

Planning Officer's Report - LDCA MAY 2022

APPLICATION	2022/16 – Installation of a Septic Tank & Soakaway
PERMISSION SOUGHT	Full Permission
REGISTERED	31 March 2022
APPLICANT	Brian Davies
PARCEL	BA0049
SIZE	0.29 acres
LOCALITY	Whites, Ball Alley, Blue Hill
LAND OWNER	Brian Davies
ZONE	Coastal Zone
CONSERVATION AREA	Sandy bay NCA
CURRENT USE	Ruins
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 1 April 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	15 April 2022
REPRESENTATIONS	None Received
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	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 Response

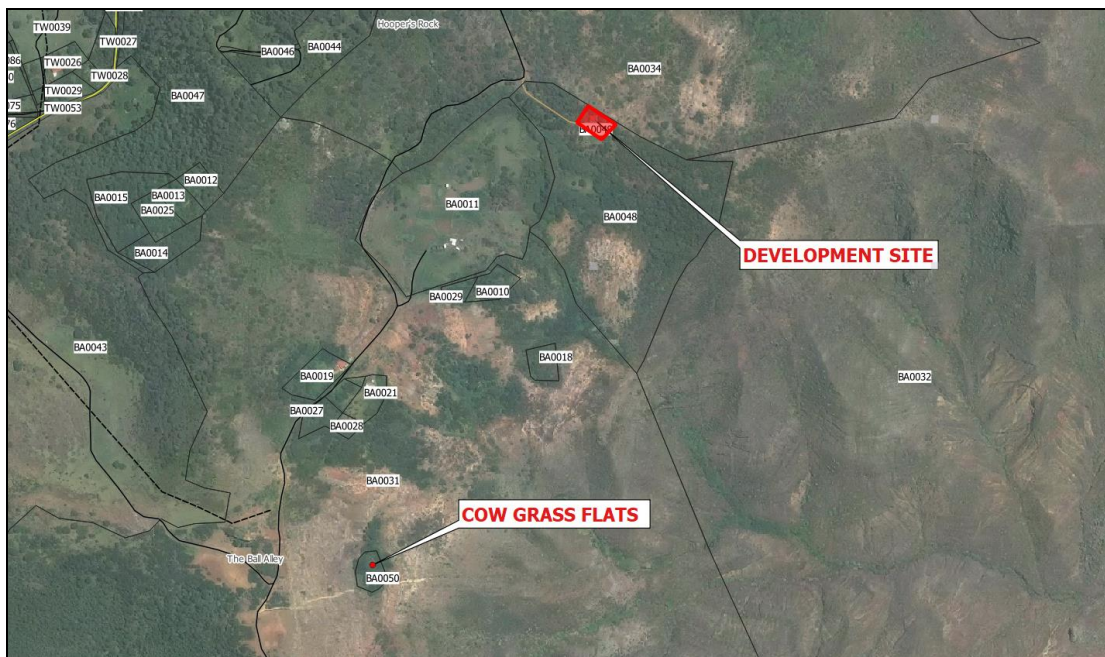
12. National Trust	No Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

The proposed development is for the property known as “Whites Cottage” located near the Ball Alley, Blue Hill. The property is within the Coastal Zone and the Sandy Bay National Conservation Area (NCA).

Diagram 1: Location Plan



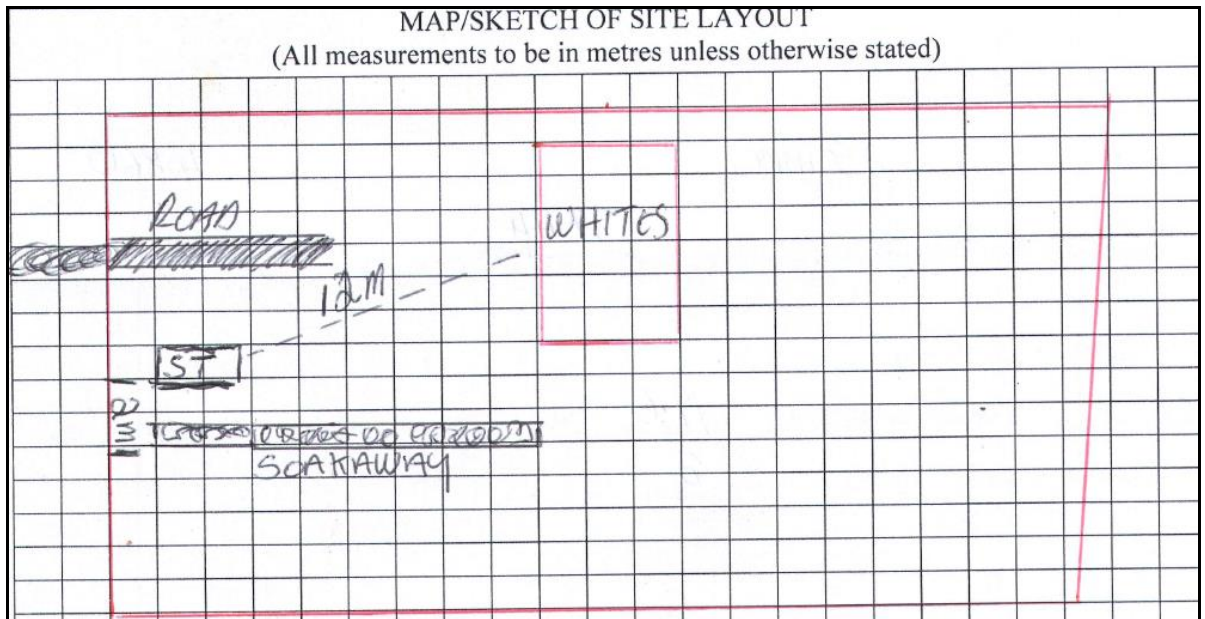
PROPOSED DEVELOPMENT

The applicant intends to rebuild the ruins and bring back the building as a habitable Cottage. While the structure and methods of construction will mirror that of the original with its stone and lime walls, timber windows & doors, the applicant proposes to install modern amenities i.e. running water and a flush toilet system. To allow for the health and safety operation of a flush toilet system the applicant proposes to install a 1500 litre prefabricated septic tank and soakaway. This will be an addition to the original development and thus the need for an application.

REPRESENTATIONS

No representations were received from any statutory body or members of the public, including immediate neighbours.

Diagram 2: Location of Septic Tank and Soakaway



LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land Development Control Plan (LDCP 2012 - 2022) that are applicable in the assessment of the proposed development are set out below:

- Coastal Zone policies CZ1 (ii)
- Water: Policy W2
- Sewage, storm and Drainage: Policies SD1 (a, b, c), SD2 and SD3

OFFICER'S ASSESSMENT

While it is unlikely that this property originally would have had a septic sewerage system, the LDCP SD.3 states: *“Development permission will **not** be granted for development which relies on disposal of sewage effluent to the ground in any area which forms part of the catchment or aquifer of a potable water supply.”*

The installation of a septic tank and soakaway with the refurbishment of this property and satisfactory test results complies with the above policies and therefore can be supported.