

Planning Officer's Report – LDCA OCTOBER 2025

APPLICATION	2025/74 – Retention of the Realignment to the PCB Yard & Perimeter Fencing
PERMISSION SOUGHT	Full Permission
REGISTERED	12 th August 2025
APPLICANT	Programme Management Office, St Helena Government
LOCALITY	Rupert's Container Handling Facilities
ZONE	Coastal
CONSERVATION AREA	None
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 14th August 2025▪ A site notice displayed in accordance with Regulations.
EXPIRY	28 th August 2025
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
5. Property Division	No Objection - Comments
6. Environmental Management	No Objection
7. Public Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response
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	No Objection - Comments

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is at the PCB Yard within the Rupert's Container Handling Facilities. The plot is designated within the Coastal Zone and has no conservation area restrictions.

Diagram 1: Location Plan & Satellite Image



PROPOSED DEVELOPMENT

The request is to retain the PCB Yard “as so built” within the north eastern corner of the site, where the original approval as shown in diagram 2 indicates how the yard was originally intended to be excavated/constructed. There would have been a turn within the site towards the eastern boundary. However the site was excavated/constructed parallel with the existing pipeline for construction simplicity reasons directly through Crown wasteland, adding an extra 120m² of land approximately. This has resulted in additional yard space for containers and requires the subsequent re-parcelling of land. In planning terms the proposal involves a change of the use of the land from its previous land use and also for the works that have taken place in the 120 square meters which have not previously been approved and are now requested for rationalisation of the use/works.

Diagram 2: 2020/41 Approved Site Layout

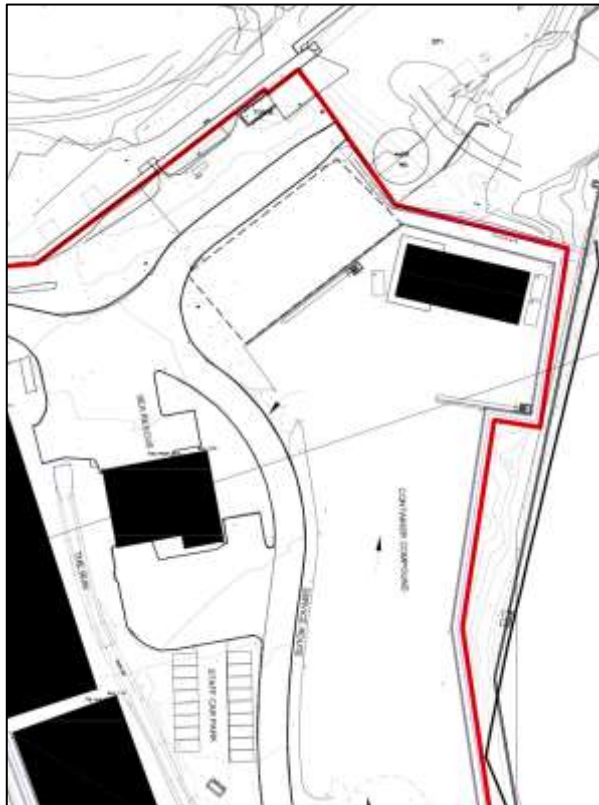
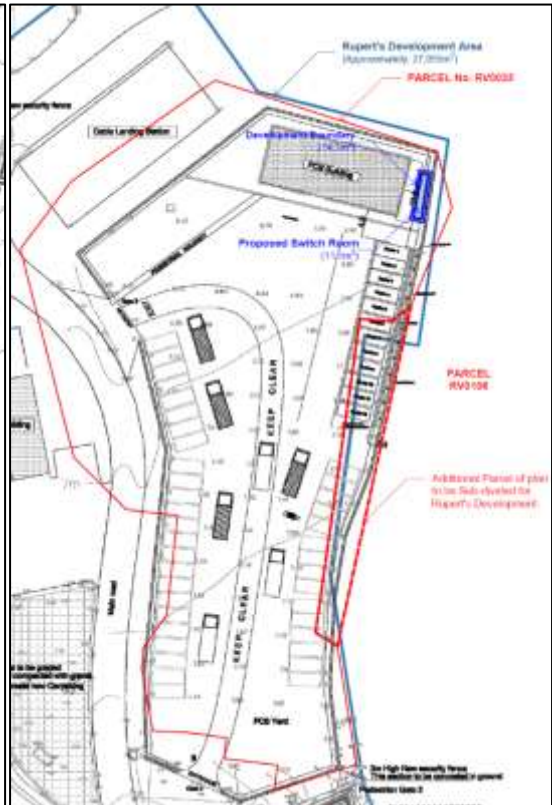


Diagram 3: 2025/74 – As Excavated



Fencing was previously approved under discharge of condition for the alignment of the fencing around this yard. However, this application shows security fencing along a new alignment. It is not required to provide both fences, only the outer fencing shown as part of this application, providing it is approved.

STAKEHOLDER FEEDBACK & REPRESENTATIONS

No representations were received from members of the public, only in the form of comments from stakeholders.

Property Division: No Objection – ‘Additional land has been discussed and will be finalised if Planning Permission is granted.’

Maritime Authority: No Objection – ‘Maritime Authority is in support of this application. This application is significant to the functioning of the new cargo handling facility and strongly recommended for approval.’

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:

- Coastal Zone Policies CZ1, CZ.4, CZ.5 & CZ.6
- Employment Premises: EP1 and EP.3

OFFICER'S ASSESSMENT

The retention of the PCB yard as excavated and fencing alignment change is a relatively minor additional area in comparison to the scale of the yard, and utilises what otherwise would have been Crown wasteland.

The use and works proposed provide an extension of the existing hardstanding for parking of containers within the PCB yard on an "as so built" basis. This has created more space to utilise the siting of reefers and allow a slightly wider access for the stacker and vehicular traffic. The new fence alignment will not impede on existing development nor will change in design to that already within the PCB Yard area, as such, it will be coherent with the existing use and existing fencing that has been installed.

Overall, the retention of the change of use of the land and works carried out can be supported in line with Policies for Employment Premises and in the Coastal Zone.