

## Planning Officer's Report - LDCA JANUARY 2024

<b>APPLICATION</b>	<b>2023/56</b> – Proposed Crèche (Ex Radio Station)
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	8 November 2023
<b>APPLICANT</b>	Tania Constantine
<b>PARCEL</b>	SCOT0681
<b>LOCALITY</b>	Pounceys, St. Pauls
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Former Radio Station
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 9 November 2023</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	23 November 2023
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

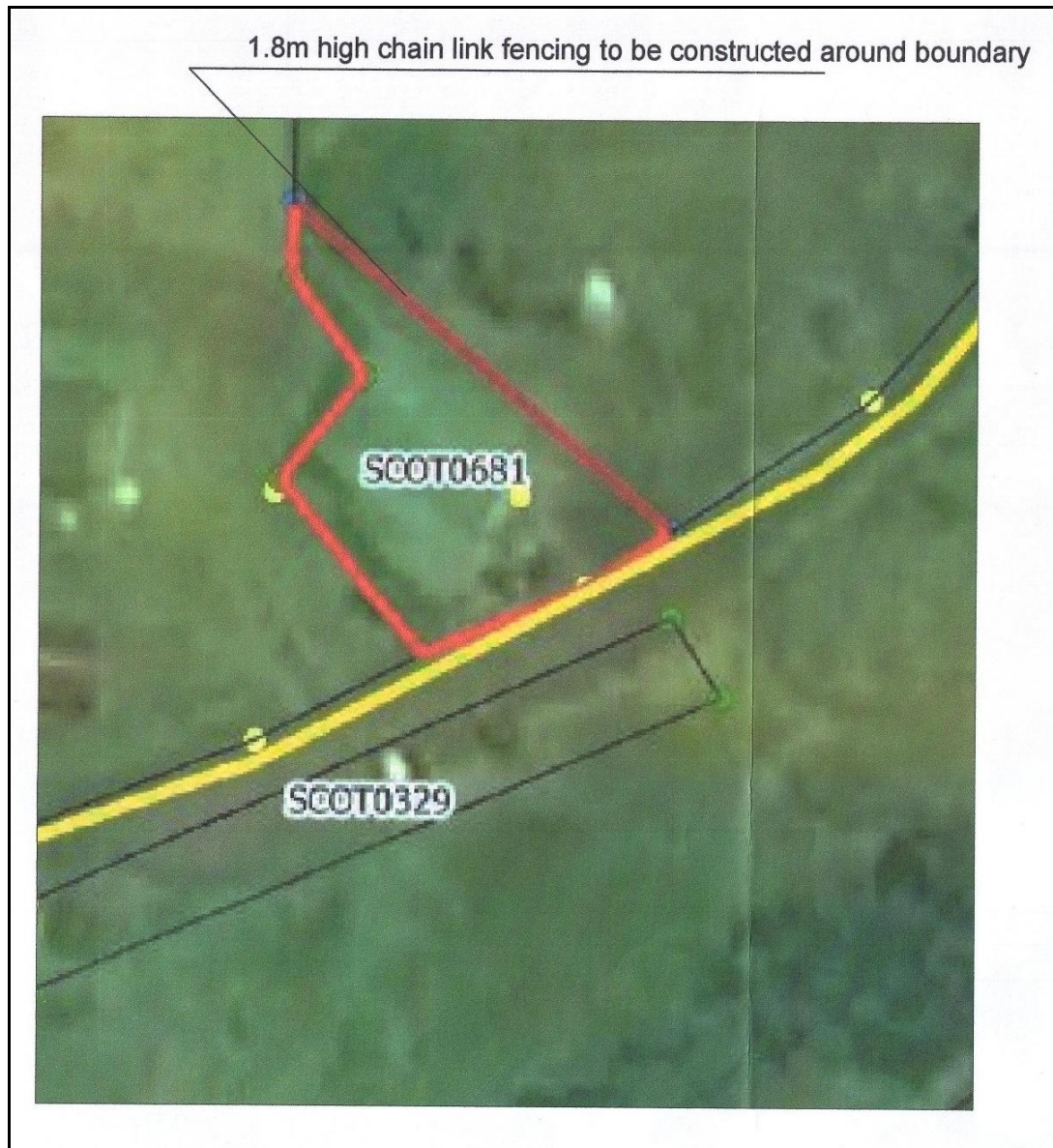
1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Objection – Comment
5. Property Division	No Objection – Comment
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted
11. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response
15. Maritime	Not Applicable

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

This plot is located within the residential area of Pounceys, St. Pauls, where it is designated within the Intermediate Zone and has no conservation area restrictions.

**Diagram 1: Location Plan**

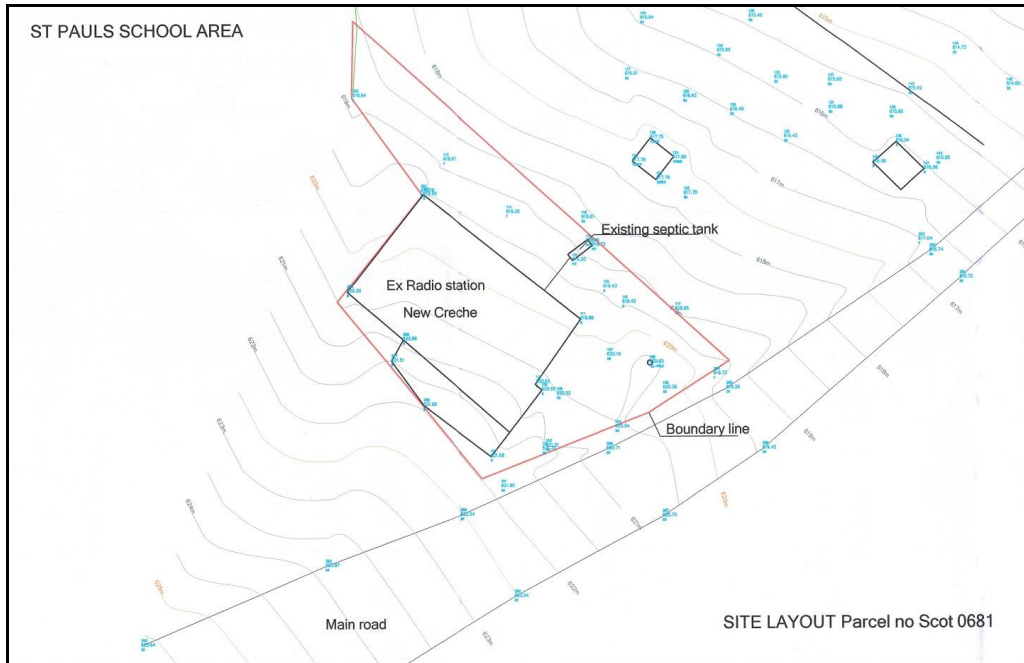


### PROPOSED DEVELOPMENT

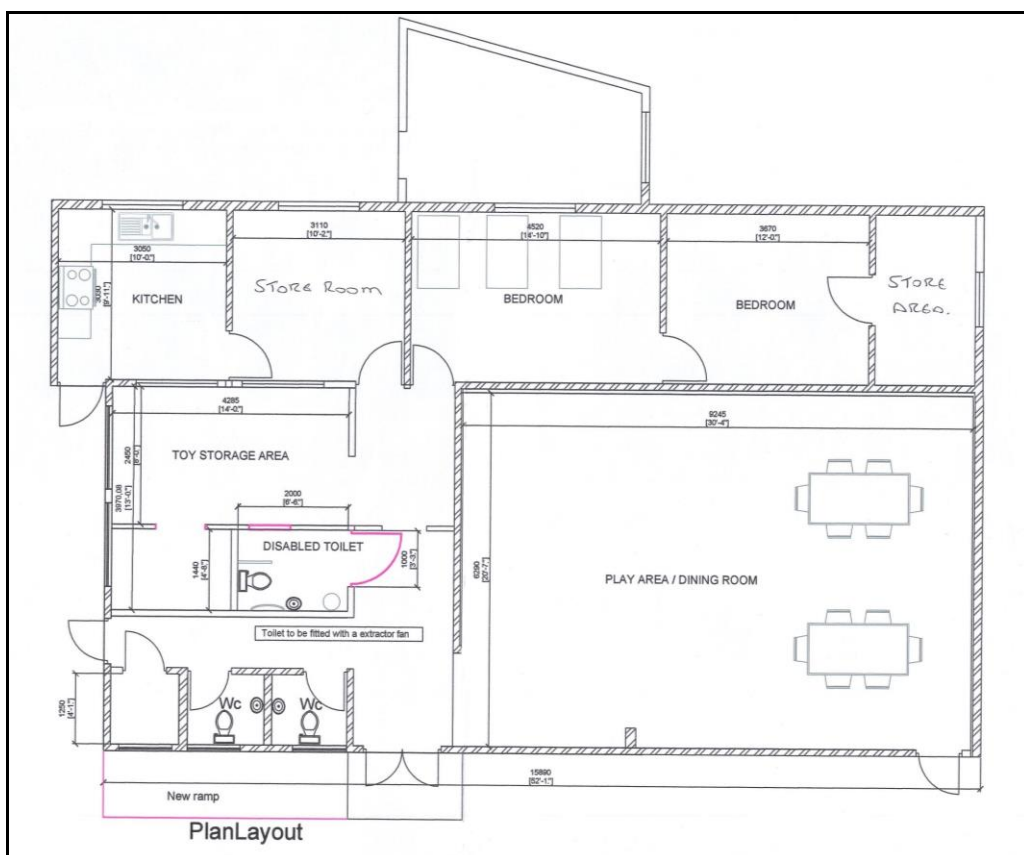
The developer proposes to make use of the existing building that was the old radio station, located at Pounceys, St. Pauls, for the purpose of a local crèche service. There are no structural modifications proposed to the existing building, however, there will be a new ramp installed to the main entrance for accessibility. There will also be an accessible toilet on the premises. The existing building layout will be

utilised, with a fire plan in place to comply with fire regulations within a commercial setting. It is proposed that the existing sewage tank will be utilised for the new occupation of the building. The proposal also includes the construction of a new, 1.8-metre, chain link fence round the entire perimeter of the property boundary line.

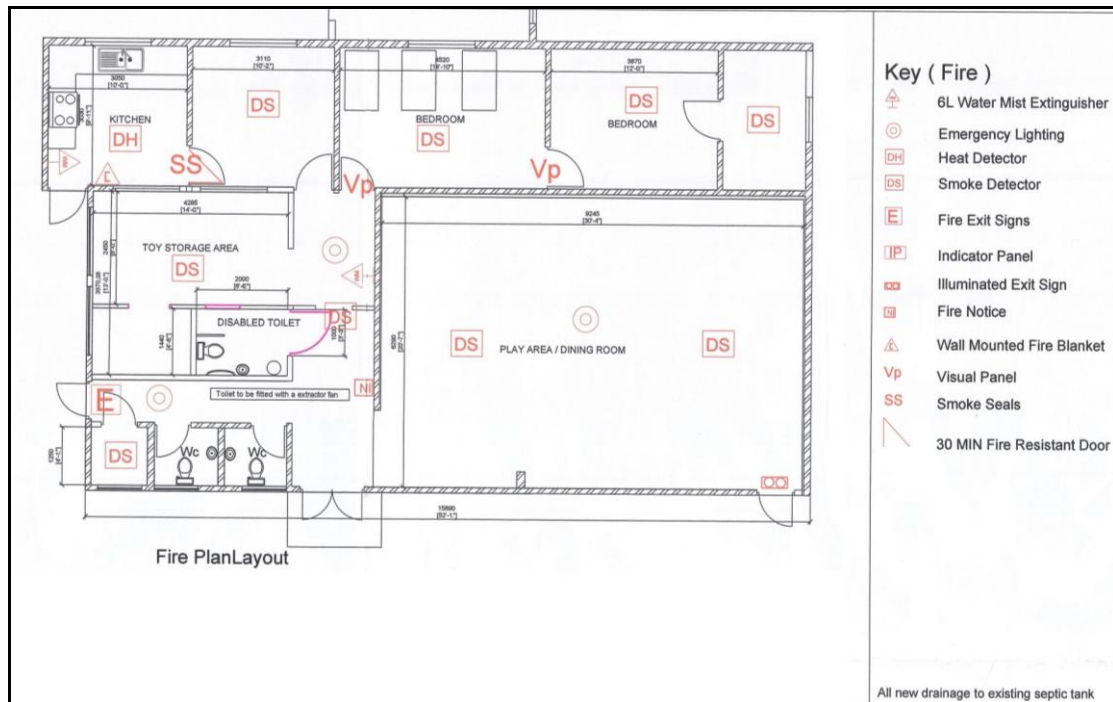
**Diagram 2: Proposed Site Plan**



**Diagram 3: Floor Plan Layout**



**Diagram 4: Fire Plan**



## STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or any members of the public. However, there were comments received from Roads Section and Property Division, as detailed directly below. These comments have also been included as an *Informative*.

### **Roads Section**

Applicant is to be fully responsible for any storm water flowing from the existing public road onto the property and should bear the cost of installing drains as appropriate. If appropriate, conditions should also require the applicant to be fully responsible for managing any storm water that falls on the development site. Storm water shall not be discharged onto the public highway/ or to be a nuisance to property owners below them.

### **Property Division**

It would be good to show the existing soakaway (and even have it demarcated on site so that people are aware) because if at any time the soakaway needs to be relocated due to being blocked, then the applicant will be responsible for all investigations and cost.

The area north/north east is crown and has the potential for development, if this is to be developed at any time, the developer will be responsible for the relocation (including all investigations and cost) of the soakaway.

## **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 (b and g)
- Water: Policy W2
- Sewage, Storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7
- Road and Transport Policies: RT1 (c and d), RT3 and RT7

## **OFFICER'S ASSESSMENT**

Considering this proposal has no structural changes, it is a case of change of use of the building, from a radio station to crèche service. A few small modifications are proposed to make the building compliant with various health and safety regulations, including; installation of an access ramp to the main entrance, compulsory fire safety equipment, accessible toilet and high-level fencing around the entire perimeter of the boundary. This development has minimal implications from a planning perspective and does not pose as an adverse effect on the amenity of the local area. To conclude; the proposal complies with the intermediate zone policies and therefore can be supported.