

Planning Officer's Report - LDCA NOVEMBER 2022

APPLICATION	2022/58 – Proposed Formation of Parking Area for Plant Machinery
PERMISSION SOUGHT	Full Permission
REGISTERED	29 September 2022
APPLICANT	Clint Stevens
PARCEL	HTH0629
LOCALITY	Cow Path, Half Tree Hollow
LAND OWNER	Crown
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Vacant Land
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 30 September 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	14 October 2022
REPRESENTATIONS	Several
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
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 (Comments)
13. Sure SA Ltd	No Objection (Comments)
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The proposed development site is located at Cow Path in Half Tree Hollow, in the Intermediate Zone.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The proposed development is for formation of a Parking Area for Plant Machinery including a 1.2m high chain link fence and access gates.

Diagram 2: Site Plan

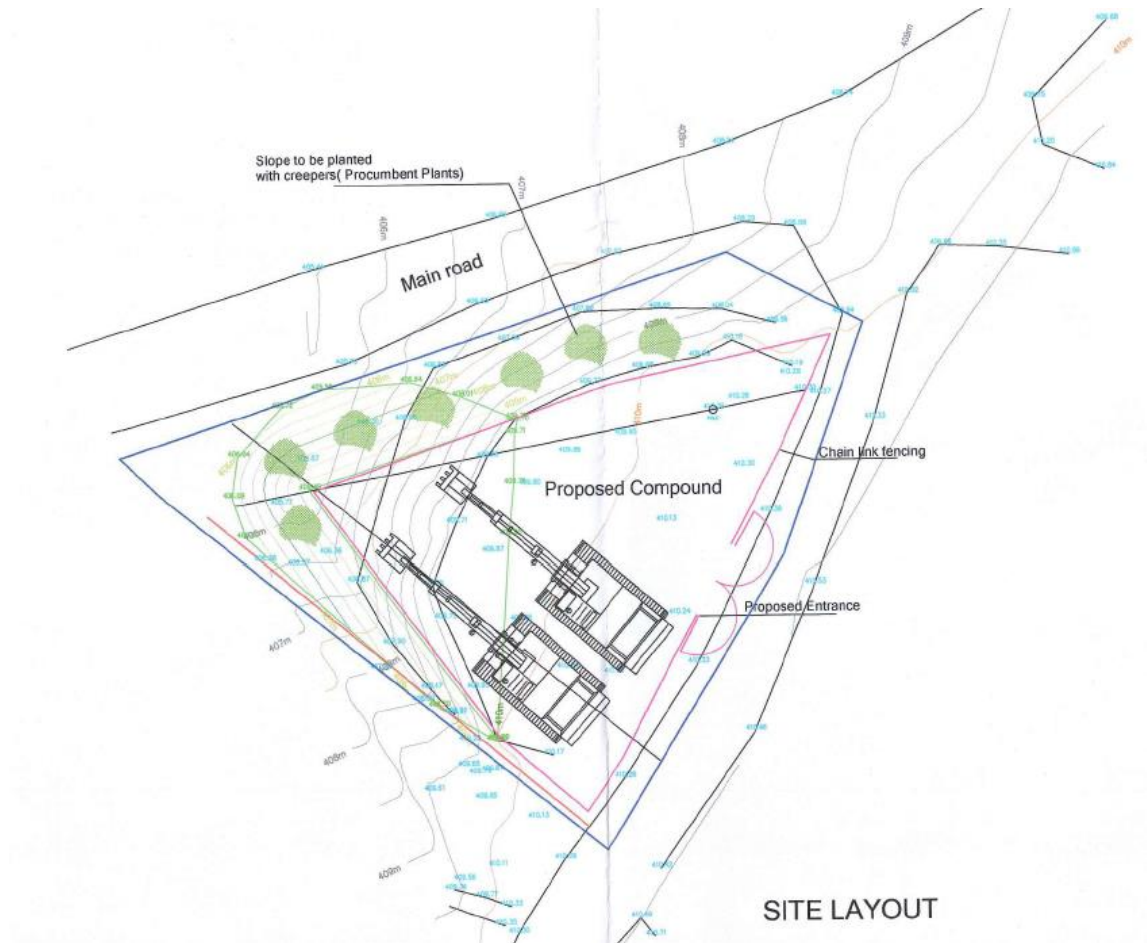
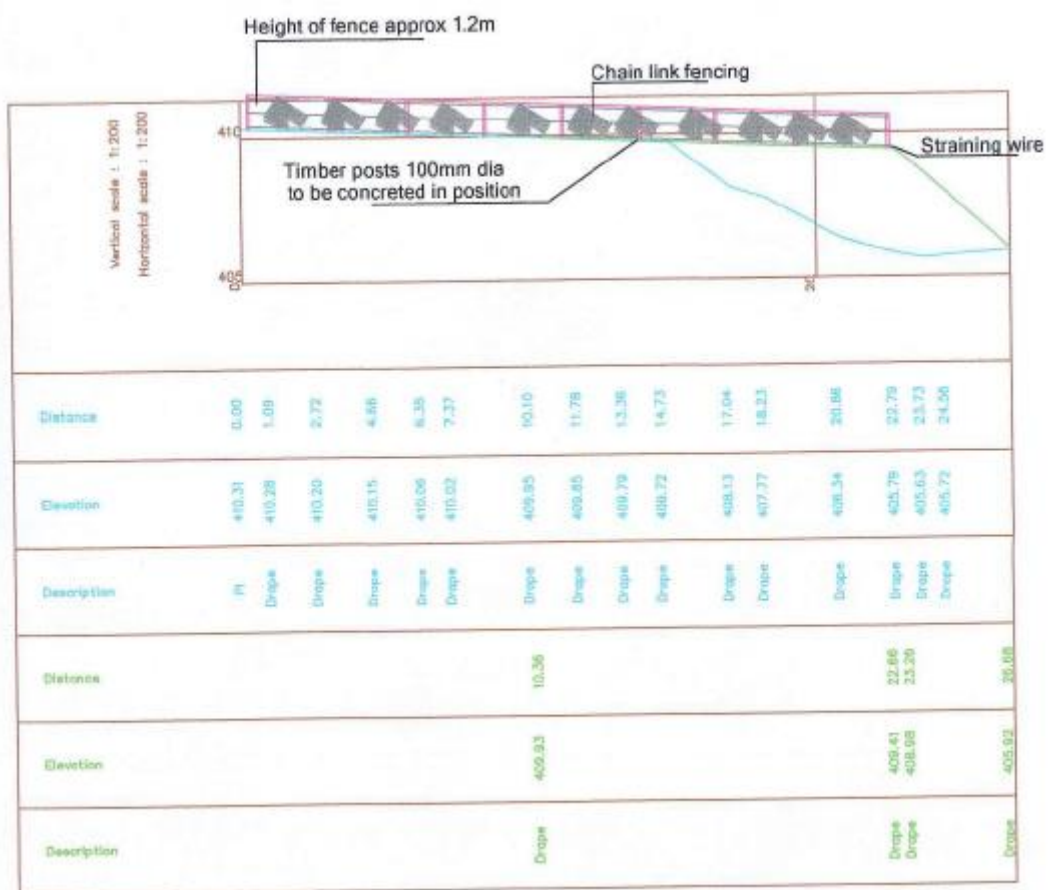


Diagram 3: Section



REPRESENTATIONS

A letter with about 55 signatures objecting to the proposal was received. Most of the names appear to be local residents from Cow Path. A separate objection was also received from a local resident.

The representation attached to the petition was as follows:

We the neighbours of the Cow Path area strongly object to the application for the development permission which is been proposed for the Formation of Parking Area for Plant Machinery in the Cow Path area in Half Tree Hollow.

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This areas was acquired by the ex Councillor Derek Thomas as a play area for the children and young people living in the Upper Half Tree Hollow area.

This area has been misused over time with a contractor stock piling building materials and stone.

We went to the Councillors to have this area cleared as its use was becoming annoying with excessive noise and dust occurring all hours of the day and unsightly in this built up residential area.

Now that area has been cleared it is our intention to bring this area into use for the young children again so that they have an areas where they can go and be safe.

This proposal is in a build-up residential area for the parking of Plant Machinery which will be unsightly and will become very noisy with the equipment starting up all hours in the day especially early mornings also creating bad fumes from these diesel engines starting and revving up because of their nature and not environmentally friendly and very un-neighbourly.

This development should not be allowed in residential areas.

This development is intrusive in a residential area.

This development will cause noise pollution and unnecessary fumes which is detrimental to the environment and un-neighbourly.

This development is also detrimental to the amenity of the area and the lives of the people living there.

Therefore we strongly object to this development and would suggest that this development would be better suited near the Amberdale workshops in Lower Half Tree Hollow.

A further objection from a member of the public was also received:

"In response to the notification application for parking plant machinery next to our home in Cow Path HTH, is ABSOLUTELY NOT, THATS A NO, from me Colin & Janice Robinson , Perhaps you would like suggest to the Applicant that he park his machinery in his own yard ,we had enough of his noise when we were home the last time, Colin & Janice Robinson".

The following comments were received from statutory consultees:

St HELENA NATIONAL TRUST:

"There is no objection for creating a purpose built parking space for the machinery.

However, we would like to make sure that the neighbours of this area are happy that it now has industrial occupation alongside of residential use".

SURE:

"Please be aware of the telecoms cable that is crossing a section of the proposed compound.

For any unforeseen reason, Sure South Atlantic Ltd. will not be held responsible for any damage to Plant Machinery

or vehicles which may be parked below this cable within the compound.”

POLICY CONSIDERATION

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

- Intermediate Zone Policy: IZ1

OFFICER'S ASSESSMENT

The proposal is located in a large residential area with houses close by. The representations received includes a letter of objection which appears to have been signed by over 50 people, on the basis that the proposal would harm the amenity of existing residents (including visual amenity, noise, and air pollution).

LDCP IZ1 does not support development that would be materially damaging to the amenity of existing development. The proposal would therefore conflict with policy IZ1 and would not be an appropriate use in this location.