

**MINUTES OF THE LAND DEVELOPMENT CONTROL AUTHORITY MEETING HELD ON WEDNESDAY, 2
DECEMBER 2015, AT 9 AM AT THE EDUCATION LEARNING CENTRE, JAMESTOWN**

Present	Mrs Ethel Yon Mrs Cathy Hopkins Mr Paul Hickling Mr Gavin George	Deputy Chairperson Member Member Member
In Attendance	Mr Martin Hannah Mr Alfred Isaac Mrs Karen Isaac	Head Planning & Development Control Planning Officer Secretary
Apologies – off island	Mrs Joan Peters	Member

ACTION

1. ATTENDANCE AND WELCOME

The Deputy Chairperson welcomed all present and thanked members for attending. She also stated that hopefully a substantive Chairperson and member replacement will be appointed before the next LDCA meeting that is scheduled for 13 January 2016.

There was 1 member of the public present.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

CONFIRMATION OF MINUTES OF 4 NOVEMBER 2015

3. Minutes of the meeting held on 4 November 2015 were circulated, confirmed and signed.

4. MATTERS ARISING FROM MINUTES OF 4 NOVEMBER 2015.

Application No. 2015/48 – Proposed change of use and new build hotel development 1, 2 and 3 Main Street, Jamestown

As reported last month, a signed copy of the letter from Mark Caswell has been requested and is still awaited. Confirmation from the Henry family has been requested via ESH and is also being awaited. Landscaping and works management plan still to be submitted by ESH. The H P&DC elaborated a little on this. Whilst he was off island in July the Locum Planner issued an Addendum to the original report. Decision letter was issued with recommended conditions. One condition being that a mitigation plan be prepared and submitted and it was stressed that the actual mitigation plan should have been received before any action taken. It was noted that there were quite a number of conditions to be

addressed. Applicant responsible for discharge of conditions. There was no further communication with the applicant.

Application No. 2015/49 – Proposed change of use of dwelling house (class C3) to C1 and related operations – Bertrand’s Cottage

As reported last month, the H P&DC is checking over the information submitted by ESH. A watching brief will take place which will be assisted by Father Fred George also the French Council will assist. It was made known that car parking arrangements is being looked at in general. It was noted that since works have taken place, the historic furniture was unprotected. ESH is aware and are now taking steps to protect it.

Application No. 2015/51 – Proposed commercial camping site with sanitary facilities and management accommodation, Hooper’s Rock, Blue Hill – Andrew Hook and Loretta Coleman

The final planning agreement was approved by the Legal Services. A date to be arranged between them and the applicants for signing off, if they are happy with it.

Application No. 2015/99 - Proposed demolition of existing Nissen Hut and to site a containerised medical oxygen plant and the siting of a portakabin – the General Hospital – Health Directorate

Extract of the minutes from the Clerk of Councils received. Decision Notice has now been prepared and despatched.

PO’s Report

Application No. 2015/18 – Church Steeple – Submitted to Exco for final determination. The application will be heard on Tuesday, 1 December 2015, as advised by the Clerk of Councils.

Application no. 2015/112 – Submitted to Exco for final determination. The application will be presented on Tuesday, 15 December 2015, as advised by the Clerk of Councils

Strategic Issues affecting development

As reported last month, the CS to be made aware that the LDCA is finding it difficult to support development applications when services and road access are not in place and where there is no funding available to provide these services. The Authority was made aware that this issue has also been raised by the Director of ENRD and also the E&NR Committee. There should be stronger and better guidance for development applications, that is clear and easy for the applicants to understand. The Authority saw this approach as a way forward. The H P&DC to draft a letter to the CS and to send out to members to see if they are happy with it.

HP&DC

Scheme of delegation

Now in place. To be reviewed after 6 months. If the Authority are not happy with the decision they can always let the H P&DC know.

5. PLANNING OFFICER'S REPORT – DEVELOPMENT APPLICATIONS FOR DETERMINATION

The following development applications was considered and determined as stated below. Planning Officer to process accordingly.

Application No. 2015/89 – Proposed 8 x 1 Bedroom Flats – Nr Clinic Drive, Half Tree Hollow – Melvin Benjamin

This application is for the development of 2 blocks of flats (2 storeys high) consisting of a total of 8 single bedroom units. Site excavation approval was given in 2010 ref 2010/53/HTH. The site is located at the end of Clinic Drive, Half Tree Hollow. In terms of disabled access, this can be accessible from the upper floor flats. It was noted that the applicant applied for Class C3 approval and not tourism related. Because of the applicant having containers on site, it was recommended that he should store them in one corner. The Planning Office also to see evidence of the storage tanks that are going to be erected on the property. The Authority saw this application as a massive improvement. PO

Approved as PO's recommendations.

Application No. 2015/128 – Proposed construction of a Water Abstraction Chamber to replace existing sand bag arrangements – Oak Bank, St Paul's – Connect St Helena Ltd

The location for this development is within the stream bed along the valley below Osborne's spring intake. Materials to be used in the construction are cast in-situ concrete and concrete filled hollow block work. The Chamber is to be 2.950m long x 1.950m wide x 1.2m high. PO

Approved as PO's recommendations.

6. APPLICATIONS APPROVED BY THE PO UNDER DELEGATED POWERS –

Application No. 2015/122 – Proposed excavation works and retaining wall – Cleughs Plain – Christopher Henry

Application No. 2015/123 – Proposed Garage, Conservatory and Verandah extensions – Nr Bishopsholme – Adrian Sim

Application No. 2015/125 – Proposed renovations and Loft extensions – Bellstone Turning, Levelwood – Ron Knipe

Application No. 2015/127 – Proposed conversion and extension of existing Garage – Cow Path, Half Tree Hollow – Peter Bagley

Application No. 2015/129 – Proposed Bedroom and Bathroom extensions – Clay Gut – Peter Maggott

7. MINOR VARIATIONS DETERMINED APPROVED BY THE CHIEF PLANNING OFFICER/PLANNING OFFICER

Application No. 2015/91 – Minor Amendment – To redesign site cut – Levelwood – Patrick Thomas - **NOT APPROVED**

Application No. 2015/98 – Minor amendment to approval already given – Additional Tree Surgery Works – Jamestown – Crown Estates for SHG – **APPROVED**

Application No. 2015/124 – Minor Amendment – Change of Roof from concrete to gable – Knollcombes – Mark George - **APPROVED**

Application No. 2015/130 – Minor Amendment – Fill extension for Localiser – Bradleys – Air Access - **WITHDRAWN**

8. LIST OF NEW DEVELOPMENT APPLICATIONS RECEIVED

The list of new development applications had been distributed and was noted. The H P&DC took members through the list identifying what could be dealt with under delegated powers and what would have to come before the Authority.

9. STRATEGIC ISSUES AFFECTING DEVELOPMENT

The H P&DC will wrap up any strategic issues the Authority might have, in the end of year report. Members to have sight of when completed before sending to the Governor in March 2016.

HP&DC

10. ANY OTHER BUSINESS

The Deputy Chairperson asked what is the situation regarding the Rupert's Development Plan. The H P&DC advised that the plan is potentially controversial but felt that a land use strategy plan needs to be adopted to prepare the island for new cargo handling arrangements. However, the position with construction under the airport project is unclear, the fuel structure is still under design and changes are envisaged that would impact upon the proposed container lay down area. Although the plan was passed by ENRC and Council for further public consultation in July a further presentation was given by Assistant Chief Financial Secretary and Air Access Office to Council and apparently Council decided against further progress with the Development Plan until Basil Read completes the project, as adoption of the plan would be premature. This is not the view of the Chief Planning Officer but the Plan can only advance with the consent of Council. It was stressed that the whole of the island is being affected by the Development plan. At the moment it is resting with the castle. The Authority agreed that the H P&DC write a letter to Council asking for a status report. The H P&DC to circulate draft to members.

H P&DC

11. CLOSED ITEMS

There was nothing to report under closed items.

The Deputy Chairperson thanked Members for their attendance and their contributions throughout the year and wished them a happy Christmas and good wishes for 2016. The meeting closed at 10.15 hrs.

Deputy Chairperson

Date

NEXT MEETING TO BE ON WEDNESDAY 13 JANUARY 2016 AT 9 AM – VENUE TO BE CONFIRMED.

