

## Planning Officer's Report - LDCA MARCH 2024

<b>APPLICATION</b>	<b>2024/04</b> – Proposed Access Road
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	25 <sup>th</sup> January 2024
<b>APPLICANT</b>	Councillor Rosemary Bargo
<b>PARCEL</b>	DW0169 & DW0182
<b>LOCALITY</b>	Near Winifred Thomas's residence, Adjacent to Haul Road
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 26<sup>th</sup> January 2024</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	9 <sup>th</sup> February 2024
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

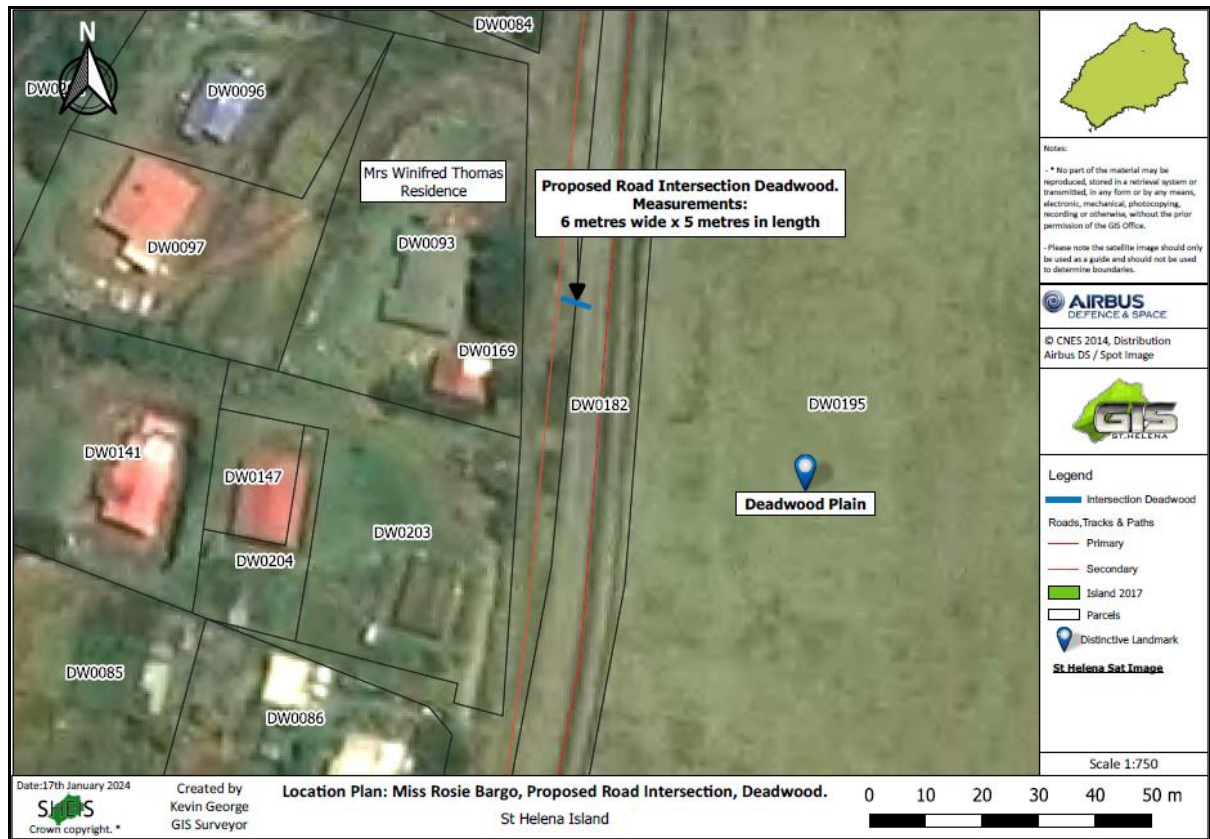
### A. CONSULTATION FEEDBACK

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 Response
6. Environmental Management	No Objection
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	No Response
11. Economic Development	No Objection
12. National Trust	No Objection
13. Sure SA Ltd	No Objection - Comments
14. Heritage Society	No Response
15. Maritime	Not Applicable

## PROPOSED DEVELOPMENT

The location of the proposed development is situated on the Haul Road near Winifred Thomas's residence, and is designated within the Intermediate Zone and has no conservation area restrictions. The proposal is to cut a 6 x 5m road to link the Haul Road and Deadwood Road, which will benefit residents within Deadwood access onto the Haul Road without needing to use the single track to the junction with Foxy's Garage.

**Diagram 1: Location Plan**



**Diagram 2: Photograph of Intersection to Excavate**



## **STAKEHOLDER FEEDBACK & REPRESENTATIONS**

There were no objections received from stakeholders, however, there was a comment made by the *Roads Section*, and *Sure South Atlantic Ltd*.

### ***Roads Section***

*'Just ensure you carry out a permit to dig as services are in this area.'*

### ***Sure South Atlantic Ltd***

*'Underground cables located below proposed access road. Checks have been conducted and cables should be at a suitable depth to not cause a problem for the proposed intersection. Please contact Sure South Atlantic Ltd. When proposing to excavate so that we can monitor.'*

## **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
- Roads & Transport

## **OFFICER'S ASSESSMENT**

In assessing this development, the proposal complies with the Intermediate Zone and Roads & Transport policies in that; it will provide safe vehicular egress onto the Haul Road with suitable visibility splays. Services has been highlighted within the area, therefore before excavation begins, a permit to dig will be needed to ensure these services are not adversely affected.