

Planning Officer's Report – LDCA MARCH 2025

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| APPLICATION | 2025/03 – Installation of Two Wireless Bridge Antenna's |
| PERMISSION SOUGHT | Full Permission |
| REGISTERED | 27 January 2025 |
| APPLICANT | Waste Management Services |
| PARCEL | JT050024, JT050030 |
| LOCALITY | Post Office Building & GL House within Car Park |
| ZONE | Intermediate |
| CONSERVATION AREA | Jamestown Historic |
| CURRENT USE | Commercial |
| PUBLICITY | The application was advertised as follows: <ul style="list-style-type: none">▪ The Sentinel Newspaper on 30 January 2025.▪ A site notice displayed in accordance with Regulations. |
| EXPIRY | 13 February 2025 |
| REPRESENTATIONS | None |
| DECISION ROUTE | Delegated / LDCA / EXCO |

A. CONSULTATION FEEDBACK

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|------------------------------------|------------------------|
| 1. Sewage & Water Division | No Objection |
| 2. Energy Division | No Objection – Comment |
| 3. Fire & Rescue | No Objection |
| 4. Roads Section | No Objection |
| 5. Property Division | No Response |
| 6. Environmental Management | No Response |
| 7. Environmental Health | No Objection – Comment |
| 8. Agriculture & Natural Resources | No Response |
| 9. St Helena Police Services | No Objection |
| 10. Aerodrome Safe Guarding | No Objection |
| 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

This development site is at the Post Office Building and Government Landlord House within Car Park at the rear of Post Office in Jamestown, where the plot is designated within the Intermediate Zone and Jamestown Historic Conservation Area. The Post Office Building is Grade II Listed.

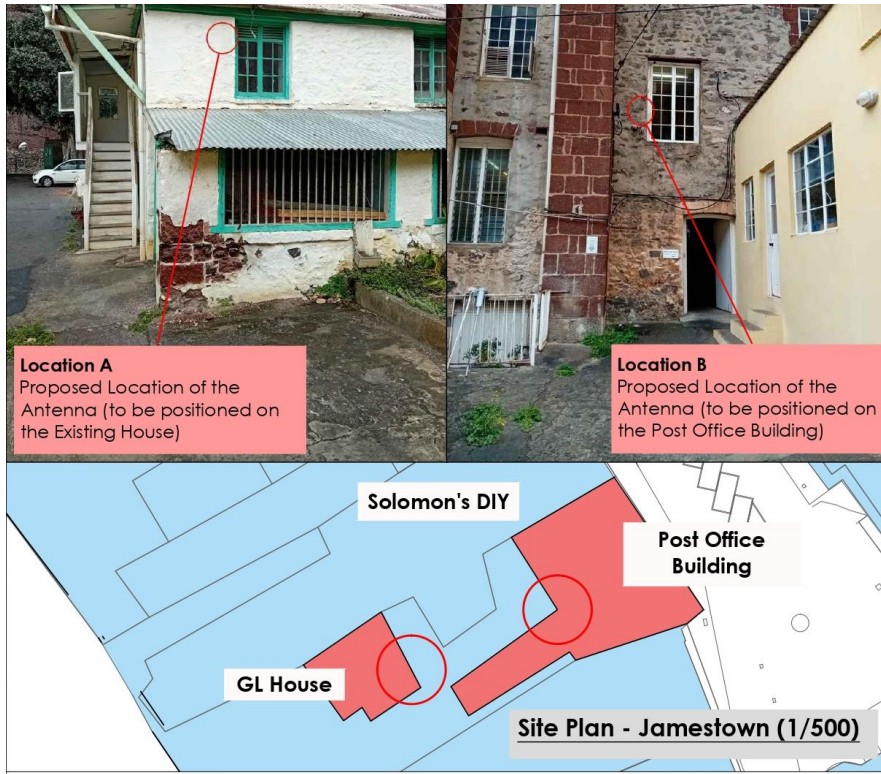
Diagram 1: Location Plan



PROPOSED DEVELOPMENT

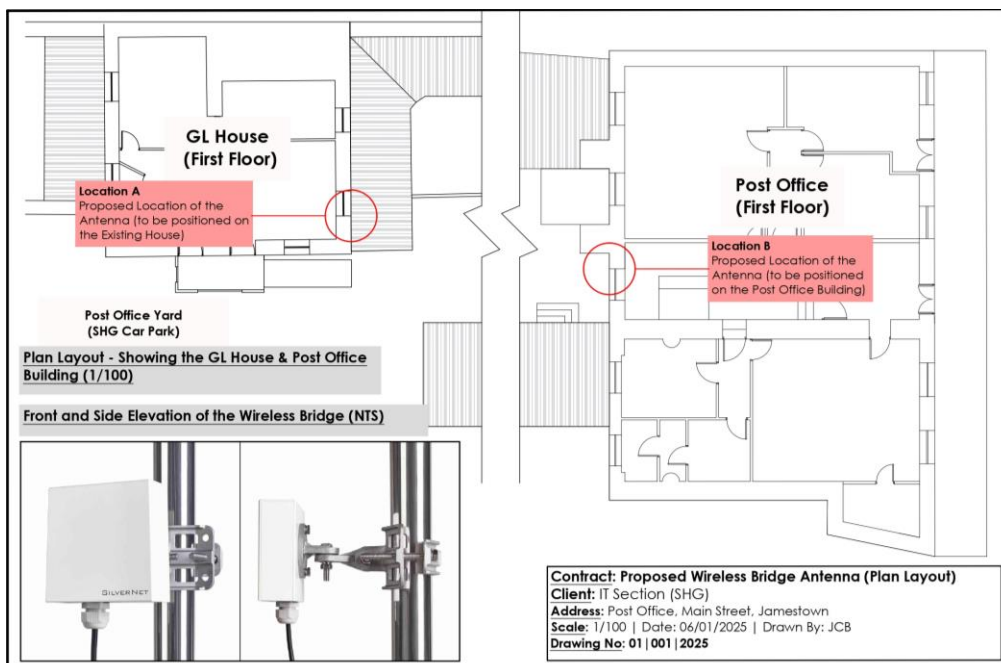
The Applicant proposes to install two wireless bridge antennae, positioned at two different locations; one on the external wall of the first floor of the Government Landlord House, where the Waste Management Services team's office is located, at the rear of the Post Office in the Car Park area and one affixed to the external wall at the rear of the Post Office Building itself.

Diagram 2: Site Plan



The dimensions of each antenna box are: 16.5cm x 12cm x 4.5cm. They will be affixed to the wall in each case with the wi-fi connection being provided through a drilled hole in the nearest casement window as depicted in the schematic shown in Diagram 3. The antennae that will be used is designed for outdoor placement. The reason for the installation of the two wireless bridge antennae, is to enable the Waste Management Services office to connect their computer to the Post Office network and therefore facilitate access to their system drives for efficient office operations.

Diagram 3: Floor Plan Layouts



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or any members of the public. However, there were comments made by various stakeholders as detailed below.

Environmental Health

Providing it meets any necessary conditions relating to listed conservation buildings.

Connect St. Helena Ltd

Contact us, if there is any need of disconnecting electricity or to provide electricity supply to the same.

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 Policy IZ1
- Built Heritage Policies BH1, BH2, BH3
- Telecommunications Policy TX1 a), b), d)

OFFICER'S ASSESSMENT

In assessing this proposal, the installation of the two antennae will address the need of the Applicant to obtain a wi-fi connection to the organisation network, via the existing connection at the Post Office Building and therefore providing the Waste Management Service team with the ability to perform their office operations efficiently.

Policy TX1 b) indicates that an EIA is needed for antennae, repeater stations and related equipment on sites that are proved by engineering analysis to be optimum for their purpose (where a presumption in favour of development permission would apply). However, only development which may have significant effects needs to be the subject of an EIA. Given the small scale of each installation and the minimal impact on the visual and structural integrity of the building, the proposed development would not have any significant adverse effect on the environment and therefore an EIA report is not required to be submitted with this development application.

Policy BH1 b) indicates that development which affects historic structures and their setting and does not encourage, support and include its conservation...will not be permitted and BH1c) states that *"permission will only be allowed in Historical Conservation Areas if it enhances and protects the character of the Area by reference to scale, proportion, details and external materials"*. The proposal would introduce a

modern (21st Century) development to the “fine Victorian building” (as described in the Crallan report of Listed Buildings, 1974), which was previously the Officer’s Mess but now The Post Office. It would not blend in or be of materials which would match the existing external materials but the antennas would be small, simple, white boxes attached to the exterior of the Listed Building. The only other impact is that the wire would need to be fed through the casement windows.

It is considered that both the box and wire are of very small scale, are located away from public viewpoints and meet the aims of providing wi-fi connections to workers on island. It is considered that the proposal would result in operational efficiencies in the form of strong connections with the wi-fi network which is a material consideration in relation to the Built Heritage considerations, in line with telecommunications policies. The proposed development would be easily removable and are attached to the walls facing into the yard area, such that they would not result in any significant harm to the fabric or character of the Listed Building or on the special character and appearance of the Jamestown Heritage Conservation Area due to their siting away from public viewpoints.

Policy TX1 d) requires that any telecommunications equipment will be removed if it is no longer required. A condition will be attached to require removal in these circumstances.

To conclude; this development proposal can be supported, as it would have no significant adverse effect on the Grade II Listed Building or on the special character and appearance of the Jamestown Historic Conservation Area or on general amenity or aesthetic of the immediate area. The proposal complies with the Intermediate Zone, Built Heritage and Telecommunication policies and therefore can be supported.