

Planning Officer's Report - LDCA DECEMBER 2024

APPLICATION	2024/53 – Proposed Storage Shed
PERMISSION SOUGHT	Full Permission
REGISTERED	10 October 2024
APPLICANT	ANRD, ENRP Portfolio
PARCEL	SCOT0138
LOCALITY	Scotland, St. Pauls
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Commercial
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 11 October 2024.▪ A site notice displayed in accordance with Regulations.
EXPIRY	25 October 2024
REPRESENTATIONS	None
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 Response
5. Property Division	No Response
6. Environmental Management	No Response
7. Environmental Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted
11. Economic Development	No Response
12. National Trust	No Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection
15. Maritime	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

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

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The developer, Agriculture & Natural Resources Department (ANRD), proposes to construct a storage shed, near to their offices in the locality of Scotland, St. Paul's. This area already contains multiple, fit-for-purpose structures, directly relating to and enabling the efficient operations of ANRD and that of other departments within the wider Environment, Natural Resources and Planning Portfolio (ENRP). The storage shed will serve the purpose of protecting and storing assets for the department safely and effectively with a lockable access gate. The total floor area will be 70 sq.m. It will be a metal-sheet cladded timber structure located off the beaten track, with almost no visibility to the general public. The roof will be IBR roof sheets.

Diagram 2: Site Plan

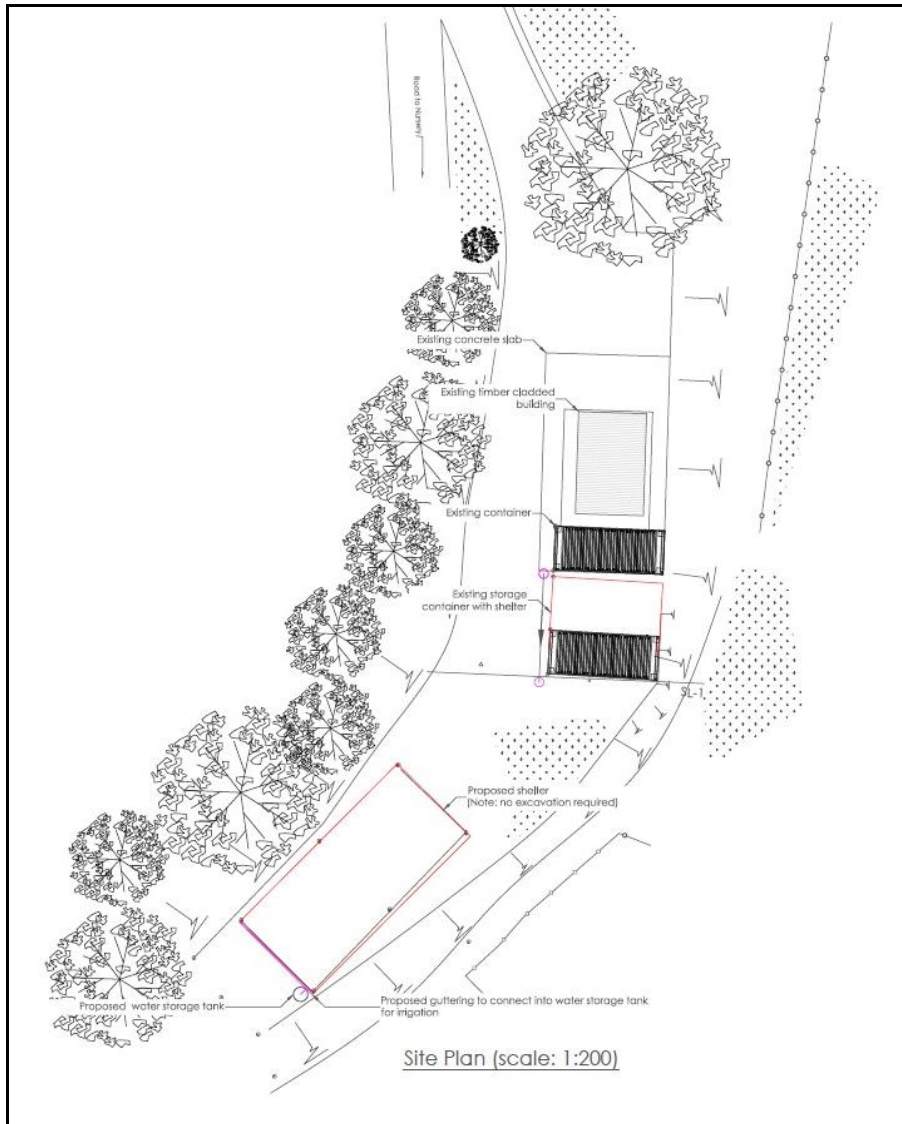


Diagram 3: Floor Plan Layout

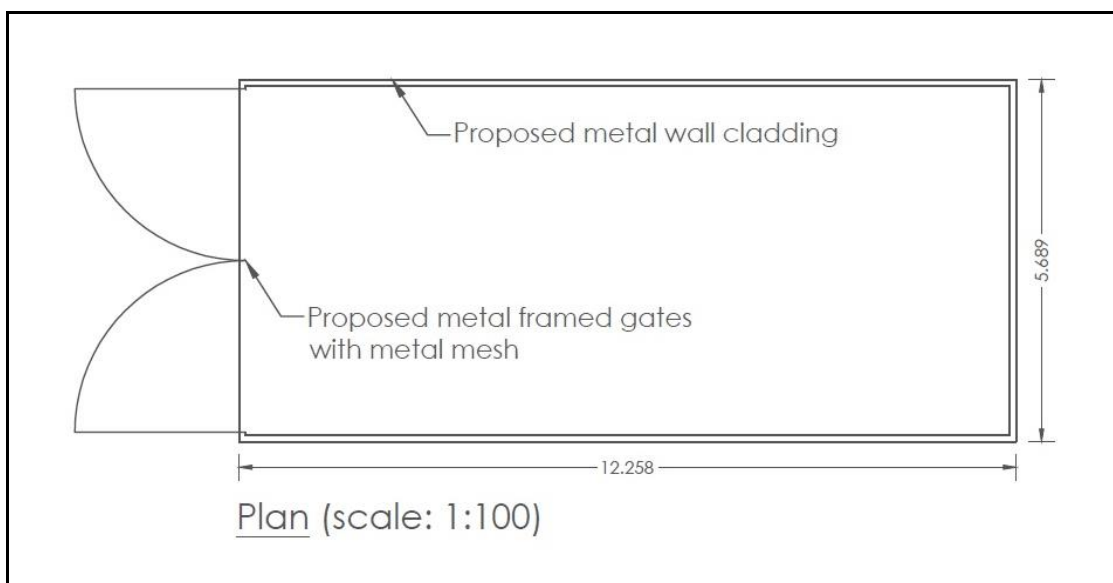
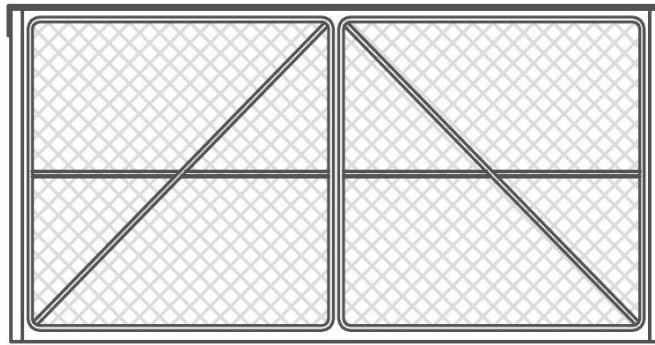


Diagram 4: Front & Rear Elevations



Front elevation
(scale: 1:100)

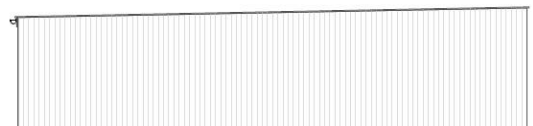


Rear elevation
(scale: 1:100)

Diagram 4: Side Elevations

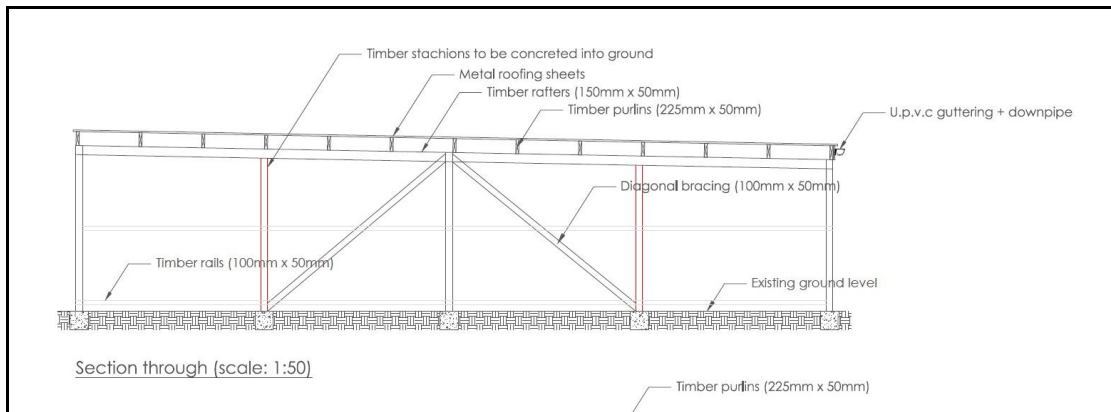


Side elevation
(scale: 1:100)



Side elevation
(scale: 1:100)

Diagram 5: Section Thro'



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or any 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
- Agriculture & Forestry: Policies AF1 (a) AF5

OFFICER'S ASSESSMENT

In assessing the proposed new storage shed; it will be a metal clad timber-framed structure located close to similar existing, purpose-built structures that will help to support the efficient operations of ANRD and the wider ENRP, at Sunnyside, Scotland.

The purpose for the storage shed is for protective and safe storing of ANRD materials and assets that are essential to day-to-day operations. Where the storage shed is proposed to be situated and given the scale of the building and surrounding existing landscaping, it would not impose on any other infrastructure or established buildings or constructions and is off the main travel/ walk routes, so not easily visible to the general public.

The proposal is a fit-for-purpose development that will have no adverse effect on the immediate environment or amenity of the area.

To conclude; the proposal complies with the intermediate zone and Agriculture/Forestry policies and therefore can be supported.

