

## Planning Officer's Report - LDCA DECEMBER 2023

<b>APPLICATION</b>	<b>2023/52 – Removal of Water Tank 2</b>
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	13 October 2023
<b>APPLICANT</b>	Connect St Helena Ltd, C/o Anthony Thomas
<b>PARCEL</b>	JT160046
<b>LOCALITY</b>	Nr General Hospital, Jamestown
<b>ZONE</b>	Intermediate Zone
<b>CONSERVATION AREA</b>	Jamestown Historic
<b>CURRENT USE</b>	Water tanks situated on site
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 13 October 2023</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	27 October 2023
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Response
5. Property Division	No Objection
6. Environmental Management	No Response
7. Public Health	No Objection
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

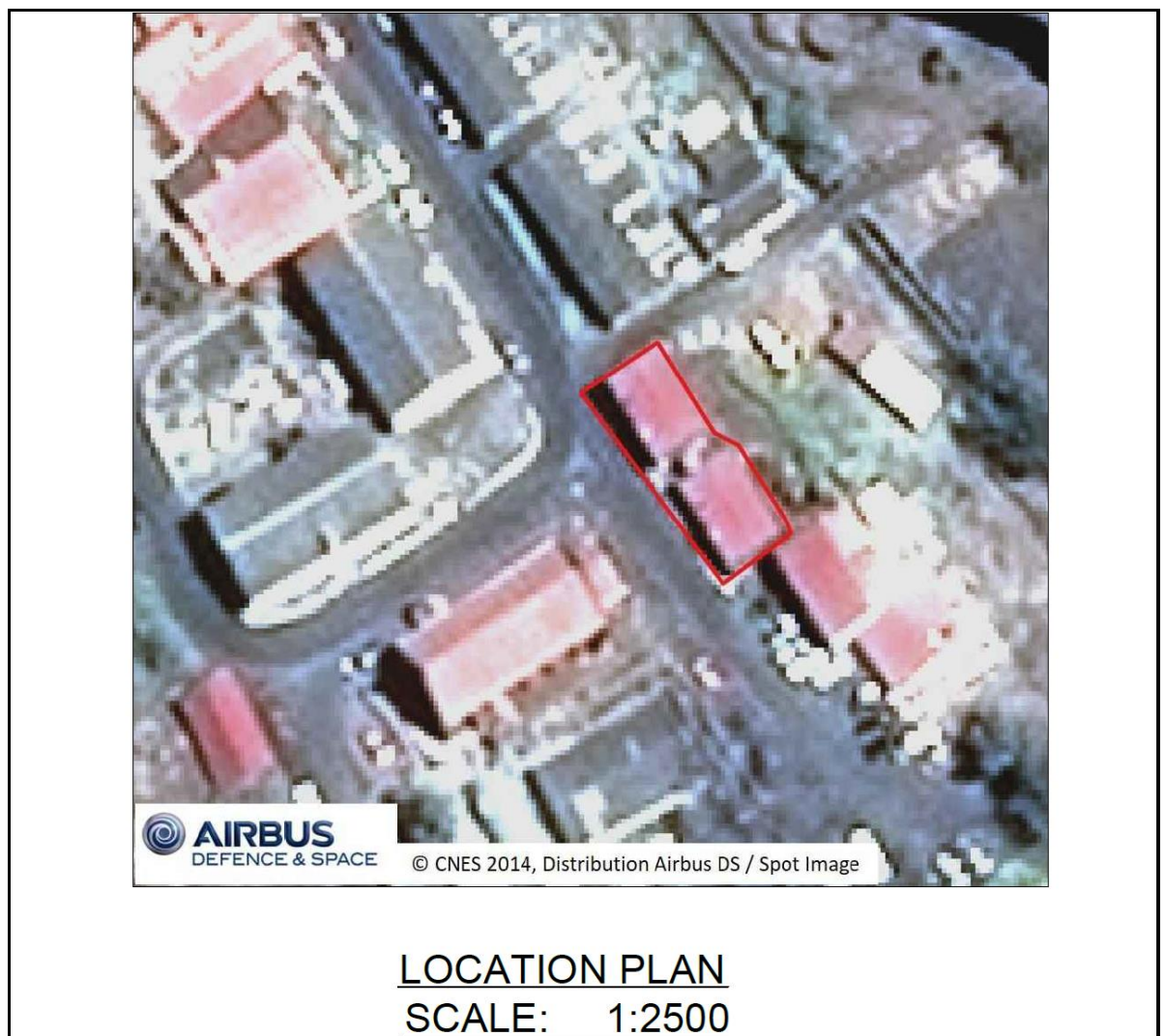
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response
15. Maritime Authority	Not Applicable

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

This plot is located North of the General Hospital, Upper Jamestown, where it is designated within the Intermediate Zone and Jamestown Historic conservation area.

**Diagram 1: Location Plan**



### PROPOSAL BACKGROUND

A development permission application (2020/94) was received in March of 2020 for the proposed removal of the old water tank located closest to Quarry Road in Upper Jamestown and to be replaced with a slightly smaller water tank, but of the same

design as the old tank. The outcome of this development permission application granted approval of the proposal.

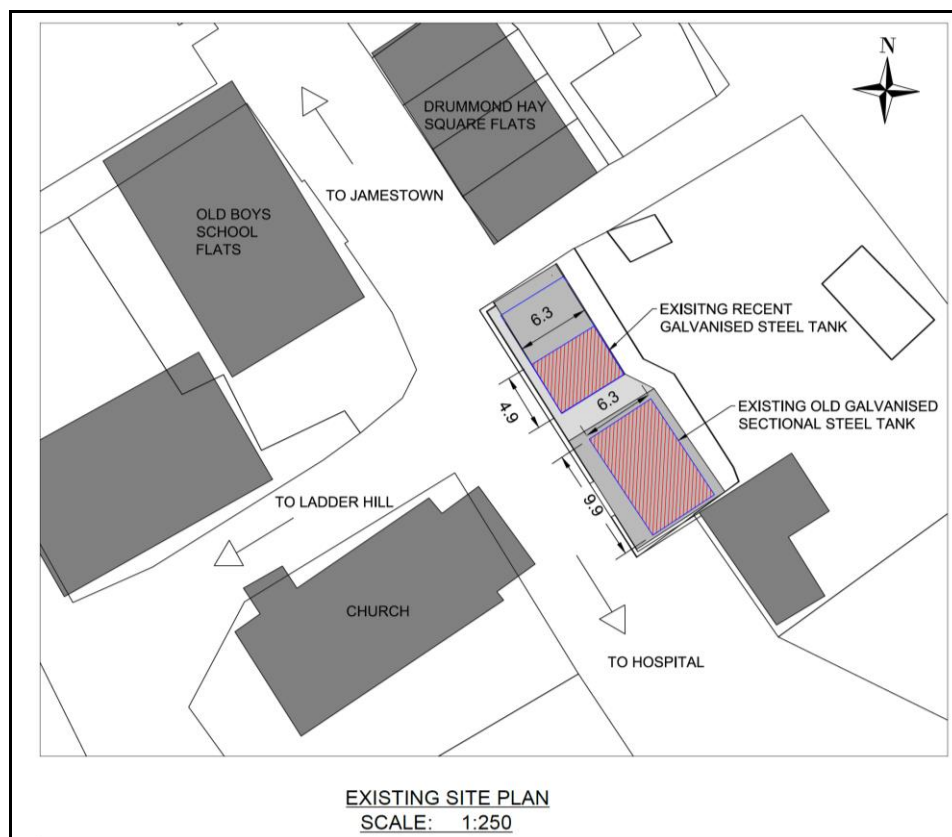
Consequently, the removal of the first, old and corroded water storage tank resulted in a new, replacement potable water tank that was commissioned earlier this year and is located at the same site. There are no provisions to erect any additional new storage tanks, as an assessment of the existing new water storage that currently supports the area of Jamestown, determined that it is not necessary at this time.

Removal of the second old, water storage tank was proposed and was given support by ex- Chief Planning Officer, Mr. Rob Thornhill, when approached by the applicant with the proposal, who agreed that it should be removed for health and safety concerns pertaining to advanced deterioration of the remaining tank.

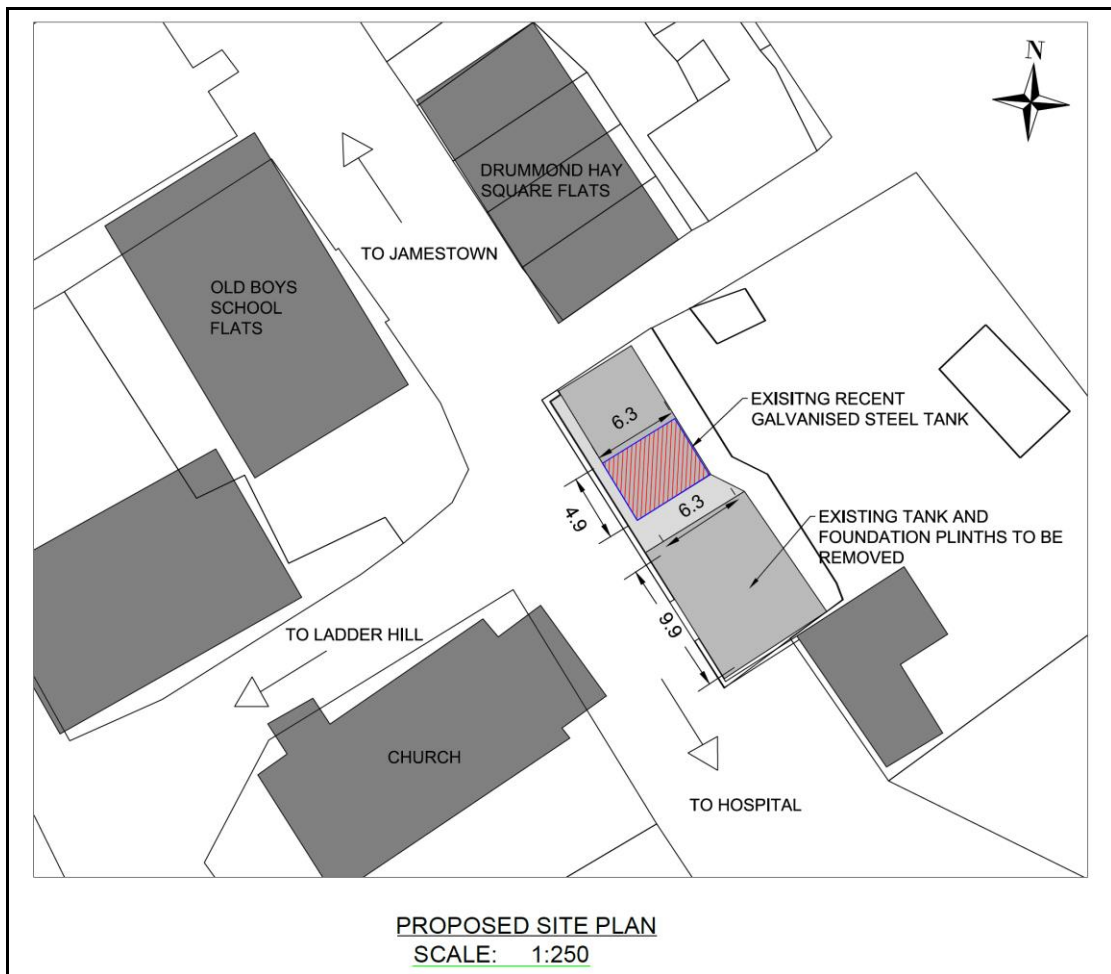
## THE PROPOSED

The developer proposes to dismantle, remove and dispose of the second, remaining deteriorated steel tank and all of the supporting structures, located at Upper Jamestown, near the General Hospital. The reason for removing this old water tank is to; ‘...mitigate any potential health and safety concerns in relation to the structural integrity of the tank...’ and to ‘...also free up the footprint that it occupies for alternative usage’. There are no plans to replace this water storage tank, as it has been determined that the new potable water storage tank that was implemented earlier this year, is sufficient support for the area of Jamestown.

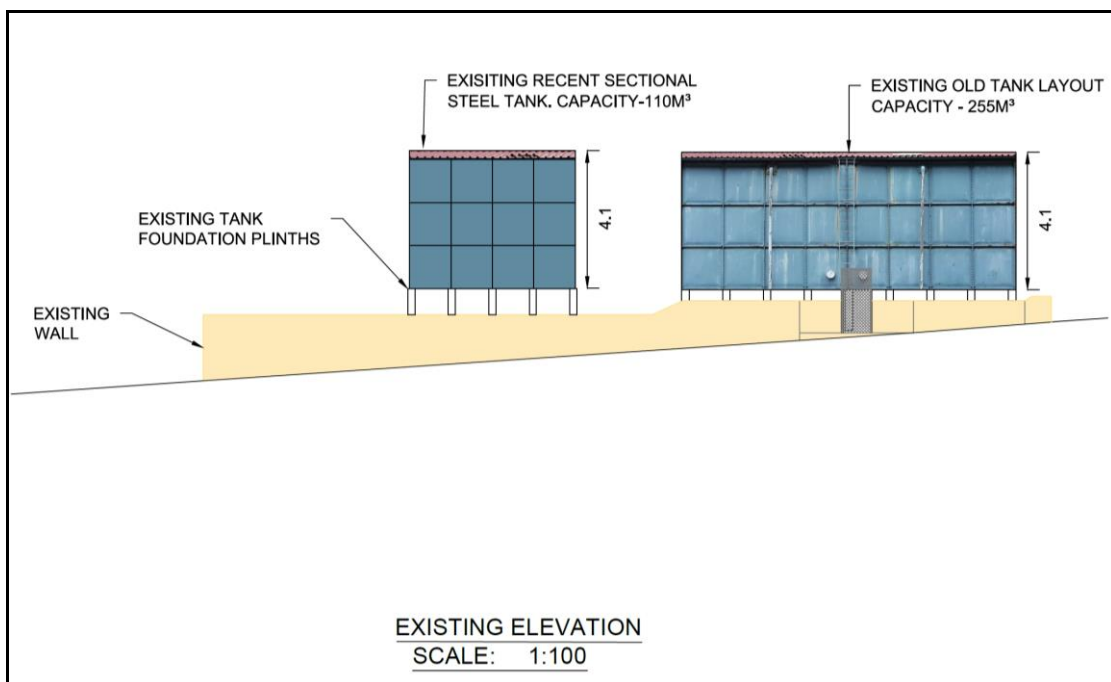
**Diagram 2a: Existing Site Plan**



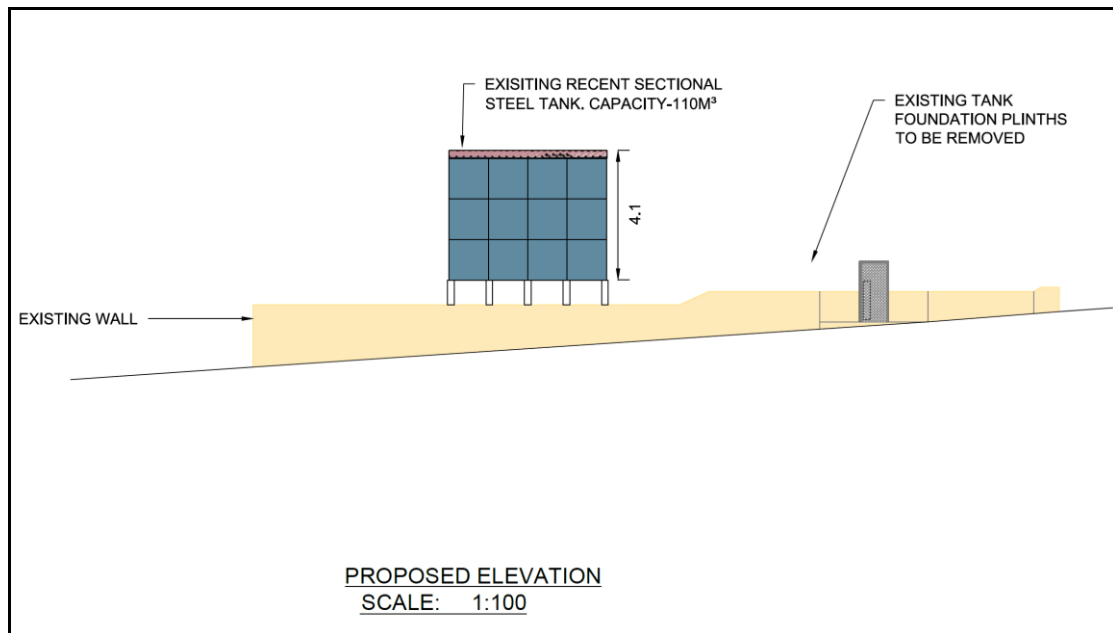
**Diagram 2b: Proposed Site Plan**



**Diagram 3a: Existing Elevation Plan**



**Diagram 3b: Proposed Elevation Plan**



## STAKEHOLDER FEEDBACK & REPRESENTATIONS

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

## 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 IZ1 (a, b)
- Built Heritage: Policy BH1 c)

## OFFICER'S ASSESSMENT

In assessing this proposal, the primary considerations are with regards to the health and safety and structural integrity concerns, due to advanced corrosion of the remaining water tank. Albeit the water tank is located in the conservation area of Jamestown, it is not categorised or listed as a conservation or heritage structure. Therefore, when considering the policies pertaining to conservation and built heritage, this old water storage tank can be permitted to be removed. As previously mentioned, the initial proposal, pre- formal submission stage, was also supported by the last ex- Chief Planning Officer, Rob Thornhill, due to the concerns as previously stated. In addition, due to the tank being in such a poor state, it does not positively contribute to the aesthetic within the street scene or the setting of the conversation area. The removal of the water tank will also mean creating opportunity for potential, alternative use of the vacant site. Furthermore, the more recently

installed potable water tank is considered to be sufficient water storage infrastructure for the demand of Jamestown.

Therefore, this development proposal can be supported on the basis that it complies with elements of the Intermediate Zone and Jamestown Historic Conservation Area policies.