

## Planning Officer's Report - LDCA December 2023

<b>APPLICATION</b>	<b>2023/50</b> – Formation of Access Road
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	28 September 2023
<b>APPLICANT</b>	Pennel Fowler
<b>PARCEL</b>	SBW0006 & SBW0003
<b>LOCALITY</b>	100m North of Entrance to Wrangham's, Sandy Bay West
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant Land (Privately Owned)
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 29 September 2023</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	13 October 2023
<b>REPRESENTATIONS</b>	One Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

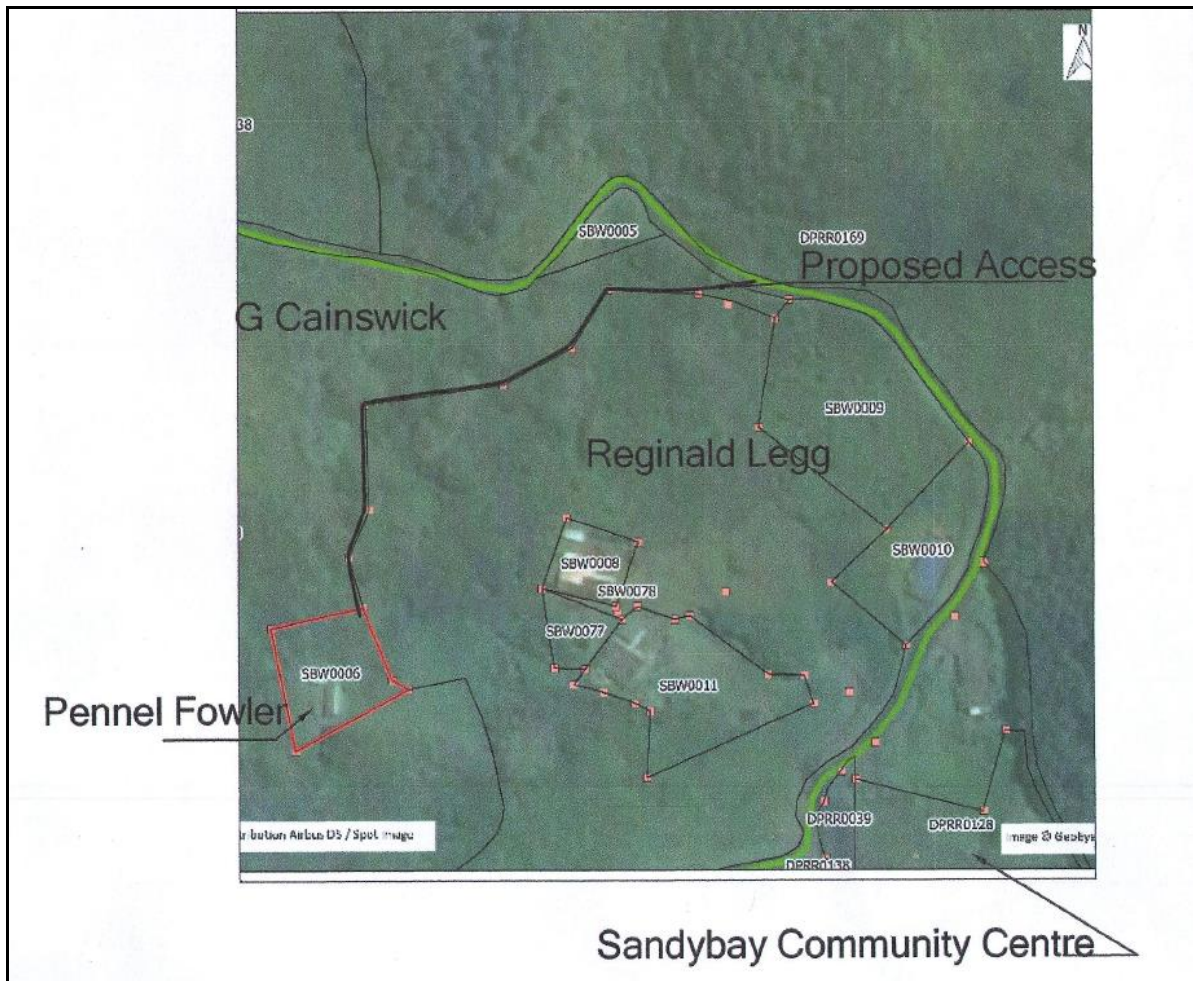
### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Objection – Comment
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	Not Consulted
10. Aerodrome Safe Guarding	No Objection
11. Economic Development	No Objection
12. National Trust	No Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response
15. Maritime	Not Applicable

## PROPOSED DEVELOPMENT

The site is in the Intermediate zone and no conservation area restrictions apply.

**Diagram 1: Location Plan – Proposed Formation of an Access Road**



## STAKEHOLDER FEEDBACK & REPRESENTATIONS

One Representation was received from a member of the public, Mr. Gregory Cairns-Wicks, as presented below. There were no objections received from stakeholders, however, there was a comment made by the *Roads Section*, also detailed below—

### **Representation – Mr. Gregory Cairns-Wicks**

*'I have no objection to his application for planning permission in principle, however being that the works will be across land presently owned by me, I ask that as a condition that no works be started unless written permission has been given by me in advance. Thanking you— Kind regards, Gregory Cairns-Wicks'*

## **Roads Section**

*'Applicant to make sure install a culvert/ pipe big enough to take water under this new road as there is a water course and a manhole outlet in this vicinity, please also let us know if you would like a road specification for private roads.'*

## **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
- Roads & Transport

## **PLANNING OFFICER'S APPRAISAL**

This development proposal is for the formation of an access road to the applicant's existing property; Beale's Cottage, located within Sandy Bay. It is proposed that the new access road will begin to veer off the main road approximately 100m North of the entrance to Wrangham's House and continue along the perimeter of Mr. Gregory Cairns-Wick's land heading westward, following the contours of the terrain, below the main road and in the canopy of trees for the first 138 metres or so. The road will then make a 90-degree turn southward to proceed down towards Beale's Cottage. The length of the entire access road will be 204 metres approximately. The material for the road surface will be hardcore crushed rubble. The proposal demonstrates the availability of safe vehicular access and would not be materially damaging to the amenity of the immediate area. No objections were received for this proposal.

## **OFFICER'S ASSESSMENT**

In assessing this development, the proposal complies with the Intermediate Zone and Roads & Transport policies in that; it will serve as an access road to an existing property, that is the principal home of the applicant. A site visit was conducted on 24 October 2023, with the Planning Officer, Ag Chief Planning Officer and Mr. Gregory Cairns-Wicks, whereby part of the path for the proposed new access road, that runs in parallel with and below the main road was walked. This proved to be a very useful exercise, as it confirmed that the proposal is a viable development project that will serve the family and/or future users for many years to come.

The client has sought consultation with; neighbouring property owner, Mr. Gregory Cairns-Wick, who is in agreement with the proposed development, the Highways Authority and

the Planning Office. As the proposal complies with relevant policies in the LDCP, it can therefore be supported.