

Planning Officer's Report – LDCA DECEMBER 2021

APPLICATION	2021/86 – Proposed Construction of a cement store
PERMISSION SOUGHT	Full Permission
REGISTERED	21 st October 2021
APPLICANT	Solomon & Company Plc
PARCEL	HTH0146 & HTH0730
SIZE	0.25 & 0.01 acres
LOCALITY	Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Solomon & Co Supermarket & DIY Store
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 22nd October 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	5 th November 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 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 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 development site is located adjacent to Solomon’s supermarket and DIY store in Half Tree Hollow within the Intermediate Zone where relevant IZ1 policies apply such as serviceability and impact on neighbouring amenity. There are no Conservation Area restrictions.

Diagram 1: Location Plan



EXISTING

The existing building consists of two shops under one roof, a general super market and a DIY store. The DIY store opens onto a large carpark that allows ample space for pickup of hardware goods.

Diagram 2: Existing DIY Store



PROPOSAL

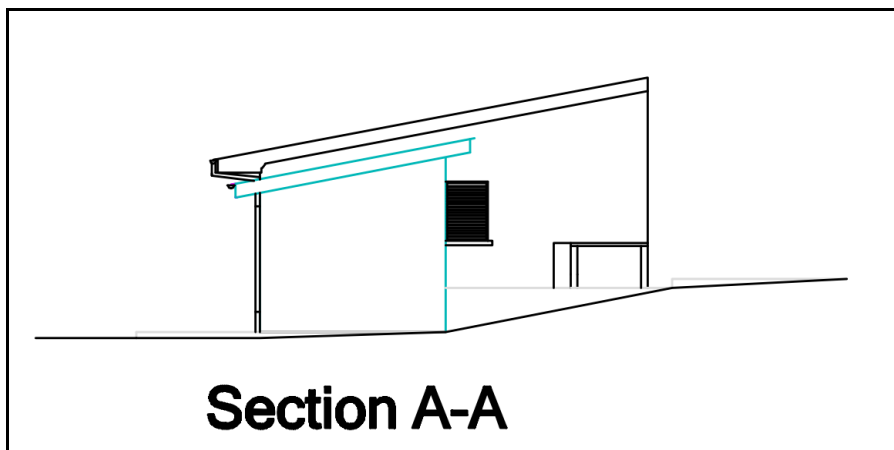
To accommodate the proposed cement store the applicant has acquired additional land from Crown Estates. The south east boundary point of the new plot sits within an existing pathway that has been used by neighbours for at least the last sixty years. Crown Estates has a written agreement with the applicant to reinstate the foot path approximately a metre away from the boundary of the new plot.

No site excavation is required, however a section of the carpark road kerbs are to be removed and an existing water line to be relocated.

Diagram 3: Site Plan



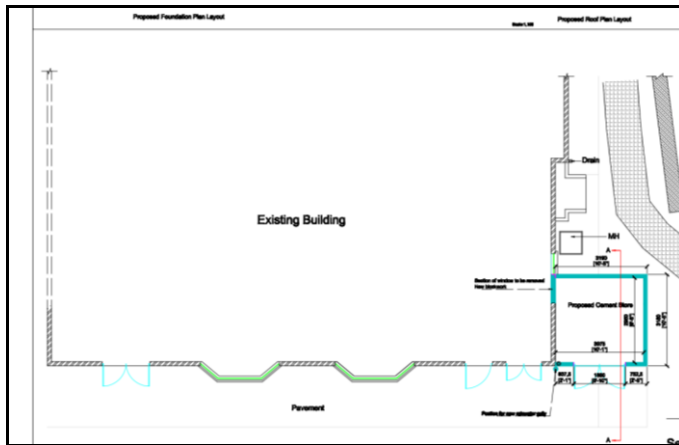
Diagram 4: Site Section



The building proposed is of concrete blocks, single room structure with a mono pitched roof. The structure will be built onto the existing DIY store and aligned with the front of the existing building.

As a proposed cement store the building will be accessed via the existing carpark and therefore will not create traffic issues when loading and unloading.

Diagrams 5: Building Plan



Diagrams 6 & 7: Elevations



REPRESENTATIONS

No representations have been received.

POLICY CONSIDERATION

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

- Intermediate Zone: Policies IZ1 (a, b, f, g and h)

OFFICER'S ASSESSMENT

This development forms part of the existing commercial property and use and is less significant in mass than the main building and therefore does not negatively affect the surrounding residential properties with regard to its appearance, siting, orientation or scale.

The loading and unloading of cement that the new development creates is within the boundary of the commercial property and in a wide open space which reduces the impact of cement dust issues on the surrounding residential properties.

The development has been assessed against and complies with the LDCP policies and therefore can be supported.