

Planning Officer's Report - LDCA JUNE 2023

APPLICATION	2023/17 – Construction of a Storage Shelter
PERMISSION SOUGHT	Full Permission
REGISTERED	20 th April 2023
APPLICANT	Axel Oberem
PARCEL	AF0350
LOCALITY	Hunts Vale, Gordons Post, Alarm Forest
ZONE	Green Heartland Zone
CONSERVATION AREA	None
CURRENT USE	Existing Storage Shelter
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 21st April 2023▪ A site notice displayed in accordance with Regulations.
EXPIRY	5 th May 2023
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Objection
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 Response

13. Sure SA Ltd	No Objection
14. Heritage Society	No Response
15. Maritime Authority	Not Applicable

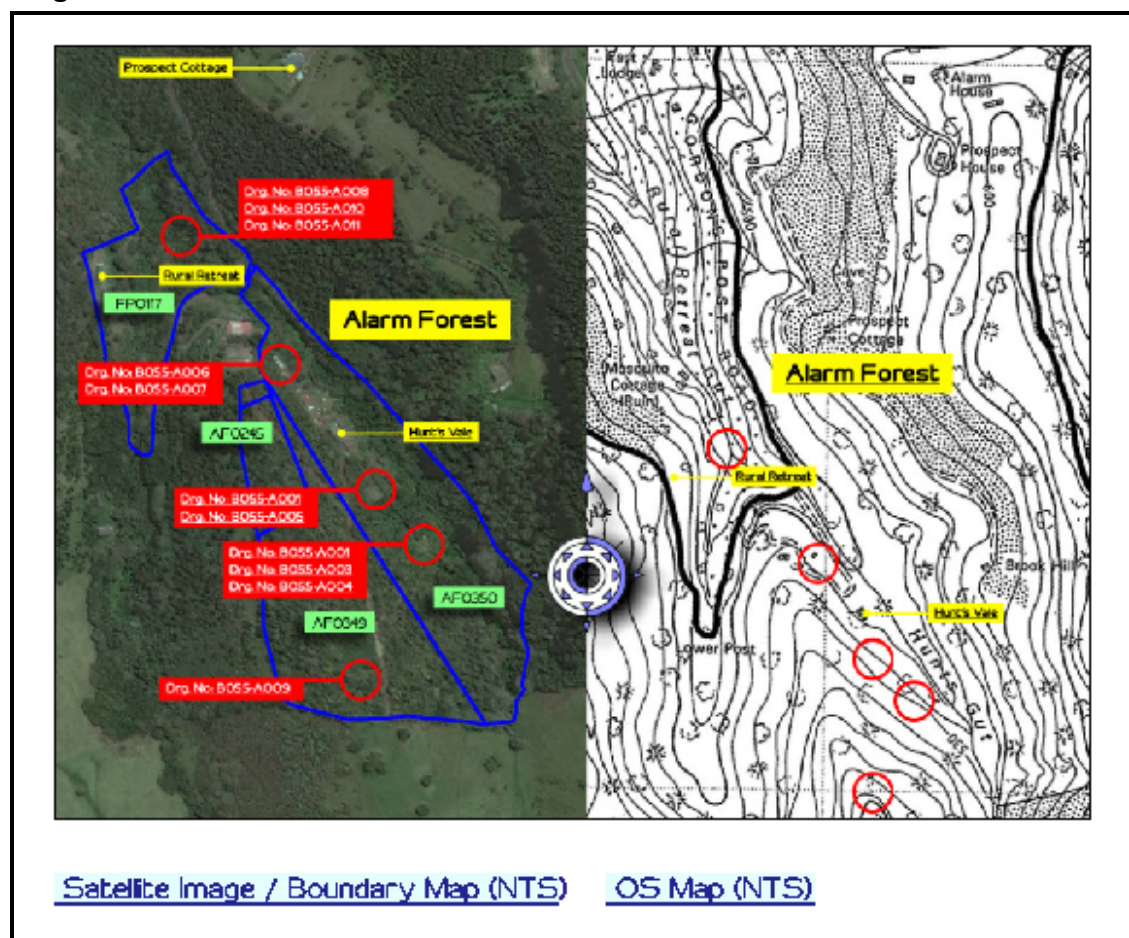
B. PLANNING OFFICER'S APPRAISAL

PLANNING HISTORY

The site is at a property known as Hunts Vale, which is situated within the Alarm Forest area. The plot is situated within the Green Heartland Zone and not within any conservation area.

Development permission was granted in February 2020 for construction of eco-lodges, water storage reservoirs with pump houses and storage shelter as part of a coffee estate development. As of the date of writing this report, the storage shelter has been constructed and site works are beginning for the proposed eco-lodges.

Diagram 1: Location Plan



PROPOSED

The developer proposes to extend onto the current storage shelter to the south east of the site, with the same footprint of approximately 231 square metres. The structure will be constructed from steel frame and roofed over with IBR sheeting to coincide with the existing development, which has a mono-pitched design, finished in dark slate grey colour. No excavation is needed to accommodate the proposal. The purpose of this shelter is to provide much needed additional workspace for everyday production and storage for coffee processing. Additional photovoltaic panels are also proposed.

Diagram 2: Proposed Site Plan

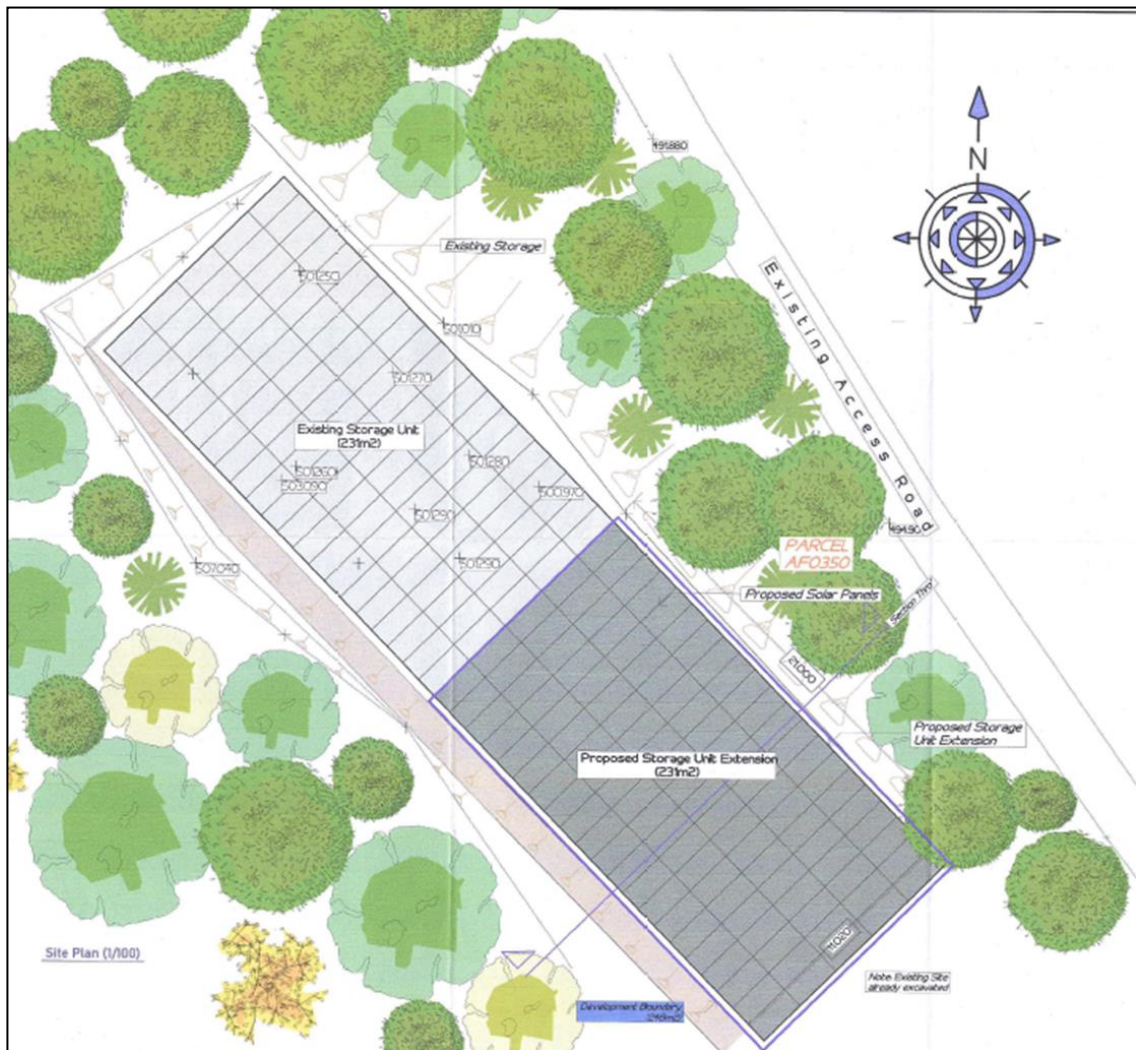
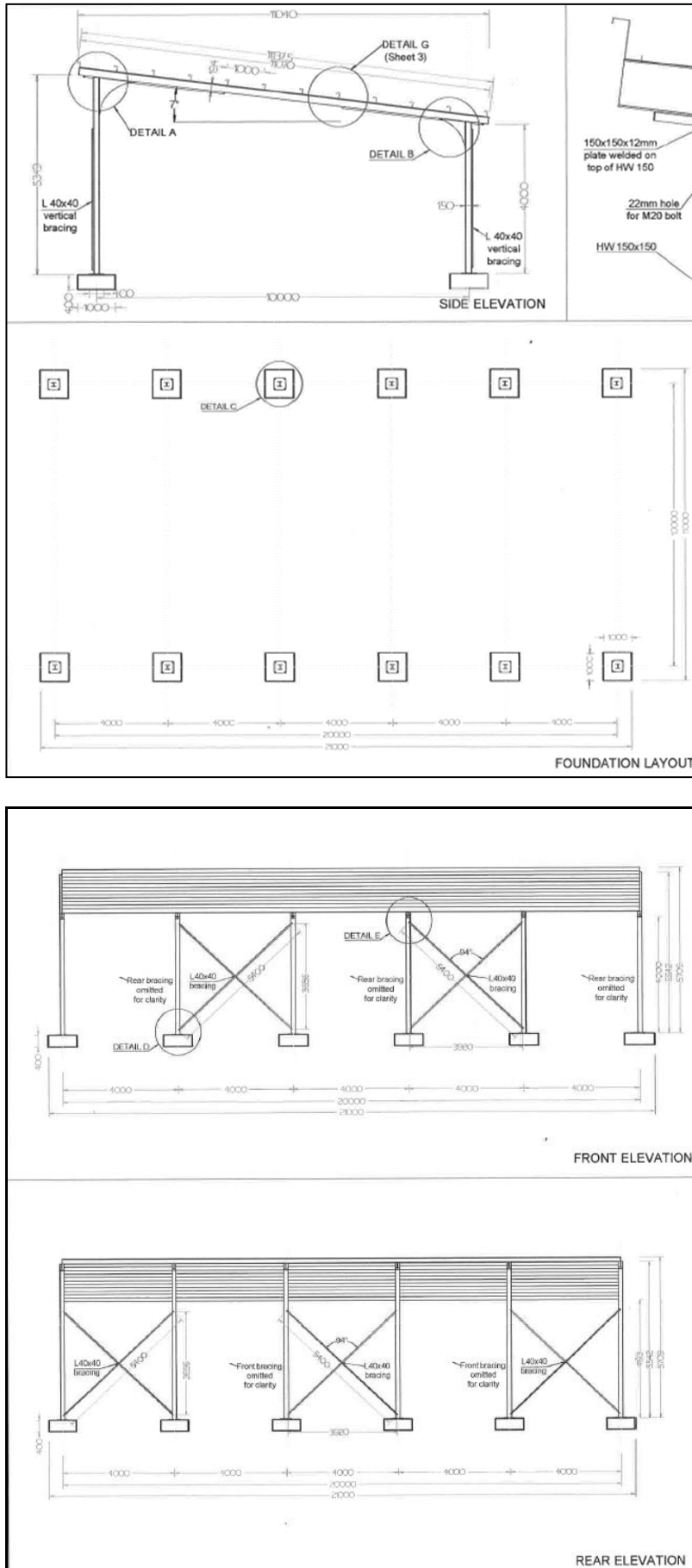


Diagram 3: Layout & Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

No representations were received from any members of the public or stakeholders

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:

- Green Heartland Zone Policies
- Agriculture & Forestry

OFFICER'S ASSESSMENT

In assessing the proposal, the Green Heartland Policy GH.3 reads ... *'permission will be granted for the extension of existing buildings and re-use, reconstruction and extension of existing derelict buildings provided the resultant total floor area is not more than 93m² or not more than 75% larger than the original floor area, which is greater, and normally not more than 223m² in any case ...'* The proposal will have a 100% increase in floor area, and therefore not comply with this particular policy, however policy GH.4 states that *'development permission will be granted in the Green Heartland for development (not including dwellings) relating to commercial agriculture and forestry, provided buildings for such purposes will be permitted only if they are below the 550m contour line...'* As the proposal is situated beneath the 550m contour line and the purpose for the development relates to commercial agriculture, the development is considered in compliance with this particular policy. Furthermore the development complies with policy AF.3, which supports agricultural buildings within the Green Heartland and that all such development shall be suitably serviced including measures to avoid pollution and to conserve water and energy. As this proposal also includes additional photovoltaic panels, this demonstrates the conservation of energy. Overall, the development will have an impact on the Green Heartland, however given that this site is established for commercial agriculture and the proposed development will be coherent with the existing development, the minor conflict with GH.3 is not considered to be an overarching factor to warrant the proposal being inconsistent with the Development Plan, as there are other policies that support this type of development, therefore this proposal can be supported on the basis that it complies with elements of the Green Heartland and Agriculture & Forestry policies.