

Planning Officer's Report – LDCA MARCH 2022

APPLICATION	2022/02 – Proposed Installation of Photovoltaic Panels
PERMISSION SOUGHT	Permission in Full
REGISTERED	6 th January 2022
APPLICANT	Diocese of St Helena
PARCEL	SCOT0517
LOCALITY	Bishops Holme, St Pauls
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Accommodation and Office
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 7th January 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	21 st January 2022
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
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 Response

B. PLANNING OFFICER'S APPRAISAL**LOCALITY & ZONING**

The application site is referred to as Bishopsholme and is situated south of St Paul's Cathedral and is the residence of the Bishop of St. Helena. The plot is designated within the Intermediate Zone and the building is Grade III Listed.

Diagram 1: Location Site**THE PROPOSAL**

The request is to install 11 solar photovoltaic panels on the Bishopsholmes accommodation and office building.

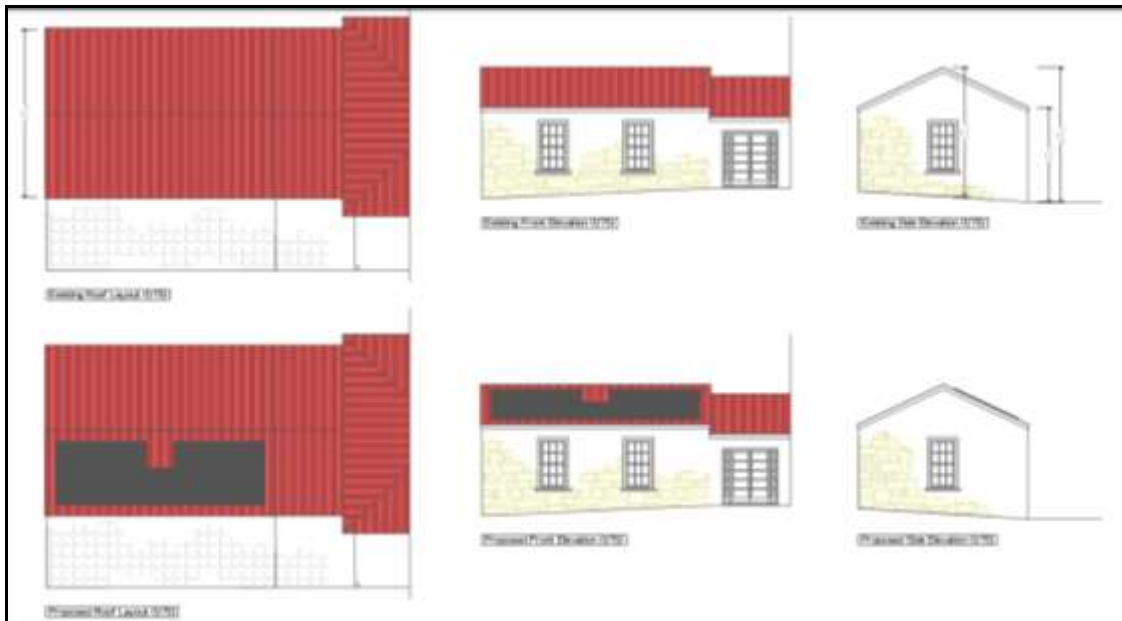
The rationale behind the proposal is to take advantage of the solar gain in relation to the self-generation of electricity, thereby reducing energy costs in a sustainable and environmentally friendly manner.

The section of roof where the panels will be installed measures 8700 x 3280mm, the panels are 1722 x 1134mm which will create a 300 to 400mm wide perimeter.

Diagram 2: Layout of Panels



Diagram 3: Plan & Elevations showing position of panels



STAKEHOLDER CONSULTATION

No representations were received from the public. Comments were received 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 in the name of reducing the island’s reliance on fossil fuels, as per renewable energy policy and SEDP.”

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 location on the building was selected due to its proximity to the main consumer unit and because this section of roof is by far the most suitable point due to its trajectory to the sun's path.

It was considered to install the panels on the front veranda of the main building, but as the panels would have to be in a single row, the visual impact would be more intrusive. Due to the chimney on the other side of the sitting room roof, there is a void left in the proposed design as this is the location where build-up of soot accumulates, therefore making the panel ineffective.

As the proposal will not adversely impact the amenity of the listed building, this development can be supported.