

## Planning Officer's Report - LDCA NOVEMBER 2022

<b>APPLICATION</b>	2022/60 – Construction of a Generator Housing Unit
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	29 <sup>th</sup> September 2022
<b>APPLICANT</b>	ENR&P Portfolio, St Helena Government
<b>PARCEL</b>	SCOT0138
<b>LOCALITY</b>	Environmental Conservation Complex, ANRD, Scotland
<b>ZONE</b>	Intermediate Zone
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant
<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
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

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

The proposed development site is at the Environmental Conservation Complex at Scotland, where the plot is designated within Intermediate Zone with no conservation area restrictions.

**Diagram 1: Location Plan**

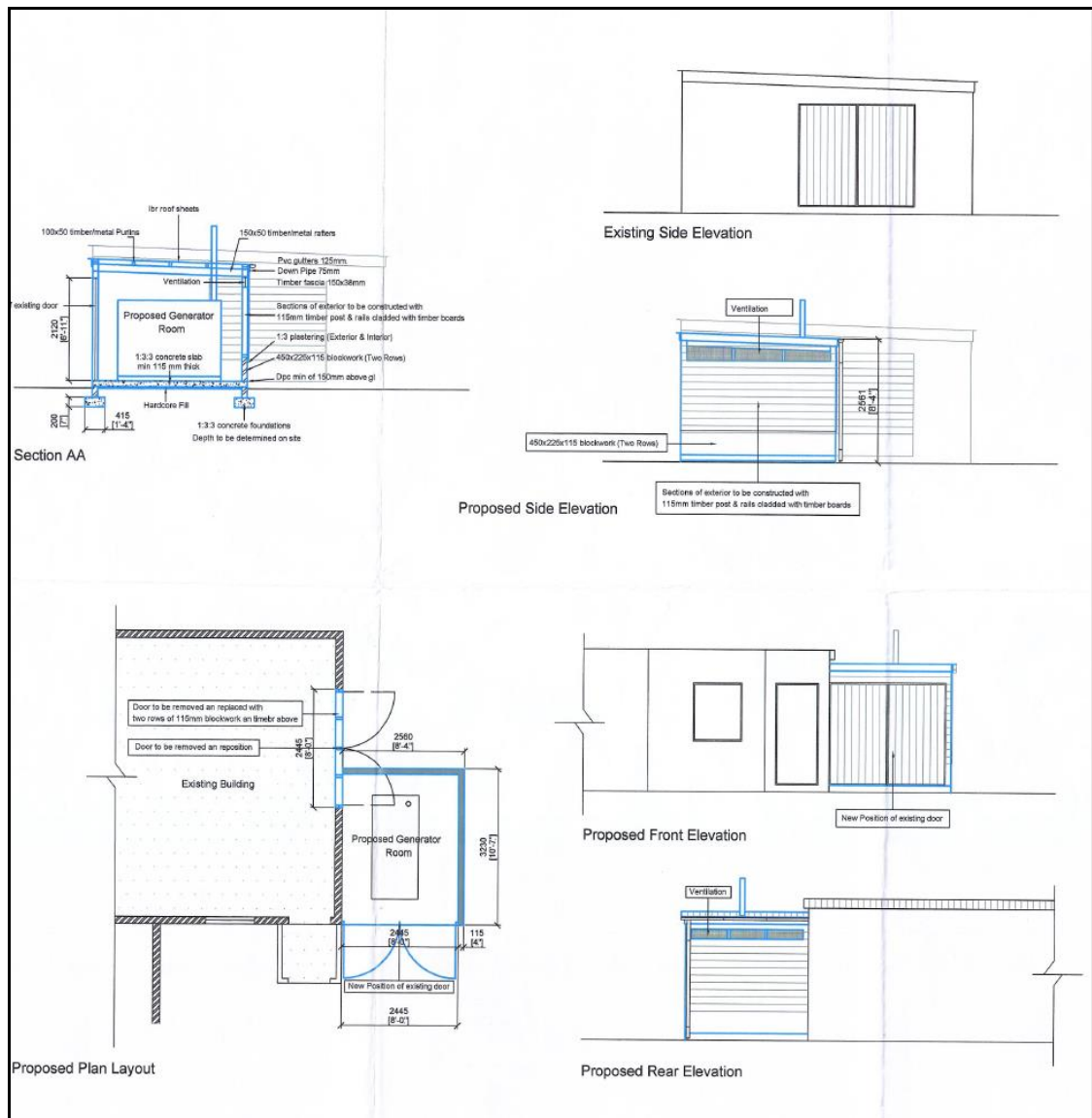
**PROPOSED**

The developer proposes to construct a room attached to the current Environmental Conservation building, which will house a generator to support the Cloud Forest Project that supports conservation efforts to increase the production of the islands endemic fern population within the newly created micro-propagation unit through an uninterrupted electricity supply.

The works will include removing the existing double door from the current building and re-using it in the new room. The opening on the existing building will then be replaced with two rows of blockwork and timber above. The walls of the proposal

will be made from two rows of concrete blockwork and then timber cladded. The roof style will be of a mono-pitched design and made from IBR sheeting.

**Diagram 2: Layout & Elevations**



**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:

- Intermediate Zone Policies

**OFFICER'S ASSESSMENT**

In assessing the proposal, the building is ancillary to the main building and will support the functions within this area. The design of the building is a simple addition that will share characteristics such as materials and roof style with the main building, where it will not detract the appearance of the existing development, and therefore can be supported.

