

## Planning Officer's Report - LDCA NOVEMBER 2022

<b>APPLICATION</b>	2022/57 – Siting of a 20ft Container for Storage
<b>PERMISSION SOUGHT</b>	Permission in Full
<b>REGISTERED</b>	29 <sup>th</sup> September 2022
<b>APPLICANT</b>	H M Prison c/o Jay Kendall
<b>PARCEL</b>	FP0485
<b>LOCALITY</b>	Harpers, St Pauls
<b>ZONE</b>	Intermediate Zone
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Farm used by Prison inmates
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 30<sup>th</sup> September 2022</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	14 <sup>th</sup> October 2022
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / LDCA / EXCO

### A. CONSULTATION FEEDBACK

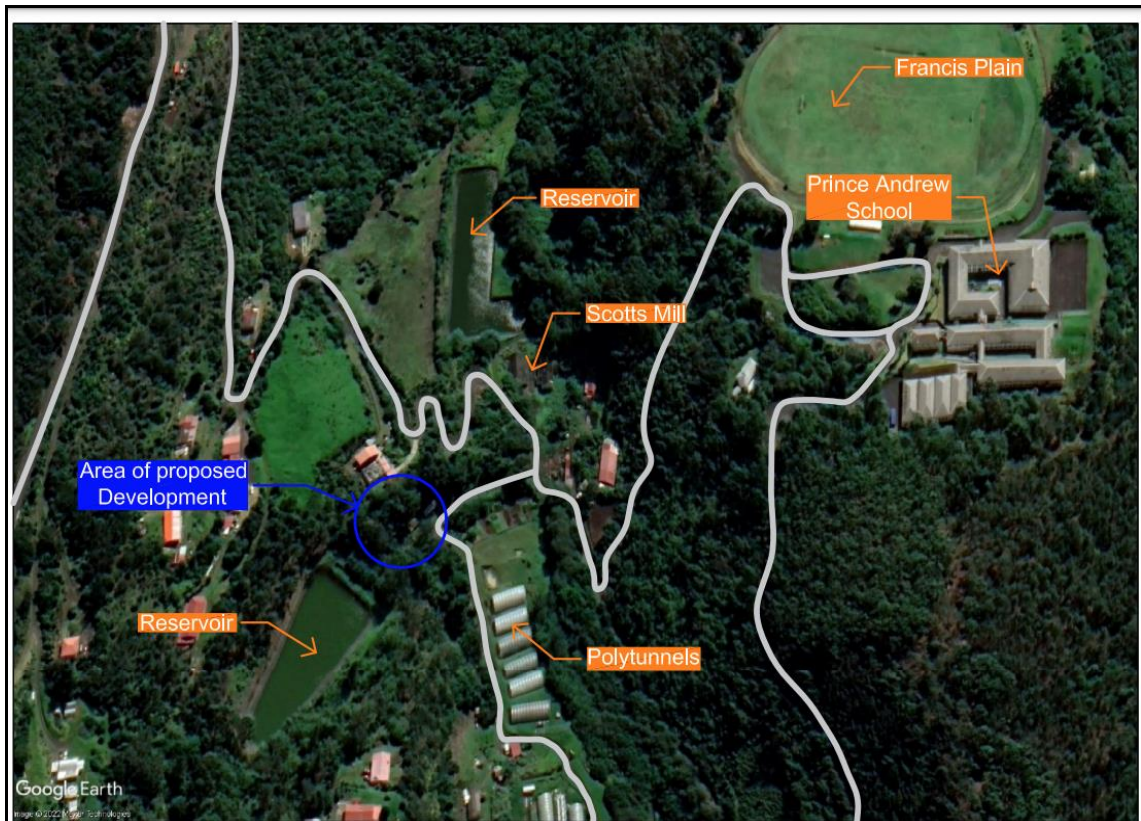
1. Sewage & Water Division	No Objection (comments)
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena 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

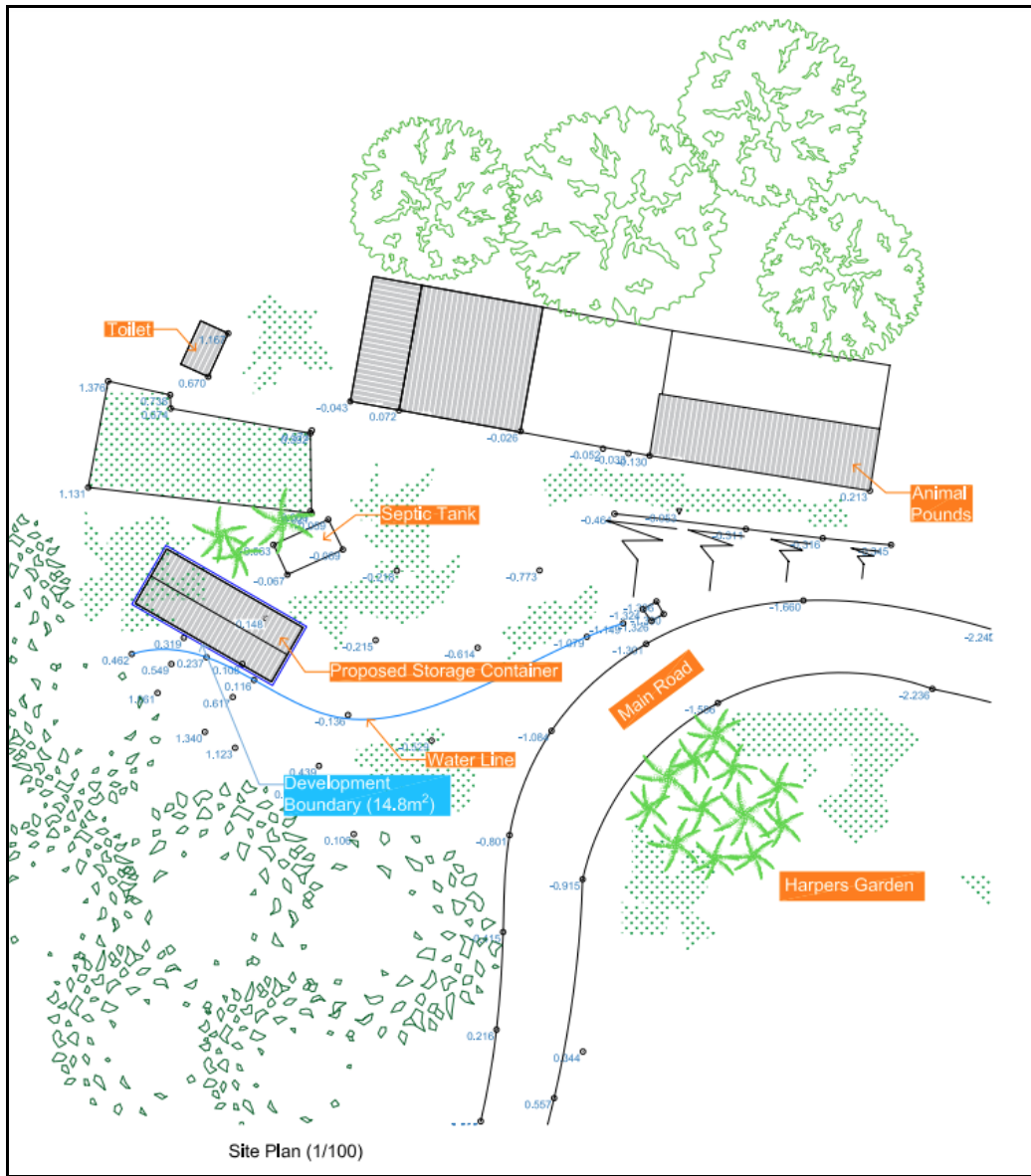
**B. PLANNING OFFICER'S APPRAISAL**

The application site is located within the existing farming area of Harpers gardens, St Pauls, adjacent to existing animal shelters retained by H M Prison. The site falls within the Intermediate Zone, and not any conservation area.

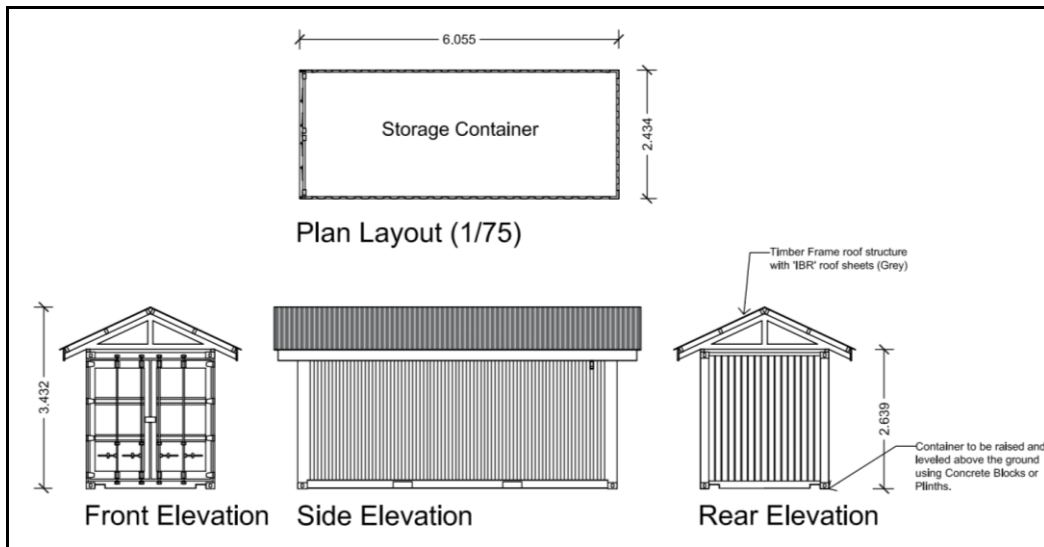
**Diagram 1: Location Plan**



**Diagram 2: Position of Proposed Container**



**Diagram 2: Container showing proposed roof**



## **REPRESENTATIONS**

No representations were received from neighbouring property owners or members of the public. The following comment was made by Connect St Helena:

“Water main in area Permit to Dig and site visit advised.”

## **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. The container will be sited within 100m of the existing animal pens and in an area that is primarily garden land with open land and Polyunnel farming.

The proposal for a dual pitched roof to cover and protect the container creates a coherence with surrounding buildings and is in accordance with the container policy.

A condition has also been added to ensure roof water is piped to a storage tank.

The container will be used for storage of items and equipment relevant to the current farming operation carried out by Prison staff and inmates, which means the use will not adversely impact the amenity of the surrounding development.