

Planning Officer's Report – LDCA DECEMBER 2021

APPLICATION	2021/92 – Proposed Installation of Photovoltaic Panels
PERMISSION SOUGHT	Permission in Full
REGISTERED	21 st October 2021
APPLICANT	Solomon & Company PLC
PARCEL	JT050023
LOCALITY	DIY Bulk Store, Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown Conservation Area
CURRENT USE	DIY Bulk 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 Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Response
2. Energy Division	No Objection - 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
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 Solomon's DIY Building, which is situated adjacent to the Fuel Station and next to the Warrens Wholesale building within Jamestown. The plot is designated within the Intermediate Zone and within the proposed Jamestown Conservation Area.

Diagram 1: Photograph of Location Site

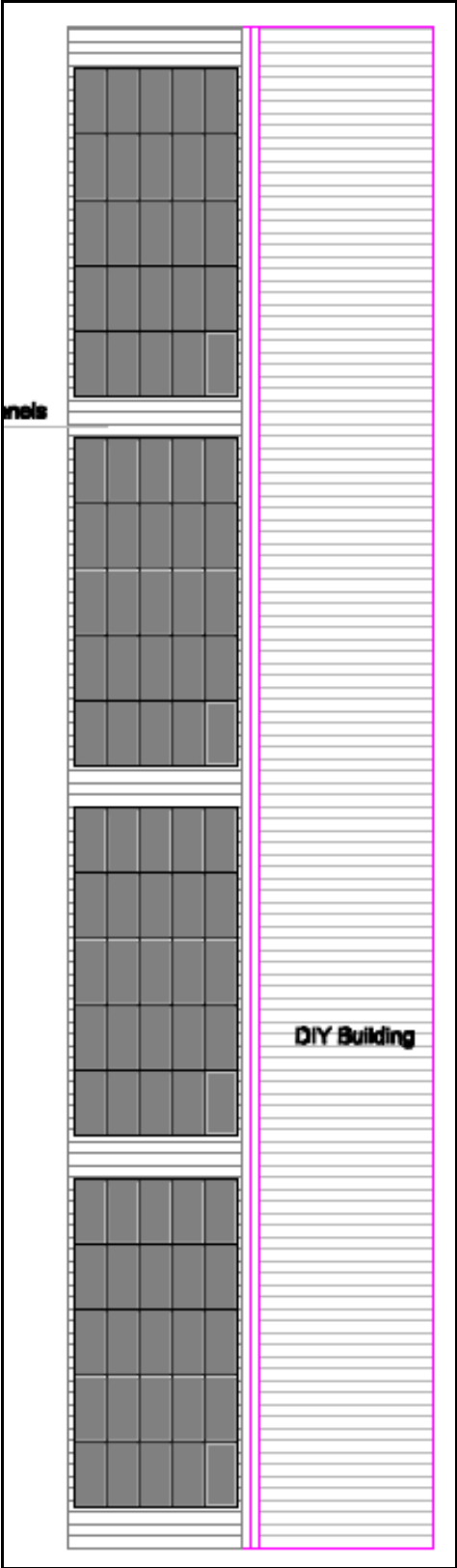


THE PROPOSAL

The request is to install 100 photovoltaic panels on the DIY Bulk Store building, which will entail four groups of 25 on the northern elevation. The rationale behind the proposal is to take advantage of the solar gain in relation to the self-generation of

electricity, thereby reducing energy costs in a sustainable and environmentally friendly manner. These will be two separate systems, where 30 will provide energy for the office accommodation, and 70 for the refrigeration units.

Diagram 2: Layout of Panels



STAKEHOLDER CONSULTATION

No representations was received from the public. Comments was recieved from stakeholders; Connect St Helena Ltd and Sustainable Development.

Connect St Helena: this representation makes following observations:

“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: the representation states:

‘Sustainable development supports the installation of PV panels with the aim of reducing costs to businesses.’

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. 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 applicant consulted with the Planning Officers during pre-application discussions for their proposal, where the design initially consisted of one large group of panels that would cover a significant portion of the roofscape. It was advised that it would be best to break down the visual impact of the panels by grouping them together, this would create the effect of roof lights on the building. As the design has been improved upon with the applicant taking into consideration the officers’ advice, with layout being symmetrical and uniformed on the roofscape, the development can be supported.