



EXCO TOP LINES – MONDAY 15 NOVEMBER 2021

Development Application: Proposed Fuel Station, Convenience Store with In-store Café and Supporting Services

- **Executive Council advised that Full Development Permission should be granted, with Conditions, for the Proposed Fuel Station, Convenience Store with In-store Café and Supporting Services.**

At the meeting

- Governor in Council considered this development application pursuant to section 23(2)(i) of the Land Planning and Development Control Ordinance, 2013
- This paper was presented by the Minister for Environment, Natural Resources & Planning, Christine Scipio
- The development site is an area of open undeveloped land north of the Haul Road and just west of the junction of the road from Longwood. The application site occupies a very prominent location along this strategic road built to link the port and Airport. The site is part of an area designated as an Important Wire bird Area one of the Island's National Conservation Areas (NCAs) and is also within the Coastal Zone
- The proposed development is for a Fuel Service Station that will incorporate a fuel station, convenience store with in-store café and supporting services to include an air compressor for customer use, office, staff room and storage rooms with onsite parking for customers
- The development application was referred to Governor in Council pursuant to section 23(2)(i) of the Land Planning and Development Control Ordinance, 2013, as it appeared to the Land Development Control Authority (LDCA) that 'granting the application would be inconsistent with a Development Plan but that there are material planning considerations which suggest permission should nevertheless be granted'
- The site for development covers an area of 4,675sqm area of which 3,862sqm of this parcel will be developed, and the remaining 813sqm of land will remain undeveloped. The undeveloped land will remain in its current state, with some additional endemic planting
- The Chief Planning Officer (CPO) took Ministers through the development application in further detail
- Key points noted from the presentation were:
 - The current fuel station located at Longwood Shop is a Health & Safety risk to staff and users and there is no space for growth

- The proposed development area is invasive of non-native species
- Representations for this development application had been received from the Heritage Society and the Saint Helena National Trust. No representations had been received from the general public
- These representations had been discussed previously by the LDCA who while supportive of the application did have some reservations around the Environmental Impact Assessment (EIA) and would like to see some monitoring to this effect. Ministers had also had sight of these exact submissions
- The applicant had themselves carried out a number of consultations with the community and other stakeholders on this proposed development
- The application, presentation by the CPO, questions to the CPO and the delivery of the decision all took place with the public present. Deliberations over the decision, however, took place in private. This was in order to allow for debate on matters at the same time as ensuring the new Constitutional obligation for collective responsibility is met. Pursuant to the constitutional amendment Executive Council is collectively responsible for any advice given to the Governor
- In their debate around whether development permission should be granted for this application, Ministers noted that:
 - This proposed new fuel station is considered to be essential infrastructure, particularly for this area of the Island. The current fuel station is dated and inadequate
 - The proposed development lends itself to wider economic and social benefits
 - The site is designated an Important Wire bird area but due to the nature of the vegetation on the site it does not provide quality environment for the wildlife and there is no presence of Wire bird living there
- Ministers agreed that full development permission for this application should be granted due to:
 - The current fuel station at Longwood being inadequate with no space for future growth
 - Fuel at the current station is stored underground which is a hazard
 - Health & Safety is a very important factor that must be taken into account. The facility is proposed to be effective and safe
 - This development being essential infrastructure for this area of the Island. It will also benefit the Island's economy and the proposed growing population in the longer term in this area. The Convenience store will support current residents in the Bottom Woods area and also future development at both Comprehensive Development Areas
 - As we move to a more 'greener' Island, this development can easily translate into a more greener St Helena, for example charging points for electric cars can be installed at the site

- A small change to Condition 6 was requested and Ministers hoped that a walkover of the site to confirm actions relating to environmental impact mitigations could take place in this Calendar year
- Governor in Council decided that full development permission should be granted.

Background

- The rationale for the development is to build a modern fuel service station facility that will provide wider customer services such as an on-site convenience store and a café. The development will respect the local environment by utilising the local terrain for the buildings. There are currently limited fuelling facilities in this area of the Island and the development will serve both the local community and tourists and visitors to the Island
- The principal objective of this development is to continue to improve services and facilities for the local community and visitors to the Island. The development of modern fuel station and related facilities along the strategic road on the Island is welcomed and will complement other developments in the area and support future growth
- Full ExCo memo available here: <https://www.sainthelena.gov.sh/wp-content/uploads/2021/11/58-2021-Development-Application-Fuel-Station-Convenience-Store-In-Store-Cafe-Supporting-Services.pdf>
- Supporting documentation:
 - <https://www.sainthelena.gov.sh/wp-content/uploads/2021/11/58-2021-Annex-A-Development-Application-Fuel-Station-Convenience-Store-In-Store-Cafe-Supporting-Services.pdf>
 - <https://www.sainthelena.gov.sh/wp-content/uploads/2021/11/58-2021-Annex-B-Development-Application-Fuel-Station-Convenience-Store-In-Store-Cafe-Supporting-Services.pdf>

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