

Planning Officer's Report - LDCA NOVEMEBR 2022

APPLICATION	2022/65 – Installation of Bus Shelter
PERMISSION SOUGHT	Permission in Full
REGISTERED	29 September 2022
APPLICANT	Capital Programme Section
PARCEL	FP0462
LAND OWNER	Crown
LOCALITY	Viewing Platform, Two Gun Saddle
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Viewing Platform
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	One Received from a member of the Public
DECISION ROUTE	LDCA / Delegated / EXCO

A. CONSULTATION FEEDBACK

1. Water & Sewerage 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. Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response
10. Aerodrome Safe Guarding	Not Consulted
11. Sure South Atlantic	No Objection

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

The development site is located at Two Gun Saddle. The bus shelter platform will be sited on the road side within the southern corner of the existing viewing platform. The development falls within the **Intermediate Zone** with no Conservation Area restrictions.

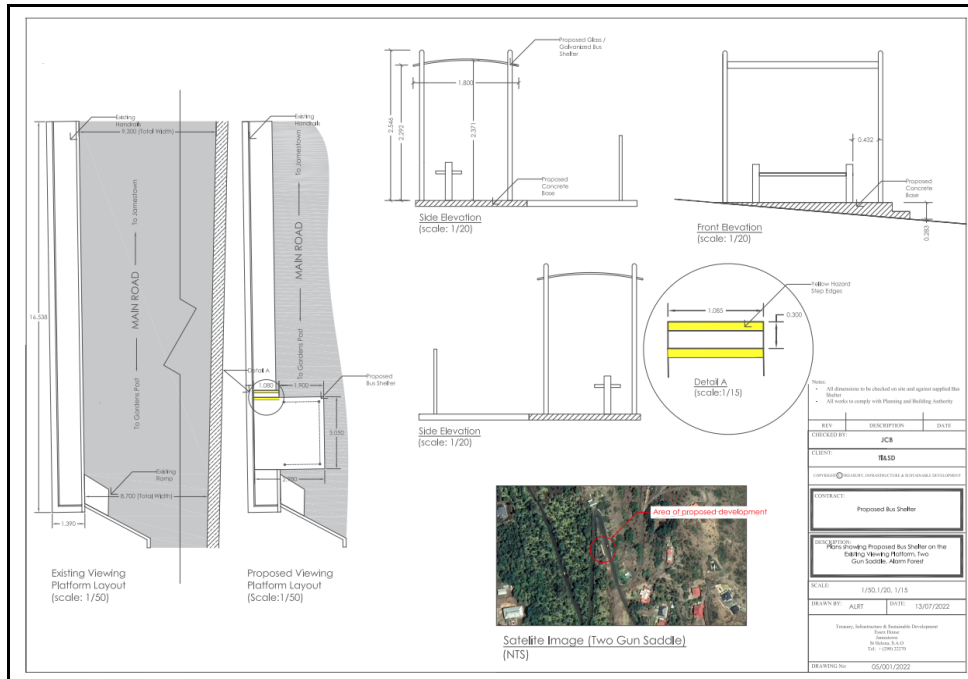
Diagram 1: Location plan**THE PROPOSAL**

The applicant proposes to erect a glass and aluminium bus shelter, imported in kit form, similar to a few examples already erected throughout the island. This development accords with IZ 1 policies.

The position of the bus shelter allows for visibility on both sides along the road for approximately 30 metres in a straight line which creates a relatively safe space.

The shelter will be enclosed on three sides. To aid weather protection and additional safety the access opening will be facing west, which will provide protection from the prevailing southeast wind and rain.

Diagram 2: Bus Shelter Position (existing & proposed)



Building Materials: The materials to be used for this development will include a concrete floor slab, 80x80mm steel tube uprights, aluminium curved roof frame and 6mm translucent anti-UV cellular polycarbonate glazing material for the roof, whilst the sides will consist of 8mm shatter-resistant toughened safety glass to EC safety standard.

Diagram 3: Bus Shelter Design & Specification

The Malta Bus/Waiting shelters have been carefully designed to integrate harmoniously into rural or urban environments. The Malta shelter includes the rear and two sides clad and a timetable/poster holder.

- 2500mm in length
- Solid Construction
- Clad rear and two sides
- Includes timetable board
- For bolting down as standard
- Galvanised and painted finish available in our RAL colours
- Assembly and installation instructions supplied
- Seats & Benches available extra

Specifications

Length - 2500mm or 5000mm Overall Height - 2547mm Clearance Height - 2260mm Depth - 1560mm Post Material - 50x50mm Steel Square Section Base Plates - 80x80mm Roof Frame Material - Aluminium curved Profile arcs, two aluminium crossbeams 40 x 60 mm and two aluminium profile rainwater gutters Frame FFinish - Galvanised and painted Roof Glazing Material - 6 mm translucent anti-UV cellular polycarbonate Side & Rear Glazing Material - shatter-resistant toughened 8 mm safety glass, with EC safety standard etching on the glass

Timetable Height - 750mm Width - 550mm Support - Silver anodised 30 mm profile aluminium v Doors - Have a tamper-proof lock, wear-resistant and warp-proof integrated hinges which create a double watertight seal with the frame Glazing - Shock and UV resistant plexichoc Backboard - Galvanised & painted white Fixings - supplied.

Report Author: P Scipio

Authorised by: Robert Thornhill (Chief Planning Officer)

Application: 2022/65

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REPRESENTATIONS

One Representation was received from Mr Andrew Pearce:

“I object to application 2022/65 for a Bus Shelter at Two Gun Saddle for the following reasons.

The applicant described the proposal as a bus shelter at a “viewing platform”. This say it all. It is or was until recently a delightful viewing point across to Heart Shaped Waterfall.

The proposed location will block the view of from the road and the urban style bus shelter will stand out like a sore thumb and make the place even more ugly now that it has accumulated motorway bridge railings, concrete path, Olympic bin and ‘interpretation board’. Does anyone know what visitors to the island really appreciate? It is lack of motorway bridges for one.

Please place this out of place structure on the opposite side of the road and please refuse this application”.

POLICY CONSIDERATION

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

- Intermediate Zone
- Roads and Transport

OFFICER’S ASSESSMENT

The development complies with the Intermediate Zone Policies in terms of siting, scale, layout, proportion, details and external materials (thus accord with Policy IZ1[a]) and does not materially damage the amenity of any existing development (thus accord with Policy IZ1[b]). The development demonstrates the availability of safe vehicular access (thus accord with policy IZ1[g]). Policy RT1 also supports the provision of development to reduce dependency on private cars.