

Planning Officer's Report – LDCA FEBRUARY 2022

APPLICATION	2021/82 – Construction of a Covered Area incorporating a 20ft Container
PERMISSION SOUGHT	Full Permission
REGISTERED	22 nd September 2021
APPLICANT	Environment Management Division, St Helena Government
PARCEL	SCOT0138
LOCALITY	Scotland Complex, St Pauls
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing Shed & Container
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 23rd September 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	7 th October 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	The Applicant
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

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| 13. Sure SA Ltd | No Objection |
| 14. Heritage Society | No Response |

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is located within the Scotland Complex in St Pauls, where the land is within the Intermediate zone with no Conservation area restrictions.

Diagram 1: Location Plan



THE PROPOSAL

The site currently consists of a shed and 20ft container; these assets are under the ownership of Agricultural & Natural Resources Division, and not the applicant. The request is to site an additional 20ft container and construct a covered area, which will measure approximately 5m x 6m with a ridge height of 3.8m. The proposal will be positioned to the south of the existing shed and container. In order to accommodate the proposal some minor excavation is required resulting in an embankment measuring approximately 1m in height. The container will be used for storage of a shredder for composting and the covered area for open storage for the Terrestrial Conservation team.

Diagram 2: Site Plan

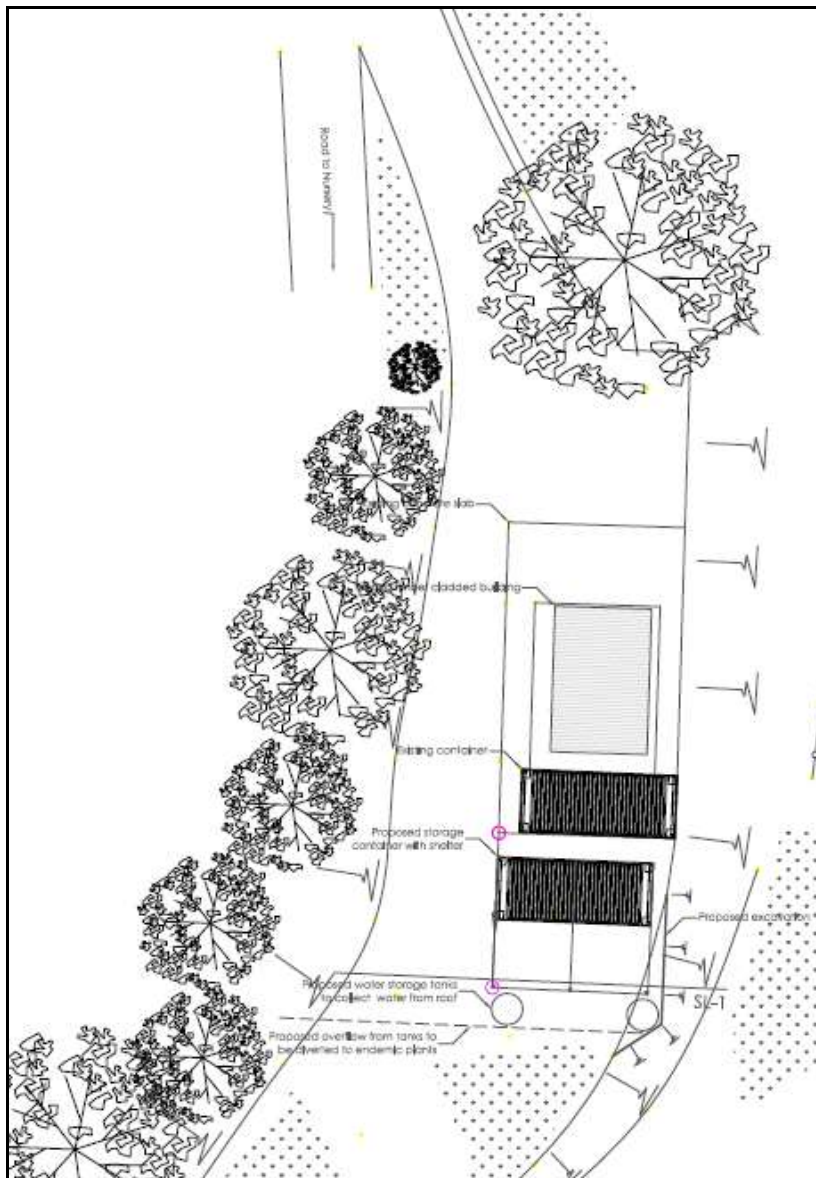
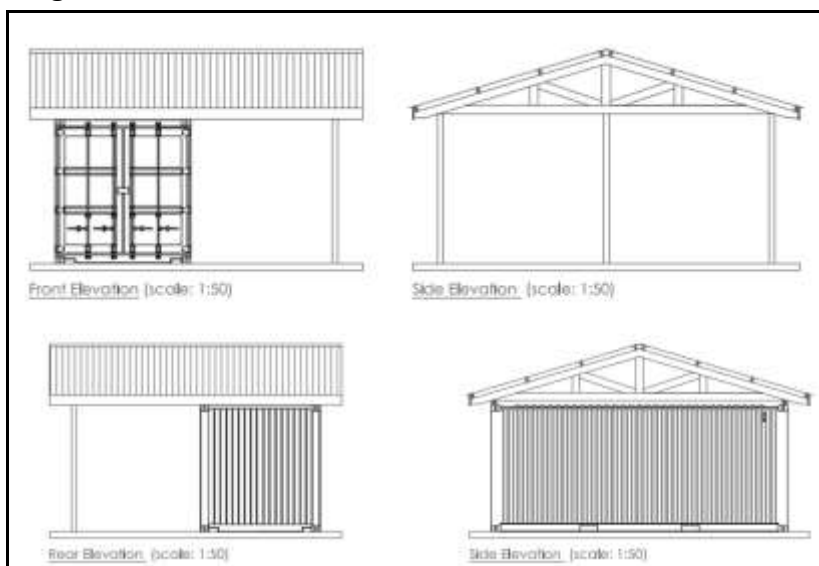


Diagram 3: Elevations



POLICY CONSIDERATION

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

- Intermediate Zone Policies
- Container Policy

OFFICER ASSESSMENT

The proposal will provide the much sought after space by the Terrestrial Conservation team at EMD, where there is limited space available at the Nursery within the Scotland Complex. The design is considered acceptable as the siting and orientation of the proposal will be similar to existing development on-site. Furthermore the cladding of the container in timber will share a similar appearance with the shed, albeit in the ownership of a different department. Roof water will be directed to endemic plants on the western perimeter of the site.

Overall the development will not detract from amenity of the existing development and is consistent with the use in the area.