

Planning Officer's Report - LDCA NOVEMBER 2022

APPLICATION	2022/67 – Proposed Demolition of Existing Toilets and Temporary Siting of Containerised Toilet Block
PERMISSION SOUGHT	Full Permission
REGISTERED	29 September 2022
APPLICANT	Treasury, Infrastructure and Sustainable Development Portfolio
PARCEL	JT010002
LOCALITY	Lower Wharf, Jamestown
LAND OWNER	Crown
ZONE	Intermediate Zone
CONSERVATION AREA	Heritage Coast
CURRENT USE	Condemned Public Toilets
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
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
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The proposed development site is located on the Lower Wharf in Jamestown within the Heritage Coast Conservation Area.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The proposed development is for the demolition of the existing condemned toilet block and temporary siting of a containerised toilet block. The existing perimeter wall will be retained and painted blue and white (as existing) to improve the appearance. The proposed container will also be blue to match and a mono pitch IBR Roof is proposed. The existing sewerage system will be used for foul water and storm water piped to a storage tank.

Diagram 2: Site Plan

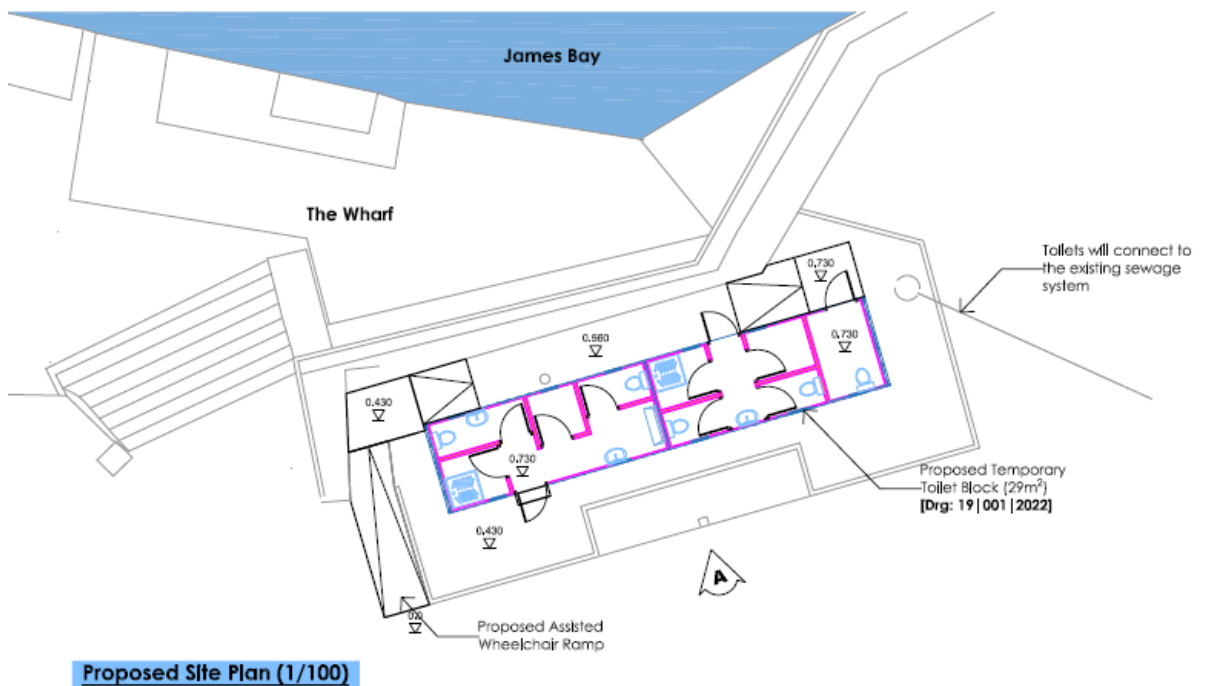
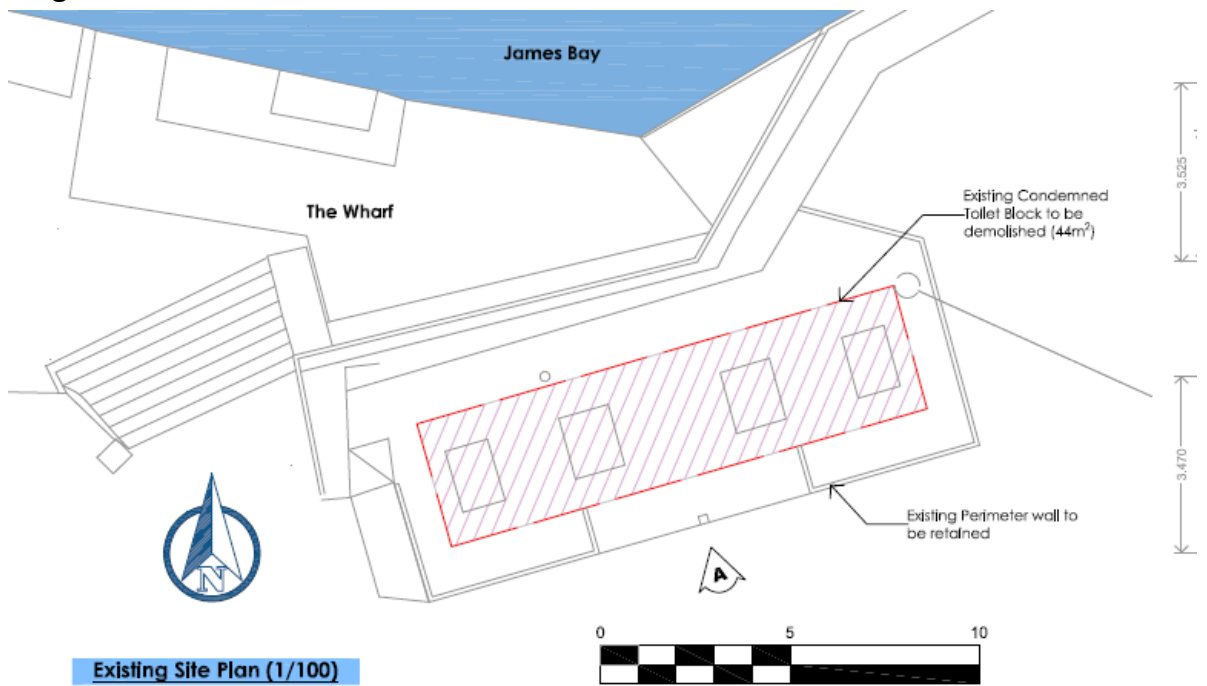
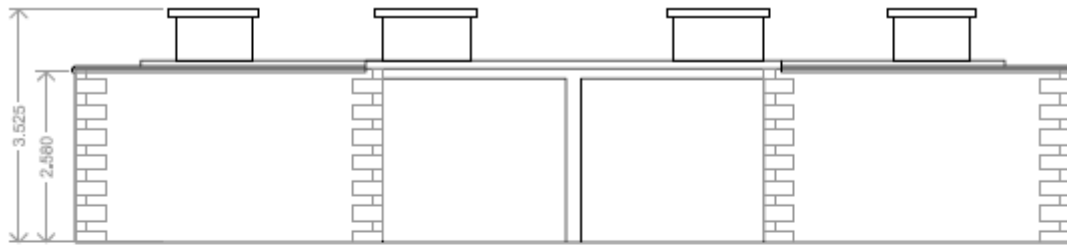
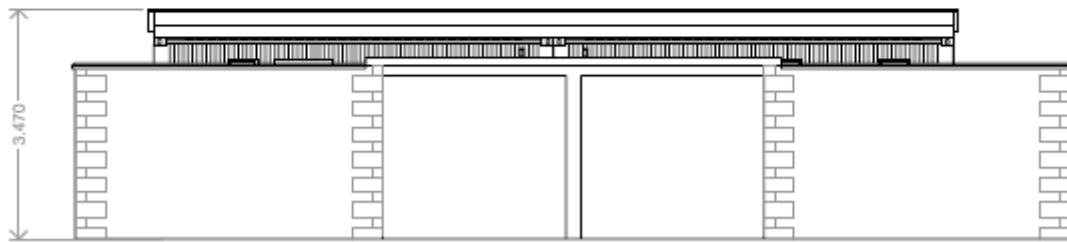


Diagram 3: Elevations



Existing Elevation A (1/75)



Proposed Elevation A (1/75)

Diagram 4: Container Layout & Elevations



REPRESENTATIONS

One objection was received from a member of the public. No objections were received from any statutory body, however the St Helena National Trust made the following comments:

ST HELENA NATIONAL TRUST:

“No objection, but with the caveat that this is a temporary necessity only. SHG must take the responsibility of putting a permanent structure in place, that is not container made but sympathetic to the local architecture and needs of the wharf.”

The following representation was received from a member of the public:

“I object to application 2022 67 Demolition at Wharf for the following reasons.

This is a Historic Conservation Area. The proposal is to demolish a building and replace it with what the applicant describes as a temporary and removable container. The applicant has produced no evidence why the existing building cannot be repaired. Why remove a permanent structure and replace it with something temporary? This is not conducive to protecting the character of the conservation area.

It is concerning that there appears to have been no public involvement in the proposal which will have a direct effect on tourism.

It is also of concern that this application will be decided at Exco and their deliberations are now closed to the public with no minutes produced. As Exco now has a common voice the submission of this application now presupposes that ministers have already agreed its approval. Is this the best way forward for good governance and transparency?

I object for the above reasons and to the planning process used by the applicant.”

OFFICER RESPONSE

A condition has been added to ensure permission for the siting of the container is temporary for up to 3 years.

Under section 23(1) of the Land Development Control Ordinance, Directions have been in place for a number of years which set out criteria for when a planning application should be referred to Governor in Council for consideration. Section 3(c) of the current Direction requires applications within 50m of the sea (except street furniture installations, signage, gates, solar panels, safety equipment, alterations to existing windows and alterations to existing doors) to be referred to Governor in Council. The process ensures the application is considered by the independent Land Development Control Authority (LDCA), taking into account consultation responses

from the public. Governor in Council will then consider that application, including representations of the LDCA and members of the public, before making a decision.

POLICY CONSIDERATION

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

- Built Heritage Policy: BH1, BH2, BH3
- Intermediate Zone Policy: IZ1 (a)(b)(d)(g)
- Sewerage and Storm Drainage Policy: SD1
- Siting and use of Container (LDCP Appendix 6)
- Tourism Policy: T1

OFFICER'S ASSESSMENT

The proposal includes the demolition of the existing toilet block and retention of the existing perimeter wall. The toilet block has been condemned and has no significant historic value being built of concrete slab, blocks and rendered. The loss of this building would therefore not affect any historic structures/assets or their setting in a negative way.

The proposed new toilet block is sited in the same location as the existing building with a comparable footprint and height. The existing perimeter wall will be retained and enhanced which means only the very top of the proposed new toilet block will be visible (as is the case with the current building). Any visual impact would therefore not be significant and the existing character of the area would be protected. The proposal is also temporary which allows a longer-term solution to be developed which could potentially enhance the conservation area further.

Taking this into account, the siting, scale, layout, proportion, details, materials, and use are appropriate to the character and appearance of the area. The proposal would therefore comply with the built heritage policies in the LDCP. The Intermediate Zone policy and Tourism policy also supports tourism-related development of this nature.

The proposal therefore complies with the relevant policies in the LDCP and can therefore be supported.