

## Chief Planning Officer's Report - November 2021

---

<b>DEVELOPMENT APPLICATION</b>	<b><u>2021/61 – Proposed Installation of a New Scientific Stilling Well at Rupert's Wharf.</u></b>
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	27 <sup>th</sup> July 2021
<b>APPLICANT</b>	Jeffrey P Pugh
<b>PARCEL</b>	-
<b>SIZE</b>	-
<b>LAND OWNER</b>	Crown Estates
<b>LOCALITY</b>	New Wharf at Rupert's Wharf
<b>ZONE</b>	Coastal Zone
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"> <li>▪ Sentinel Newspaper on 29<sup>th</sup> July 2021</li> <li>▪ A site notice displayed in accordance with Regulations.</li> </ul>
<b>EXPIRY</b>	12 <sup>th</sup> August 2021
<b>REPRESENTATIONS</b>	-
<b>DECISION ROUTE</b>	<del>Delegated</del> / LDCA / EXCO

### A. CONSULTATION FEEDBACK

1. Water Division	No Objection
2. Sewage Division	No Objection
3. Energy Division	No Objection
4. Fire & Rescue	No Response
5. Roads Section	No Objection
6. Property Division	No Response
7. Environmental Management	No Objection

8. Public Health	No Response
9. Agriculture & Natural Resources	No Response
10. St Helena Police Services	Not Consulted
11. Aerodrome Safe Guarding	Not Consulted
12. Sustainable Development	No Objection
13. National Trust	No Response

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

The location for this proposed development is at new Wharf in Rupert's Wharf. This area is within the Coastal Zone and has no conservation area restrictions.

#### Diagram 1: Locality

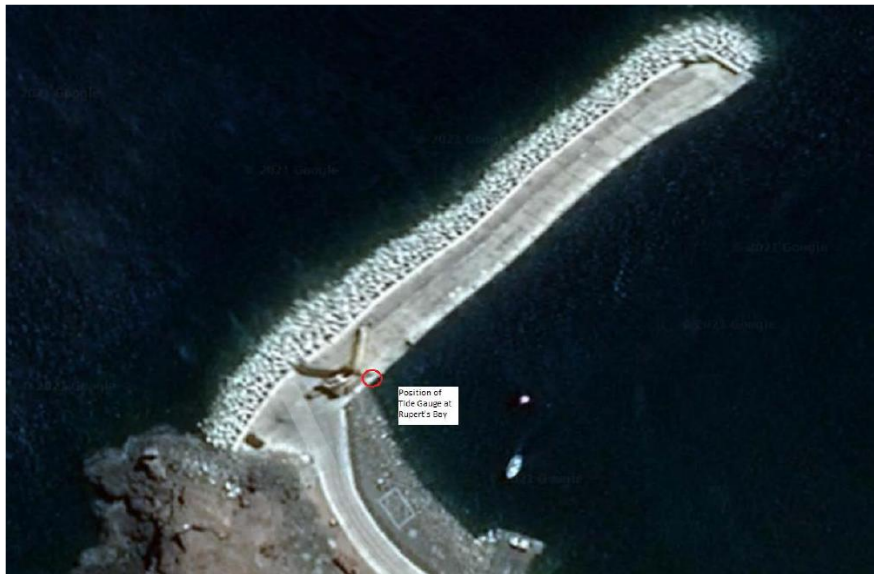


### THE PROPOSAL

The proposed installation of a Tide Gauge and GPS station on the new Break Water at Rupert's Wharf aims to record Sea Level and Land Movement Information, which can be used by scientists to help determine if and how Climate Change is effecting the oceans in the South Atlantic and in particular sea levels.

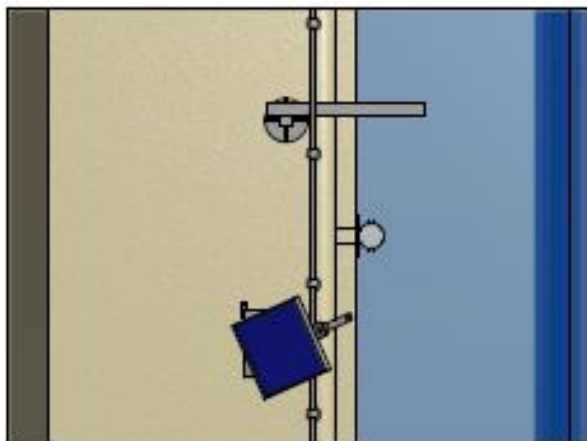
The installation also consists of a GNSS system mounted behind the main tide gauge and is used for measuring land movement. The gauge is currently logging data internally, but it is envisaged in the future that a WiFi connection can be used to relay the data back to base.

### Diagram 1: Site Location



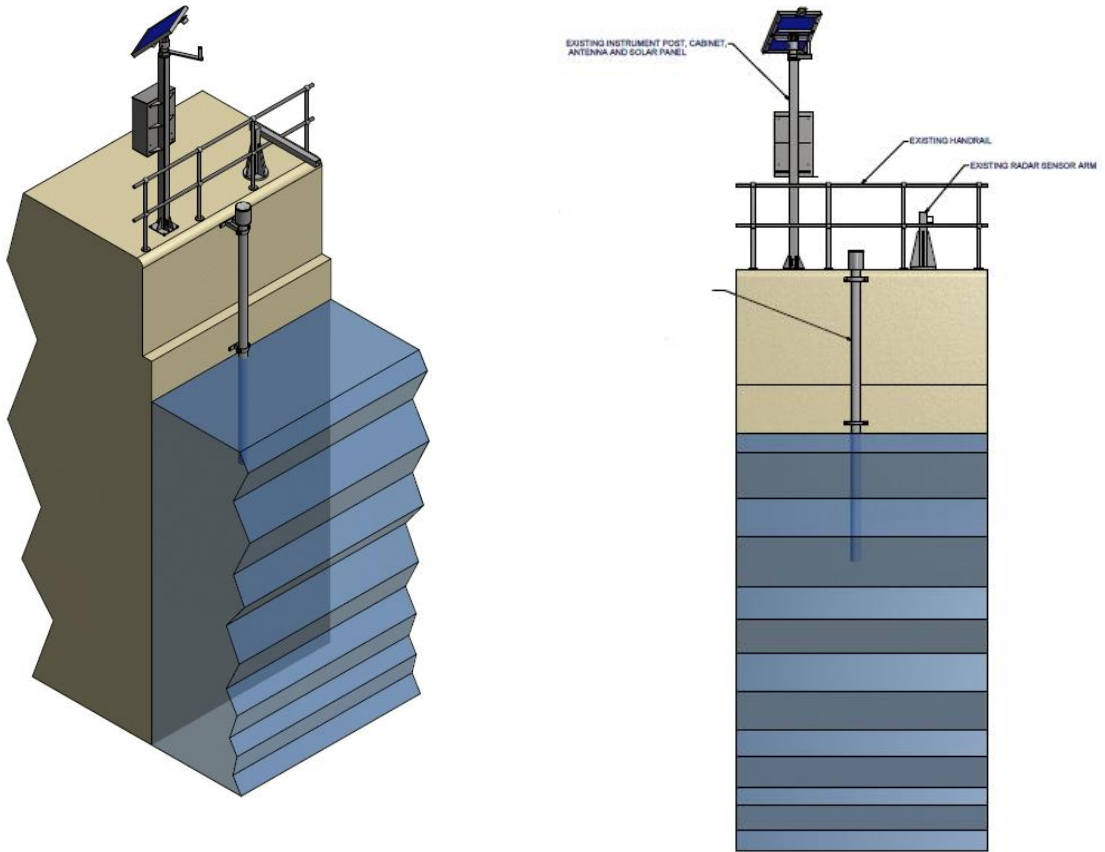
Actual location of the installation is on the south west corner of the New Wharf. There are currently number of these installation in both James's Wharf and Rupert's Wharf. The Tide gauge consists of single metal stanchion with a long arm, to which a radar sensor is attached. The electronics cabinet and battery are housed in two steel boxes attached to the main upright. The Image sensor is installed to the side on the edge of the Wharf.

### Diagram 3: Details of Location of Gauge at the Edge of the Wharf



The gauge is a standalone system, using only solar power to transmit sea level data back every 15 minutes via the Meteosat constellation of satellites. The installation also has separate radar arm, allowing the sensor to be positioned over slightly deeper water. The new Stilling Well will be installed between the radar arm and the main stanchion, thereby removing the potential to disrupt ongoing port operations. Once the new equipment is incorporated into the existing satellite transmission it will therefore not require additional connection equipment.

**Diagram 4: Details of Gauge**



It is the intention of the applicant to remove the existing installations once the new stilling well equipment and sensors have been installed at Ruperts Wharf.

**Diagram 5: Image of the Sensor**



## **STAKEHOLDER CONSULTATION**

Stakeholders were consulted in respect of the proposed development and no adverse response has been received. The Harbour Master was consulted prior to the submission but did not provide any objection to the development application.

The Marine Conservation Section has requested that the information collated as a result of the research should be shared with the Section to inform marine conservation and management planning.

## **REPRESENTATION**

No representation has been received on the wider public consultation.

## **POLICY CONSIDERATION**

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

- Coastal Zone Primary Policy CZ1.

There are no issues arising from the policy assessment as the nature of this area and use as a new Wharf has created new environmental condition and physical appearance for the area and the proposed use does not adversely impact the area.

## **PLANNING OFFICER ASSESSMENT**

The application has as its objective to support scientists in their global effort to determine how Climate Change affects the oceans in the South Atlantic and in particular the effects of changes in Sea Levels that is of wider benefit, including to the Island.

The assessment in respect of the location, siting, scale and type of equipment is regarded necessary in order to ensure that it provides the Socio-Economic benefits to the Island and the wider scientific studies on the changing sea level and the impact of climate change globally.

## **C. CONCLUSION AND RECOMMENDATION**

As this development application is within close proximity of the sea, in accordance with the April 2014 Governor in Council Directive, this application needs to be referred to the Governor in Council for a decision. The Direction covering this referral is as follows:

- Direction 3: *'The development of any land covered by water or land within 50 meters of land covered by water'*.

## **D. CONSIDERATION OF THE APPLICATION BY LAND DEVELOPMENT CONTROL AUTHORITY**

The report on the Development Application seeking FULL Development Permission for the Proposed Installation of a New Scientific Stilling Well at Rupert's Wharf was discussed at the Land Development Control Authority meeting on 3<sup>rd</sup> November 2021.

The Authority supported the proposed development as it recognised that monitoring of the Island's climatic and environmental conditions are an important function and such Scientific monitoring equipment have to be located where they are most effective for their purpose. The Authority supported the proposed development as recommended by the CPO to grant Development Permission with conditions.

**E. RECOMMENDATION to Governor in Council:** That Development Permission be **GRANTED** subject to the following Conditions:

- 1) This permission will lapse and cease to have effect on the day, 5 years from the date of this Decision Notice, unless the development has commenced by that date.

**Reason:** required by Section 31(2) of the Land Planning and Development Control Ordinance 2013.

- 2) The development shall be implemented in accordance with the details specified on the Application Form and Plan (DWG Nos. L1300-0031 and Design and Access Statement) as stamped and received on 9<sup>th</sup> September 2021 and approved by the Chief Planning Officer, on behalf of the Land Development Control Authority, subject to the Condition of this Decision Notice and unless the prior written approval is obtained by the Chief Planning Officer for an amendment to the approved details under Section 29 of the Land Development Control Ordinance, 2013.

**Reason:** Standard condition to define the terms of the development and to ensure that the development is implemented in accordance with the approved application.

- 3) **Construction Practices:** During construction of the development, no obstruction shall be caused on any public road and prior to occupation of the development the developer shall reinstate damage to any public road and other public or private infrastructure arising from implementation of the development permission.

**Reason:** To ensure safe vehicular access and reinstate damage to public infrastructure arising directly from the approved development in accordance with LDCP IZ1 (g).

**Right of Appeal:** If you are aggrieved by this decision you may, within 28 days of the date of this Notice, appeal to the Land Development Appeals Tribunal, with payment of a fee of £150, addressed to the Clerk of the Tribunal, using the prescribed form which is available from this office.