

Planning Officer's [Addendum] Report – LDCA FEBRUARY 2025

APPLICATION	2024/48 – Proposed Construction of Water Storage Tank
PERMISSION SOUGHT	Full Permission
REGISTERED	24 th September 2024
APPLICANT	Connect St Helena Ltd
LOCALITY	Adjacent to Cason's Car Park, Blue Hill
ZONE	Green Heartland
CONSERVATION AREA	None
CURRENT USE	Pasture Land
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 26th September 2024▪ A site notice displayed in accordance with Regulations.
EXPIRY	10 th October 2024
REPRESENTATIONS	One Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. PLANNING BACKGROUND

The development application was discussed at LDCA meeting in December 2024, where the item was deferred to allow a site visit for members to assess the location and potential impact of the development. A site visit was carried out on 10th December 2024, where in attendance was LDCA members, officers and the applicant. It was determined that a revised scheme should be considered for the tank to be situated to utilise the natural berm on-site.

A revised proposal has been received replacing the original submission. The details of consideration are now as follow:

Diagram 1: Revised Site Layout

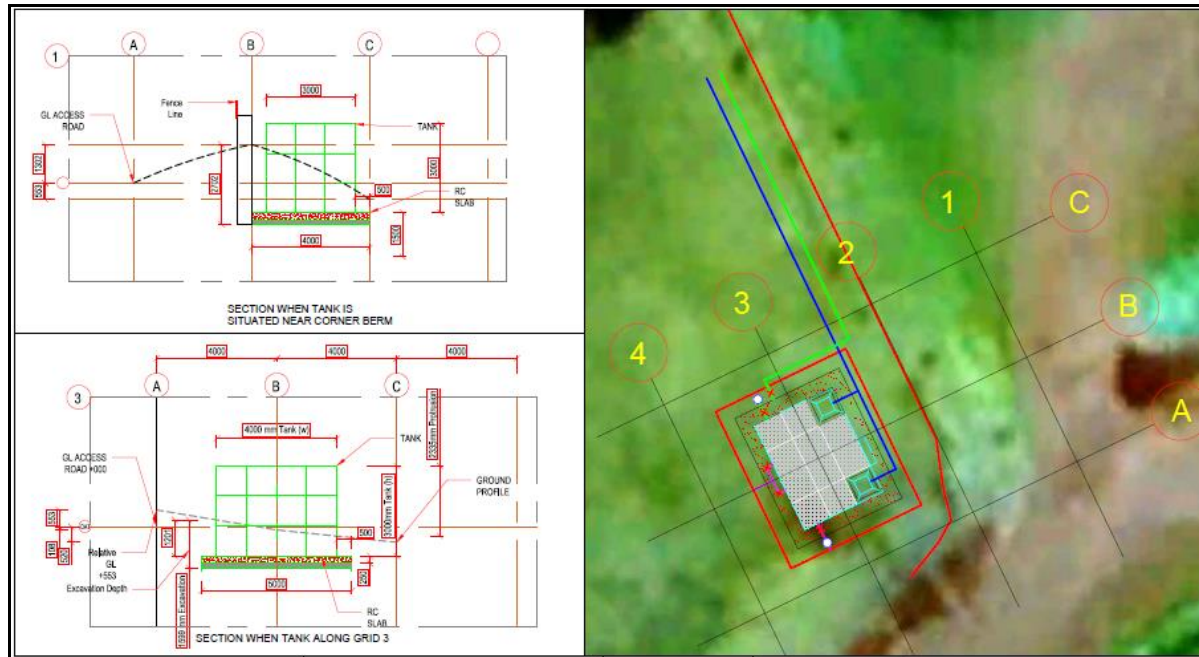


Diagram 2: Revised Visual Concept



LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land Development Control Plan (LDCP, 2012) that are applicable in the assessment of the proposed development are set out below:

- Green Heartland Policies GH1, GH.5 & GH.6
- Water Supplies Policies W1 a)
- Emergency and Public Services ES1

OFFICER'S ASSESSMENT

The tank will be situated against the natural berm (unlike the details previously seen by members). This has resulted in the tank having less visual impact from the eastern side, minimising the harm even further than the initial revised scheme. Given this development is a key piece of infrastructure and consideration has been made to reduce the harm along with conditions relating to the colouring of the tank to ensure there are no adverse impacts resulting of the development on the landscape, this proposal is considered acceptable.

A. RECOMMENDATION: The application is to be referred to Governor in Council in accordance with Section 23 (2) of the Land Planning and Development Control Ordinance, 2013 and 'Directions to the Chief Planning' dated 14th June 2022, That Development Permission be **GRANTED** subject to the following conditions:

- 1) This permission will lapse and cease to have effect on the day, 5 years from the date of this Decision Notice, unless the development has commenced by that date.

Reason: required by Section 31(2) of the Land Planning and Development Control Ordinance 2013.

- 2) The development shall be implemented in accordance with the details specified on the Application Form and Site Layout Plan & DWG No. DWG-CSH-RR-PROJ091-CON-11-24-002, stamped and approved by the Senior Planning Officer, on behalf of the Land Development Control Authority (LDCA), unless the prior written approval of the CPO (on behalf of the LDCA) is obtained for an amendment to the approved details under Section 29 of the Land Development Control Ordinance, 2013.

Reason: Standard condition to define the terms of the development and to ensure that the development is implemented in accordance with the approved details.

- 3) Dust monitoring on site shall be undertaken on a daily basis. In the event that dust is at any time generated that is likely to travel outside of the site and towards neighbouring properties the following mitigation measures shall be taken:

- The erection of dust screens
- The damping down of materials that have the tendency to be carried by the wind
- Reducing the speed of site operated machinery

- In the event of adverse dry and windy weather conditions, site operations should be temporarily restricted or suspended

Reason: To assist the control and limitation of environmental particulate pollution.

- 4) Prior to the development commencing, the design, materials and colour of the fencing and gate shall be submitted to and approved in writing by the Chief Planning Officer on behalf of the Land Development Control Authority; once approved, the gates and fencing shall be implemented in accordance with the approved details and retained.

Reason: to ensure the fencing and gate around the development site does not adversely affect the landscape within the Green Heartland Zone in accordance with LDGP Policy GH1.

- 5) Prior to the development commencing, the colour of the tank shall be submitted to and approved in writing by the Chief Planning Officer on behalf of the Land Development Control Authority; once approved, the tank shall be implemented in accordance with the approved details and retained.

Reason: to ensure the tank does not adversely impact the landscape within the GreenHeartland Zone in accordance with LDGP Policy GH1.