

**MINUTES OF THE LAND DEVELOPMENT CONTROL AUTHORITY MEETING  
HELD ON WEDNESDAY 03 DECEMBER 2014 @ 08.57hrs @ THE ADULT &  
VOCATIONAL EDUCATIONAL CENTRE, JAMESTOWN.**

<b>Present:</b>	Mr Rodney Buckley Mrs Ethel Yon Mrs Joan Peters Mr Gavin George	Chairman Deputy Chairperson Member Member
<b>In Attendance:</b>	Mr Martin Hannah Mr Alfred Isaac Mr Nicky Lawrence	Head, Planning & Development Control Planning Officer Secretary
<b>Apologies:</b>	Miss Rosemary Bargo Mrs Cathy Hopkins Mr Paul Hickling	Member Member Member

**1. ATTENDANCE AND WELCOME.**

The Chairman welcomed everyone present and offered apologies for members R. Bargo, C. Hopkins and P. Hickling who had other engagements.

There was one member of the public in attendance.

**2. DECLARATIONS OF INTEREST.**

A member Mrs Joan Peters declared interest for Application No. 2014/65.

**3. CONFIRMATION OF MINUTES OF 05 NOVEMBER 2014.**

The Chairman said he appreciated that circumstances did not allow for the timely distribution of draft minutes after the last meeting but reiterated that he would like to see minutes produced within 3 working days after the meeting & responded to within 2 working days.

It was recorded that the Head of Planning and Building Control was not present for the first Agenda item.

A few other minor amendments were made and the minutes were confirmed.

**4. MATTERS ARISING FROM MINUTES OF 05 NOVEMBER 2014.**

**4.1 Thompson's Wood – Enforcement Appeal, Mr Michael Robert's.**

Work is still ongoing with this matter.

The Head of Planning & Development Control said he has had the opportunity to talk with the new Attorney General on a few planning

matters but he would pick this particular issue up with the officer when she has settled into post.

#### 4.5 Development Plan for Rupert's Valley.

The Head of Development & Planning said again work is still on-going to produce a Finalised Draft but the pace of change was rapid and it was difficult to keep up with design changes and other decisions taken by air access which changes the assumptions upon which the Plan is based. He said he must be absolutely sure that he gets it right but a Final version should be forthcoming soon for publication and Committee and Authority approval.

#### Half Tree Hollow Planning.

The Chairman said that a Report had been done and should have been attached to the minutes.

The Head of Planning & Development Control also had news for members in that application for Half Tree Hollow had been withdrawn because the Housing Executive had apparently found money to underground the electricity cables.

The Chairman said it is a learning curve and a good exercise for all concerned.

#### **Application No. 2013/56 – Proposed 3 bedroom dwelling, Seaview - Alberta Knipe.**

The Planning Officer told members that work is ongoing to verify a suitable design for a retaining wall and all parties are happy with the work so far.

#### **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. 2014/61 – Siting of Container at Longwood Golf Club.**

The container was placed on site provisionally for storage use and this application is to site the container permanently for the storage of golf equipment. The container has been fitted with a roof structure.

The proposal is within an intermediate zone and conservation area, but will not affect the amenity of adjoining properties. The Golf Club accesses directly onto the main road and no alterations are intended.

Members thought the colour was acceptable and were satisfied with the proposal as long as the container is kept neat in appearance. It was agreed that permission should be granted for a temporary period of five years as the site is located in a Conservation Area. Other draft conditions 2 and 3 were refined or omitted upon the recommendation of the Head of Planning.

The application was approved as per PO's recommendations.

**Application No. 2014/62** – Screening opinion – St Helena Hotel Development (for information only).

The Head of Planning & Development Control advised Members that a Company had been set up by Enterprise St Helena (ESH) for the development of a Hotel in Main Street. The company had requested a Screening Opinion and under delegated powers he had determined that an Environmental Impact Assessment (EIA) was not required since the applicant had intimated an intention to commission a Heritage Impact Assessment. HPDC also advised Members that screening documents had been placed in the Lobby of Essex House for anyone interested in viewing them.

**Application No. 2014/63** – Alteration and extension to existing dwelling at Ropery Field – Nathan Thomas.

The proposal is to alter and extend an existing single storey dwelling whereby a lounge will be added and the existing lounge converted to a bedroom. A new roof is to be fixed. The alterations will not affect the amenity of adjoining properties and the site has existing access with no alterations intended.

The application was approved as per PO's recommendations.

**Application No. 2014/64** – Proposed 2 bedroom dwelling with built on Garage at Bellstone, Levelwood – Marcus Fowler.

The application is to construct a single storey dwelling comprising a kitchen/dining area, lounge, bedrooms, bathroom and toilet and a garage. Foul water is to be taken to a new on site septic tank with treated effluent being fed to on site soakaway. Roof water will be collected for re-use.

Questions were raised about the distance of the septic tank from the dwelling; however, members were informed that this had been agreed by Crown Estates. The proposed ridge height will not exceed the ridge height of adjacent buildings.

The dwelling will not affect the amenity of adjoining properties and a new access will be formed from an existing forest service track.

The site is within an intermediate zone and complies with the relevant planning policies.

The application was approved as per PO's recommendations.

**Application No. 2014/65** – Construction of 2 semi-detached dwellings at Gordon's Post, Alarm Forest – Gavin Williams.

The proposal is to construct a semi-detached residential dwelling having 2x2 bedroom units.

Members discussed the layout, density and plot ratio, drainage and car parking arrangements of the proposed dwellings. The HoPDC advised he had

misgivings about the lack of private space and over development of the plot but as the LDCP was light on detailed design guidance the development was difficult to resist.

The application was approved as per PO's recommendations.

**Application No. 2014/66** – Siting of three (3) containers at Horse Point, Longwood – Environmental Management Division (EMD).

The proposal is to site 3 x 20' containers within the Civic Amenity area at the SW corner of the site to provide safe storage of hazardous waste prior to incineration and also as a collection point for non-hazardous wastes that are available for recycling and reuse.

The site is located within the intermediate zone and within a conservation area of the Millennium Forest and complies with relevant planning policies. It will not affect the amenity of adjoining properties and has direct access to the main road.

The application was approved as per PO's recommendations.

**Application No. 2014/67** - Construction of a 3 bedroom dwelling near Plum Tree Cottage, St Paul's – Cliff Richards & Latoya Scipio.

The proposal is to construct a single storey 3 bedroom dwelling comprising bedrooms, bathroom, kitchen, lounge, storeroom and a veranda. Trees on the site are to be retained with just one being removed to allow construction.

Construction will not affect the amenity of adjoining properties and a new access is to be formed from an existing service track.

The site is within the intermediate zone and complies with the relevant planning policies.

The application was approved as per PO's recommendations.

**Application No. 2014/68** – Proposed renovations and first floor extension – Maldivia Lodge – Audrey & Bert Constantine.

The proposal is to rebuild part of the building which had been damaged as a result of rockfall and add a first floor extension. This will be done using the existing stonework and the extension will be built using concrete blocks.

Members felt that this design will enhance the appearance of the building and will not affect the amenity of adjoining buildings.

The site is within the intermediate zone and is also a conservation area and complies with the relevant planning policies.

The property has an existing access and no alterations are intended.

The application was approved as per PO's recommendations.

**Application No. 2014/70** – Change of roof profile – Taglate, Levelwood – Ronald Scanes.

The proposal is to replace the old and irreparable roof structure on a dwelling. The pitch of the new roof is to be increased to 26° with the ridge line rotated through 90°. The height to ridge of the new roof will be 5 metres.

The application was approved as per PO's recommendations.

**Application No. 2014/71** – Proposed dwelling – Nr Halfway, HTH – Clint Knipe.

The proposal is to construct a single bedroom dwelling. The PO defined the area and layout of the proposed dwelling. The Head of PDC stressed that the applicant must ensure that provision is made for utilities and the dwelling must not be occupied until the sewage system is connected.

The application was approved as per PO's recommendations.

**Application No. 2014/72** – Proposed animal shelter – Blueman's Field – Donavon Yon.

The proposal is to erect an animal shelter to replace existing derelict structures. The site is within the green heartland and complies with relevant planning policies.

The structure will not affect the amenity of the adjoining properties and has access by way of an existing track with no alterations intended.

The application was approved as per PO's recommendations.

**Application No. 2014/74** – Proposed siting of Portable Generator and Cover – Canarvon Court, Seale's Corner – Connect St Helena.

The application is to site a portable electric generator and protective roof cover. The generator is housed with a super silent, close fitting skid mounted acoustic cabinet with a noise rating of 64dba and is for emergency use in the event of a power failure.

The proposal is within an intermediate zone and conservation area and will not affect the amenity of adjoining properties and has access to the main road.

The application was approved as per PO's recommendations.

**Application No. 2014/75** – Construction of loft (½ storey) to dwelling – Silver Hill, Levelwood – Robert Henry.

The proposal is to add to an existing dwelling a loft or ½ storey extension. This involves removing the existing gables of the building to the height of the eaves and altering the layout of a bedroom to provide for a stair access.

The proposal is within an intermediate zone and conservation area and will not affect the amenity of adjoining properties and has access to the main road.

The application was approved as per PO's recommendations.

## **6. MINOR VARIATIONS APPROVED BY THE PLANNING OFFICER.**

**Application No. 2014/73** – Siting of DVOR Apparatus – Air Access Office – for info only.

This application is for the re-siting of a DVOR Navigation Aid at Bradley's, permission which was granted under the Airport Project. The re-siting is for operational reasons and will not be detrimental to aerodrome safeguarding.

## **7. LIST OF NEW APPLICATIONS RECEIVED.**

The list of new development applications received was distributed to members.

## **8. STRATEGIC ISSUES AFFECTING DEVELOPMENT.**

Connect St Helena is looking into a design for the new drainage and sewerage structure for Half Tree Hollow and Jamestown. A similar exercise is being undertaken by another Engineer for Rupert's.

The Head of Planning and Development Control informed members that the public consultation period for the proposed Solar Farm near the Rifle Range in Half Tree Hollow closes today.

He said that Connect St Helena would like to hear the outcome of their planning application to construct the Solar Farm as soon as possible, and asked members if an extraordinary meeting of the LDCA could be held to consider this application.

Members agreed to have this as the only Agenda item for a special meeting to be held at **09.00hrs on Wednesday 17<sup>th</sup> December 2014 at AVEC.**

## **9. ANY OTHER BUSINESS.**

The Chairman brought to members' attention the redecorating works to the Malabar. The top floor of the Malabar is owned by the Consulate Hotel whereas the lower floors are owned by Solomon & Co. where renovations are taking place.

There seems to be some disagreement between owners regarding redecoration. Solomon's have painted the lower two thirds of the building and currently the upper floor has been left undecorated.

Members felt that this is not best practice and many questions were raised as to how best to address the matter. Some felt there should be intervention by Solomon's Board of Directors whilst others asked if there were legal avenues that could be pursued.

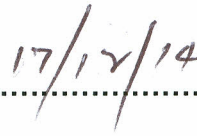
Some felt that this was a breach of Planning Control and asked if there was an Amenity Order that could be used to take action against both parties.

The Head of Planning & Development Control advised he was already engaged and working with the building owners to resolve the matter. Both parties had indicated a willingness to achieve a negotiated outcome and work was on-going to achieve this. Members indicated that they wished to be kept updated on progress.

The Chairman thanked members for their attendance and closed the meeting at 11.12hrs.



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Chairman



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Date

**10. NEXT EXTRAORDINARY MEETING TO BE HELD ON 17 DECEMBER 2014,  
9.00AM AT AVEC.**