

Planning Officer's Report - LDCA JULY 2022

APPLICATION	2022/29 – Siting of a 20ft Container for a period of two years
PERMISSION SOUGHT	Permission in Full
REGISTERED	5 th May 2022
APPLICANT	W A Thorpe & Sons
PARCEL	JT100048
LOCALITY	Brewery Yard, Jamestown
LAND OWNER	W A Thorpe & Sons
ZONE	Intermediate Zone
CONSERVATION AREA	Jamestown Conservation Area
CURRENT USE	Used as carpark and currently stores two containers
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 6th May 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	23 rd May 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 Objection
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	No Response
11. Sustainable Development	No Response

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| 12. National Trust | No Objection |
| 13. Sure SA Ltd | No Objection (Comment: be aware of overhead telephone lines when positioning the container) |
| 14. Heritage Society | No Response |

B. PLANNING OFFICER'S APPRAISAL

The application site is located within the Brewery Yard, in the area formerly operated as Colin's garage/workshop.

The site falls within the Intermediate Zone and the Jamestown conservation area.

Diagram 1: Location Plan

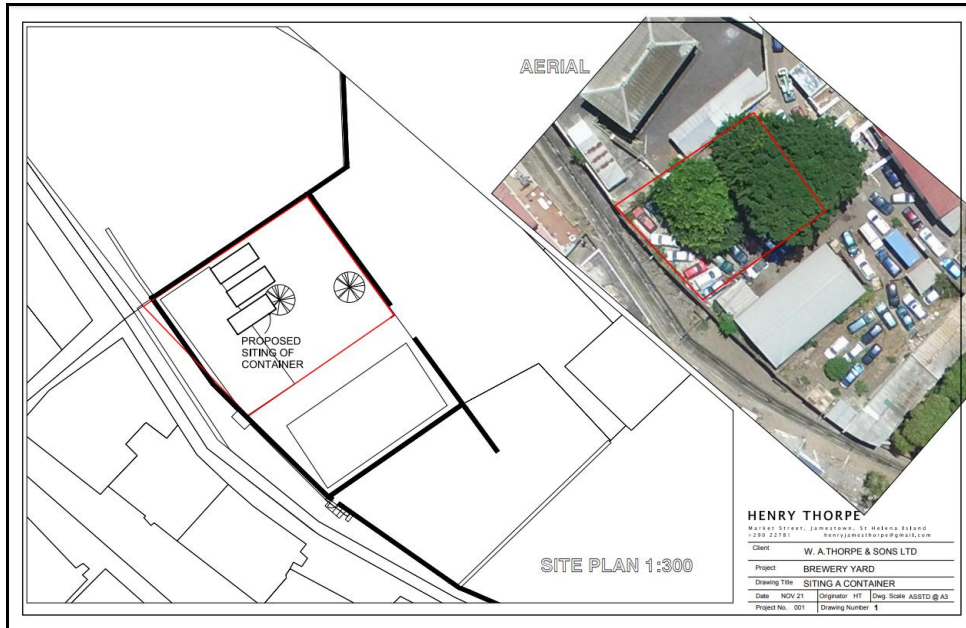


Diagram 2: Position of Proposed Container



THE PROPOSAL

Full development permission is requested to temporarily site a twenty foot container for a period of two years. The container will be used for storage of overflow wholesale stock. There will be a continuous loading and unloading of the container as and when the supply ship arrives and when space becomes available at Thorpe's wholesale store.

The container will be sited adjacent to the existing containers and adjacent to the existing tree on the south side.

No excavation is required, however while the front side of the container will sit on an existing concrete platform, the rear will require the placement of free standing concrete blocks as a levelling foundation support to the container.

REPRESENTATIONS

No representations were received from neighbouring property owners or stakeholders.

POLICY CONSIDERATION

The application was assessed against the Policy on Siting and Use of Containers (Appendix / Policy 6 of the LDCP)

OFFICER'S ASSESSMENT

The Policy on Siting of Containers considers the location, use and the effect on the visual amenity of the area.

LOCATION: In this case the container will be located in an open, practically unused space but within a residential enclosure with access to and from the container via the same access to residents homes. The policy states that *"in residential areas only one container will generally be permitted per dwelling but exceptionally, where a business is run from the dwelling, up to three containers may be permitted subject to the effect on the landscape and domestic amenity."* With the two existing containers on this site, the siting of a third complies. With regard to the actual position adjacent to an existing banyan tree, care need to be taken that foundation blocks are not placed where it will cause harm the roots of the tree.

USE: The container will be used for storage of overflow wholesale stock, which means there will be a continuous loading and unloading of the container as and when the supply ship arrives and when space becomes available at Thorpe's wholesale store. Because of being in a residential area it would be considerate to neighbours if loading and off-loading is carried out during normal working hours.

EFFECT ON THE VISUAL AMENITY: Policy states that containers sited on a container park in a residential area are to be painted grey on all visible faces and so maintained. Because this application will add to and create a bank of three containers adjacent to each other it will lessen the impact on the visual amenity if all three containers were painted grey on all visible faces.

