

Planning Officer's Report – LDCA FEBRUARY 2020

APPLICATION	2019/115 – Proposed Custody Suite
PERMISSION SOUGHT	Permission in Full
REGISTERED	19 th December 2019
APPLICANT	Police Directorate, St Helena Government
PARCEL	100040 Jamestown
SIZE	0.36 acres (1476m ²)
LAND OWNER	Crown Estates
LOCALITY	Coleman House, Jamestown
ZONE	Intermediate Zone
CONSERVATION AREA	Jamestown Conservation Area
CURRENT USE	Toilets, Shower Room & CSI Store
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 20th December 2019▪ A site notice displayed in accordance with Regulations.
EXPIRY	10 th January 2020
REPRESENTATIONS	None received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

- | | |
|--------------------|---|
| 1. Water Division | No Objection |
| 2. Sewage Division | No Objection – Approval given based upon information received from the Planning Officer confirming that the proposed Custody Suite will not increase the sewer load in Jamestown because they will not be put into operation until the existing custody cells cease to operate in the old prison, which is already on the Jamestown Sewer System. |

3. Energy Division	No Objection – Application required for re-test of the electrical installation as a result of any alteration/modifications to the original electrical installation.
4. Fire & Rescue	No Response
5. Roads Section	No Objection
6. Property Division	No Response
7. Environmental Management	No Response
8. Public Health	No Response
9. Agriculture & Natural Resources	No Response
10. St Helena Police Services	Applicant
11. Aerodrome Safe Guarding	Not Consulted
12. Enterprise St Helena (ESH)	No Objection
13. National Trust	No Objection
14. Heritage Society	No Response
15. Sure SA Ltd	No Objection

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

The application site is at Coleman House, Jamestown. The complex is currently used as the Police Station. The development is designated within the Intermediate Zone and Jamestown Conservation Area.

Diagram 1: Locality



PROPOSAL

Full development permission is requested to demolish the existing toilets, showers and crime scene investigation unit, and construct a custody suite.

The existing block to be demolished, which contains the toilets, showers and CSI unit, and will now be constructed within the open yard adjacent to the office blocks as a separate block. The footprint will measure approximately thirty nine square metres and constructed out of concrete block work and IBR roof sheeting. The roof will be of a hip design.

It is envisaged once demolition works are completed, ground works will be undertaken to create a platform at the same level as the existing office building. This will enable accessibility to all members of the public, relinquishing the need for ramps or lifts to be used on-site with exception to what already exists.

Proposed is a ninety six square metre building comprising a custody desk area, four holding cells, exercise yard, shower room, two store rooms, kitchen, interview room, consultation room and medical room with separate toilet, which will be constructed in its place. External materials consist of rendered block work and IBR roof sheeting for the roof. The roof will be of a hip design.

RATIONALE

The custody suite at present is situated within the complex of HMP Jamestown; as such it has been condemned as not fit for purpose, either for now or future use following advice from the FCO Prison Adviser and the Human Rights Commission. Current conditions and facilities at the Prison and Custody Suite are substandard. The number of arrested persons are rising. The Human Rights inquiry highlighted that there is only two custody cells within the Jamestown site, the police cells can each accommodate one prisoner, which causes problems if there are more than two arrested persons at one time. On occasions the women's section has had to be used to house male arrested persons.

The ultimate objective is to provide Saint Helena with a purpose built custody suite that is safe, secure and fit for use at Coleman House, that can deal with PACE prisoners and those interviewed under caution, as well as being somewhat future proofed against a potential rise in the criminal population.

St Helena Government intends to build a new prison in the Bottom Woods area of the Island, with a police custody suite as part of the prison project. The current building and environment does not lend itself to further development without considerable financial implications.

It has been highlighted that the site at Bottom Woods is not practical for the custody suite from a location standpoint, as it's a twenty five to thirty minute drive from the current police station, meaning additional staffing requirements and increased time travelling between two locations. It is proposed that a purpose built suite of four custody cells be created at Coleman House, as it greatly reduces the cost than the proposed design at the new prison site and combats the issues raised above.

STAKEHOLDER FEEDBACK

No objections was received, however responses was accompanied with comments from a number of stakeholders.

Excluding those mentioned in Section 'A'; one of the stakeholders being Sure SA Ltd, highlighted that there is *'50mm ducting containing fibre cable, which is feeding the building and is within close vicinity of the proposed Command Suite and CSI store building.'* Therefore they have requested that the developer contacts Sure technical staff when excavating in this area to confirm location of ducting.'

This is something that can be conditioned to ensure protection of existing infrastructure is undertaken.

Secondly comments was received from National Trust, which read as follows – *'In terms of conditions, as the site is located within the Jamestown HCA and ground disturbance is proposed (e.g. the footing of the building to be constructed in the current yard), we would request the following:*

1. *That the HER be checked for indication of any burials that may be disturbed by the development and, if necessary suitable specialist be consulted and appropriate steps taken to mitigate the disturbance of any human remains,*
2. *That all interventions that break ground be accompanied by an archaeological watching brief; and*
3. *Appropriate records be created and shared of any archaeology encountered.'*

With the history of the site and previous development applications, this is something that will be conditioned as such to ensure any artifacts and or human remains are not affected by the proposals.

Diagram 2: Existing Toilets, Showers and CSI Room (To be demolished)

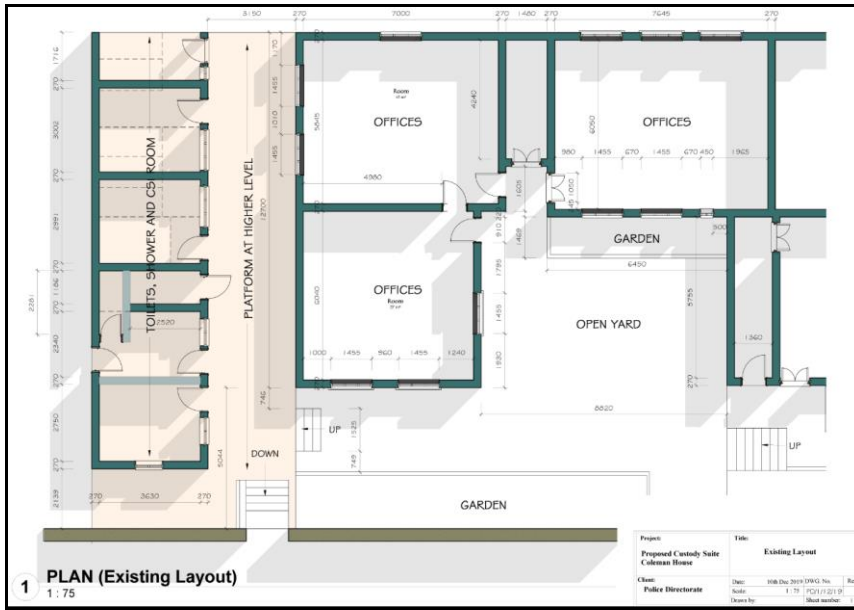


Diagram 3: Proposed Floor Layout



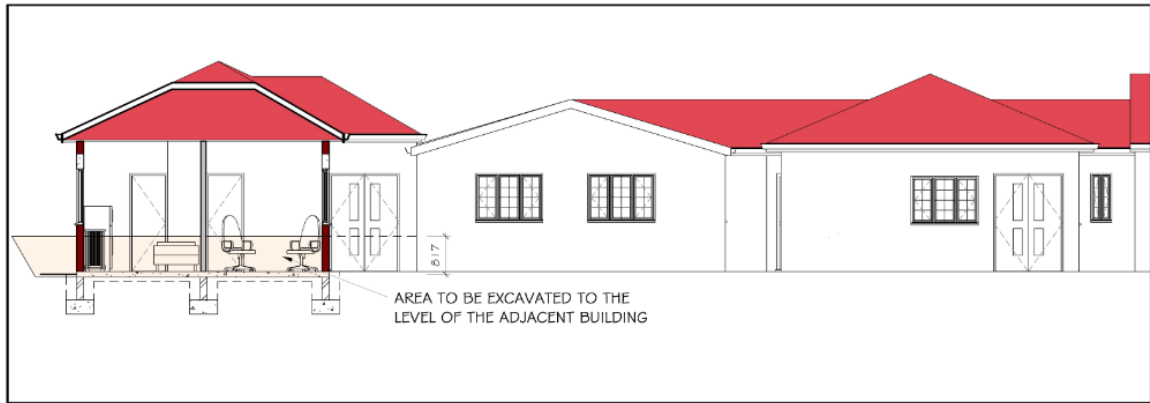
Diagram 4: Proposed Elevations



Diagram 5: 3D Renders



Diagram 6: Section Detail



LEGAL & 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

- IZ1 a) b) d) f) g)

Sewerage and Storm Drainage

- SD.4, SD.7

Built Heritage

- BH1 c), BH5.

OFFICERS ASSESSMENT

The building to be demolished has no historical significance or connection with the Burial Ground. The proposal in terms of siting, scale, details external materials and its appearance is in keeping with the surrounding buildings. The rationale behind the proposal explains numerous benefits this will bring, which will complement the existing function of the site.

Furthermore no detrimental impacts will arise as a result of this development, where the proposals will not be out of context with development consistent within this conservation area, and therefore can be supported.

C. PLANNING OFFICER'S RECOMMENDATION:

LEGAL FRAMEWORK

1) In accordance with Section 23(1) of the LPDC Ordinance, 2013, the Governor-in-Council DIRECTS the Chief Planning Officer to refer to the Governor-in-Council all Applications for Development Permission which proposes the development of buildings or sites, which are (or are proposed to be) used for (b) the custody of persons sentenced or ordered by the court to be imprisoned or otherwise detained, whether for a fixed period of indefinitely or otherwise for purposes connected with the administration of justice or emergency services (Section 7).

