general policy indicated promote proposals for road safety.

- C. As this development application is capital budget funded project, in accordance with Govern-in-Council directive of April 2014, this application need to be referred to the Governor-in-Council for decision. The Authority is requested to may make observation and to support the **RECOMMENDATION** as set out. The Views of the Authority will be report to the Governor-in-Council. :