

**MINUTES OF THE LAND DEVELOPMENT CONTROL AUTHORITY MEETING HELD ON WEDNESDAY, 16  
SEPTEMBER 2015, AT 9 AM AT THE COUNCIL CHAMBERS, JAMESTOWN**

<b>Present</b>	Mr Rodney Buckley	Chairman
	Mrs Ethel Yon	Member
	Mrs Cathy Hopkins	Member
	Mrs Joan Peters	Member
	Mr Paul Hickling	Member
<b>In Attendance</b>	Mr Martin Hannah	Head Planning & Development Control
	Mr Alfred Isaac	Planning Officer
	Mrs Karen Isaac	Secretary
<b>Resignation Off Island</b>	Miss Rosemary Bargo	Member
	Mr Gavin George	Member

**ACTION**

**1. ATTENDANCE AND WELCOME**

The Chairman welcomed all present and thanked members for attending.

There were 5 members present, 1 of which was in respect of application no. 2015/57.

**2. DECLARATIONS OF INTEREST**

Member, Mrs Ethel Yon informed the Chairman that she is a member of the Guide Association but it was noted that that particular application had already been dealt with under delegated powers. Application no. 2015/78 as listed under agenda item no. 6 refers. Member, Mr Paul Hickling also informed the Chairman that he is a member of the board of ESH.

**3. CONFIRMATION OF MINUTES OF 19 AUGUST 2015**

Minutes of the meeting held on 19 August 2015 were circulated, confirmed and signed.

**4. MATTERS ARISING FROM MINUTES OF 19 AUGUST 2015.**

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

Written confirmation, accepting the revision still to be obtained from the second neighbour. It was noted that works will commence against the conditions placed. Landscaping and works management plan is still being awaited from ESH.

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

It was noted that conditions 5, 8, 10, 11 and 12 of the decision notice in respect of the above application still needs to be presented to the Authority for their approval. This is still being awaited. Works will commence against conditions placed.

**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 report was compiled by the LPO for discussion and heard by Exco on Tuesday, 8 September 2015. Letter sent to the applicants informing them that Members of Exco agreed to the grant of development permission, in outline subject to recommended conditions and including a planning agreement, (regulating phasing and also use of the dwelling house approved by permission).

The H P&DC advised the applicants that it would be his intention to liaise with the AG’s Office and Crown Estates Office to agree upon the form of wording acceptable to all parties, that will achieve the desired planning objective as authorised by Council and anticipated that the Crown Estates will liaise with the applicants shortly.

It is hoped that this matter can be expedited to allow a decision letter to be issued. The applicants were advised to contact the H P&DC if further clarification was needed.

**Application No: 2015/59 – Proposed fixing of CCTV Cameras located at various areas at the Wharf, Jamestown – Steve Kirk for SHG**

The Authority was informed that a letter of revocation had been sent. A new application has been received and will be presented to the Authority for their recommendation and then to Exco for determination.

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

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

**Application No: 2015/57 – Proposed siting of signage, Thorpe’s Wholesale Store, Jamestown – W A Thorpe & Sons**

The sample of the signage was exhibited before members and also some photographs. It was noted that no response had been received from the Heritage and the National Trust. It was highlighted that in placing signs in the town area of Jamestown, the streets will get altered. However, encouragement to have the sign put up and taken down at close of business was mentioned. It was stressed that the sign had already been obtained before first seeking advice but it was mentioned that perhaps the applicant did not know. It was noted that the design was nicely designed and conceived. It is the responsibility of the H P&DC to police all signs. It was mentioned that a sign was put up at the Wharf, to which the Authority approved and the LDCP was in existence. However, this sign is too big. Members concerned of setting a precedent.

The Authority concluded that this application be refused, as recommended by the HP&DC on the basis that the size, design and appearance of the advertisement is determined to be detrimental to the character of the Listed Building and Conservation Area, and contrary to the Built Heritage Policy of the adopted Development Plan.

The grant of permission would set a precedent in the Conservation Area, likely to encourage a proliferation of similar commercial signage with negative consequences for PO

visual amenity and appeal of the Historic Conservation Area.

**Application No. 2015/74 – Proposed alterations of existing structures to the Consulate Hotel, Jamestown – Consulate Investments**

This application is for the development of replacing the roof on the Bar (Court Yard Building) and demolishing the South wall to the Dining Room/Ball Room. This is a grade 1 listed building and it was stressed that every effort should be made to retain the original building materials. A Member expressed concern of setting a precedent. This development was seen as a huge improvement. It was noted that quite a few sheets of roofing is already on the developing site. Date to be corrected on report on handling – under publicity to read as follows:-

PO

“The application was advertised in the Independent Newspaper on 24 July 2015” and not 24 August.

Approved as PO’s recommendations.

**Application No. 2015/76 – Proposed Cargo Container storage area at Red Hill Treatment Plant – Connect St Helena Ltd**

This application is for operations to form hardstanding, relocate storage containers and to roof the said containers. By relocating the containers, the total, already standing will be reduced by 2. The roofing will be metal sheets on timber frame. It was noted that the original approval given to the siting of these containers was a condition on landscaping to which the H P&DC will follow up.

H P&DC/PO

Approved as PO’s recommendations.

**Application No: 2015/82 – Proposed sheltered area and telescope Platform at Halley’s Mount - ESH**

This application is for the development of a sheltered area and telescope platform. The proposal is of a small scale. Members took note of the site plan for the catchment of rain water purposes. It was noted that a maintenance programme is in place. Condition 3 to be rephrased. Condition 6 to be deleted altogether.

PO

Approved as PO’s recommendations.

**Application No: 2015/85 – Proposed alterations to roof and addition of a second floor verandah to the Consulate Hotel, Jamestown – Consulate Investments**

This application is for the alteration of the roof to the main building and addition of a second floor verandah including alterations to second floor layout. It was noted on the building that the iron work on the ground and the first floor are different to each other and members wondered what iron work will be used for this proposal. The policy on listed buildings is not specific. It was suggested that the provision of disabled access be considered. However, it was not deemed possible to include such access with the existing structure of the building. Condition 8 to be corrected as well as the date on the report on handling – under publicity to read as follows:-

PO

“The application was advertised in the Independent Newspaper on 24 July 2015” and not 24 August.

Approved as PO’s recommendations.

## **6. APPLICATIONS APPROVED BY THE PO UNDER DELEGATED POWERS**

Application No: 2015/59 – Proposed enclosing of existing verandah to the Girl Guide Hall, Longwood – Guides Association

Application No: 2015/84 – Proposed 2 Bedroom Dwelling House, Woody Ridge, Levelwood – Simon Mendy

Application No. 2015/86 – Proposed 3 Bedroom Dwelling House, Nr the Rifle Range, Ladder Hill – Cliff Richards and Latoya Scipio

Application No. 2015/88 – Proposed 3 Bedroom Dwelling House, Nr Spring Bok, Levelwood – Anthony Mittens

## **7. MINOR VARIATIONS APPROVED/REFUSED BY THE CHIEF PLANNING OFFICER/PLANNING OFFICER**

Application No: 2015/91 – Minor amendment to redesign site cut – Woody Ridge, Levelwood – Patrick Thomas - **REFUSED**

Application No: 2015/98 – Minor amendment – additional tree works in Jamestown – Crown Estates - **APPROVED**

## **8. LIST OF NEW DEVELOPMENT APPLICATIONS RECEIVED**

The list of new development applications had been distributed and was noted.

## **9. STRATEGIC ISSUES AFFECTING DEVELOPMENT**

### **Rupert's Development Plan**

The H P &DC informed the Authority that there was a further presentation to Council by the Assistant Financial Secretary. SHG noted the delay and did not want to be constrained by a development plan. Planning will undertake no further work on this development plan. Consultations with residents still mooted. Air Access Directorate to assist Financial Secretary and advise that Rupert's fuel facilities be developed prior to adoption of plan.

## **10. SCHEME OF DELEGATION**

It was asked by the Authority whether the scheme of delegation will now fall away seeing that both the H P&DC and the PO is back on island. The H P&DC advised the Authority that he had put together a paper on the scheme of delegation that is still to be forwarded to members. The H P&DC to let the Secretary have the scheme of delegation to forward to members that will then be dealt with accordingly. For this scheme of delegation, applicants will be informed of their decision on developments before it comes to the Authority.

## **11. ANY OTHER BUSINESS**

### **Resignation – Rosemary Bargo**

It was noted by the Authority that no letter of resignation had been received from H P&DC Rosemary Bargo. The H P&DC to follow up.

**12. CLOSED ITEMS**

The H P&DC reported upon enforcement item and advised upon proposed actions. Members noted and approved the negotiated outcome.

The Chairman thanked members for their attendance. The meeting closed at 10.50 hrs.

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Chairman

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Date

**NEXT MEETING TO BE ON WEDNESDAY 14 OCTOBER 2015 AT 9 AM AT THE JAMESTOWN COMMUNITY CENTRE.**