

Planning Officer's Report – LDCA SEPTEMBER 2025

APPLICATION	2025/35 – Proposed Covered Area, Decking & Container Bond Store
PERMISSION SOUGHT	Full Permission
REGISTERED	17 th June 2025
APPLICANT	Russell Harrison, St Helena Brewery Ltd
LOCALITY	Scott's Mill, Francis Plain
ZONE	Green Heartland
CONSERVATION AREA	None
CURRENT USE	Distillery
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 30th May 2025▪ A site notice displayed in accordance with Regulations.
EXPIRY	13 th June 2025
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

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

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is at Scott's Mill, Francis Plain. The plot is designated within the Green Heartland Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The proposal is to install a covered area with apex roofing above the existing hardstanding between the two buildings at Scott's Mill. This is to allow the applicant to take out liability insurance to use forklift and machinery in a controlled environment for storage and handling between the Brewery and the store, providing a cleaner and tidier environment. This will also allow the applicant to conduct tours of the Brewery in a dry environment between the buildings and to allow better control of visitor's access.

The remaining areas will be for storage of goods, rubbish, pallets etc. The proposed containers will be used for bonded storage. The existing floor area of the buildings are 345m² with the proposed covered area measuring 193m². The deck will measure 27.5m². In total the floor area extension will measure approximately 64% increase over

the existing floor area.

Diagram 2: Proposed Site Layout

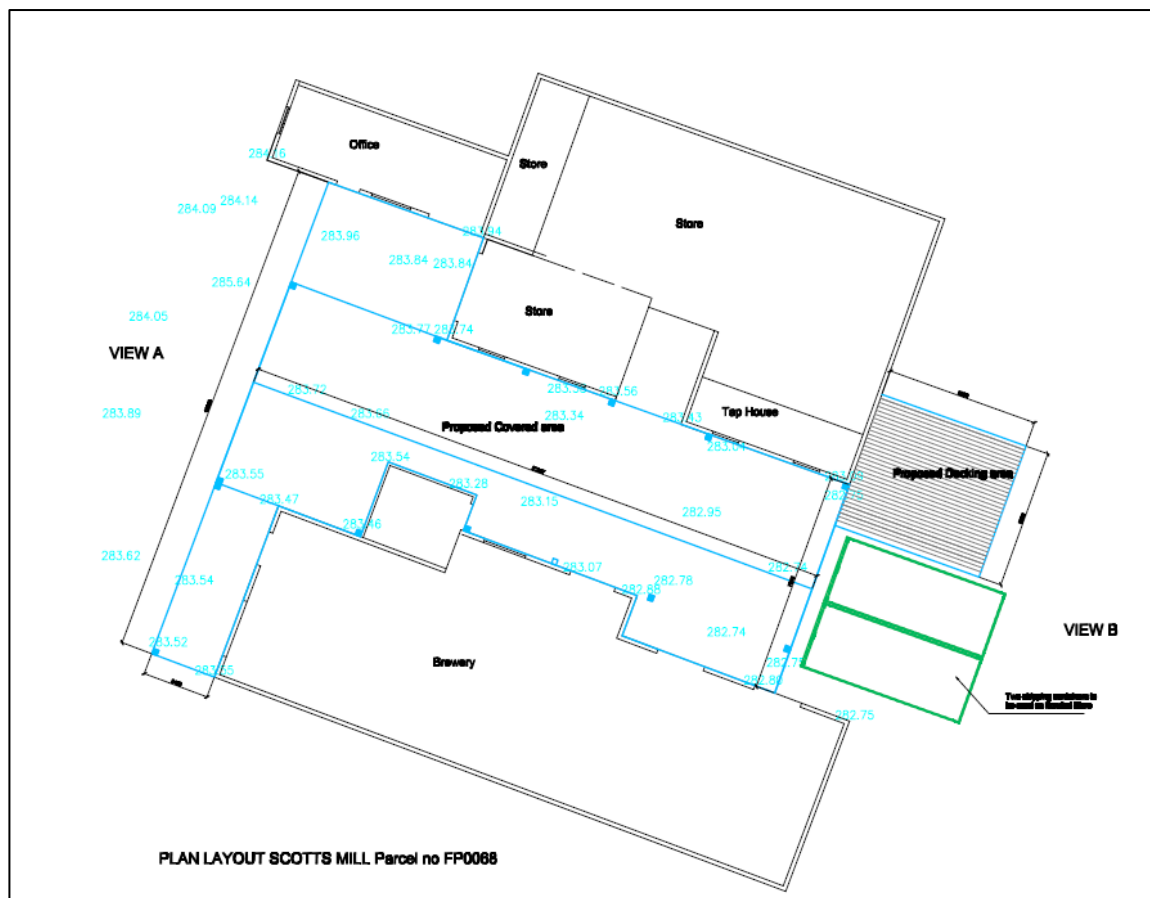
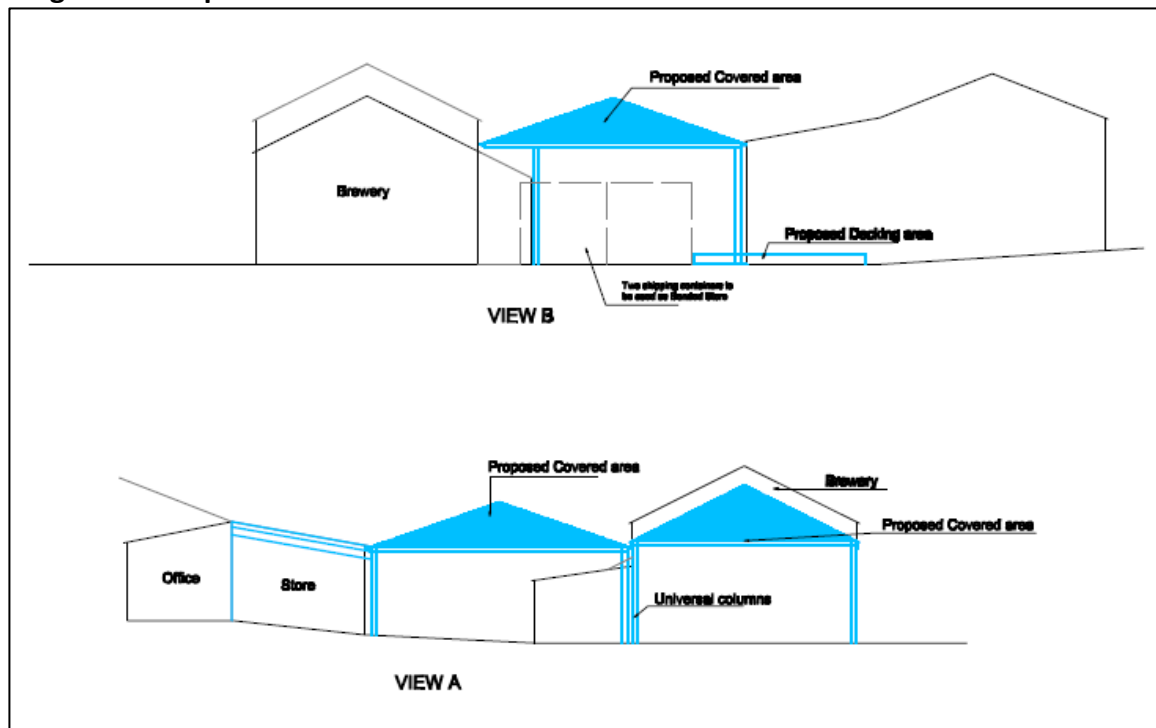


Diagram 3: Proposed Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no objections received from stakeholders during the consultation period, and no representations were received from any members of the public.

Fire & Rescue Services: No Objection – ‘The St Helena Fire & Rescue Service will need to have sight of a scale plan, for the installation of passive & active firefighting media, for this building.’

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:

- Green Heartland Policies: GH1, GH.3
- Employment Premises: EP1
- Energy Policy: E.4, E.8
- Sewage, storm and Drainage Policies: SD1, SD.6 & SD.7
- Container Policy

OFFICER'S ASSESSMENT

In assessing the proposal, the works to be carried out will improve the functionality of the building and its operations as a Brewery, providing dry storage and safer working environment. The design will make use of available space between both buildings with the construction of a large covered area that will share a resemblance to the existing pitched roof developments.

The size of the extension remains compliant with policy GH3, where there would be no increase over the 75% threshold.

The containers will be sited permanently, and it is proposed that a condition will be added to ensure they are coherent with existing development.

Overall, the development is in compliance with policy GH3 with regards to the size of the extension permissible, and the use and appearance is consistent with existing development.