



MINUTES

Of Land Development Control Authority Meeting

Date : Wednesday 15 November 2017
Time : 9am
Venue : The Museum, Jamestown

Present	Mr Raymond Williams	Chairperson
	Mr Ralph Peters	Member
	Mr Karl Thrower	Member
	Mrs Riana de Wet	Chief Planning Officer (CPO)
	Mr Shane Williams	Trainee Planning Officer (TPO)
	Mrs Janice Young	Secretary (S)
Apologies	Mrs Ethel Yon	Chairperson
	Mr Gavin George	Member (off Island)
	Mr Paul Hickling	Member (off Island)

A. Attendance and Welcome

The Chairperson welcomed all present and thanked members for attending.

There were five Members of the Public present – two Applicants in respect of Application 2017/120 which is being presented for determination by the Authority. The Chief Engineer was also present.

B. Declarations of Interest

There were no Declarations of Interest.

C. Confirmation of Minutes

The Minutes of Meeting of 1st November 2017 were not presented at this Meeting.

D. Matters Arising from Minutes

There were no matters arising.	
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E. Building Control Activities

Building Control Activities would again be presented at a later Meeting (once monthly report).	CPO / BI
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F. Current Applications Received & Awaiting Determination

LDCA Members were given a list of Current Development Applications. 33 Applications awaits determination at this time – some of which are still awaiting more information or within the advertisement period. No Applications were withdrawn during this period.	CPO
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G. Applications for LDCA Determination

The following Eight (8) Development Applications were considered by the Authority on the 15th of November 2017 following perusal of the Planning Officer’s Handling Reports and Recommendations with the following outcomes:	
1)	<p>Application 2017/120 – Proposed Fuel Pipe to Power Station from BFI Pipeline – Rupert’s Valley – Airport Directorate</p> <p>Representatives of the Applicant were in attendance. CPO gave a concise presentation of the options, proposals and designs.</p> <p>Resolution: The Recommendation and Comments with Conditions to the Governor-in-Council as Recommended by the CPO were agreed by Members. Correspondence to be sent to Governor-in-Council.</p>
2)	<p>Application 2017/99 – Proposed Extension to Existing House – Cow Path – Neil & Pam Joshua</p> <p>The CPO presented the Application and pointed out what works were intended in relation to the present house.</p> <p>Resolution: The Application was considered and approved with Conditions as recommended by the CPO. Correspondence to be sent to Applicant.</p>

3)	<p>Application 2017/102 – Proposed extension to existing house – Briars Village – Sharon Williams</p> <p>The CPO presented the application and pointed out that the development site did not fall within the Jamestown Conservation Area. Noted that the raised roof could result in higher volumes roof run-off from rainwater – however that a standard condition to capture rainwater in storage tanks have been recommended.</p> <p>Resolution: The Application was considered and approved with conditions as recommended by the CPO. Correspondence to be sent out to the Applicant.</p>	CPO
4)	<p>Application 2017/100 – Proposed Re-instatement of Notice Board, James Town Market, - Enterprise St Helena</p> <p>The CPO presented the Application. The Market is a Grade I Listed Building. There were no objections from key stakeholders to this proposal however the St Helena Growers did submit a representation relating to the initial positioning of the Board. This was communicated with the Applicant who agreed on siting the Board to the right of the entrance into the Market. Members agreed however required that an Additional Advisory be added to ensure that the bench be located in such a manner that people will not sit directly under the notice board thus making it difficult for others to read information posted.</p> <p>Resolution: The Application was Approved with Conditions as Recommended by the CPO in addition with the Additional Advisory. Correspondence to be sent out to the Applicant.</p>	CPO
5)	<p>Application 2017/105 – Proposed Construction of a 2 bedroom Dwelling, Pounceys – Gay Fagan</p> <p>CPO gave an outline of the surroundings and areas that may be affected. There were no objections and approval was given with an Additional Advisory that Fire and Rescue Services measures will be observed and storm water flowing from the public road be disposed of satisfactorily.</p> <p>Resolution: The Application was approved with Conditions as recommended by the CPO. Correspondence to be sent out to the Applicant.</p>	CPO

6)	<p>Application 2017/104 – Proposed Temporary siting of 20ft container (2 yr period), Ladder Hill Area– Gilbert Yon</p> <p>CPO gave outline of the work proposed. This property falls on the periphery of the Heritage Coast Conservation Area. It is in proximity of a Listed Building although noted that it will not impact on the setting of the Listed Building or detrimentally affect the setting of the Conservation Area. No objections were received from Key Stakeholders or Public. The Authority noted that ‘temporary’ approvals need to be monitored. CPO explains that a survey is being carried out in terms of Containers sited across the Island with the view to monitor approvals.</p> <p>Resolution: The Application was Approved with Conditions as Recommended by the CPO. Correspondence to be sent out to the Applicant.</p>	CPO
7)	<p>Application 2017/95 – Outline Development Permission, HTH CDA – SHG</p> <p>CPO presented this Application and details relating to infrastructure, site layouts across the 3 Phases as well as details relating to the proposed Government Landlord Housing (primarily on Phase 1). Policy SD6 and SD2 were explained. One member was concerned about the range of property sizes – stating that some people would like to expand and increase the floor areas of initial dwellings over time. It was explained that land owners can opt to buy more than one property (and combine) as others may only be able to afford smaller land parcels. There was one objection from the landowners situated above and south of the development site. The rationale for the proposed development (relating to the Government Landlord Houses) and the objection were discussed, specifically in relation to the various Planning Policies. The CE was invited to speak. Members were in agreement with the Principle of the Development.</p> <p>The Authority agreed to raise points in their Letter of Recommendation to Governor-in-Council.</p> <p>Resolution: Recommend to Governor-in-Council as per recommendations of the CPO in addition to the points made by the Authority. Correspondence to be sent out to Governor-in-Council.</p>	CPO

8)	<p>Application 2017/96 – Outline Development Permission, Proposed Alteration to Rear of Court House, James Town – SHG</p> <p>The intent of this development and rational behind the layout and design was explained by the CPO by means of a PowerPoint Presentation and illustrations for clarity. The Heritage Society and SHNT had been approached during assessment and provided their Support in Principle as key stakeholders - however requested to be involved during the final design attempts and during the submission of the Full Application Stage as the design and architectural details are seen of vital importance due to this being a Listed Building and the proposed alterations inevitably affect a part of the Castle Gardens and Trees Protected under the Tree Preservation Order - all of which have significant heritage value.</p> <p>Mr Andrew Pearce who objected to this Application was granted permission by the Authority to speak on this item. The CE noted to the Authority that Mr Pearce has had discussions with SHG in this regard where the rational for the proposal was explained to him.</p> <p>Members gave their views. Although there was a quorum of three voting members present, it was deferred to the next meeting as members felt that due to the sensitive nature of the Application, a final decision be taken when more members are present enabling wider deliberation.</p> <p>Resolution: Deferred for decision at the next meeting.</p>	CPO
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H. Approvals by CPO under Delegated Power

The following Three (3) Applications were approved by the Chief Planning Officer under Delegated Power:		
1)	<p>Application 2017/103:</p> <ul style="list-style-type: none"> - Requested :Full Development Permission - Proposal :Extension to Existing House - Location :Longwood Hangings - Applicant :Delia Henry - Official :R de Wet (CPO) 	CPO

<p>2)</p>	<p>Application 2017/106:</p> <ul style="list-style-type: none"> - Requested :Full Development Permission - Proposal :Change of Roof Profile - Location : Stone Cottage, Deadwood - Applicant :St Helena National Trust - Official :R de Wet (CPO) 	
<p>3)</p>	<p>Application 2017/101:</p> <ul style="list-style-type: none"> - Requested :Full Development Application - Proposal :Road Intersection Upgrading - Location :HTH towards Ambledale - Applicant :Roads Division - SHG - Official :R de Wet (CPO) 	

I. Minor Variations

<p>The following two (2) Requests were approved as Minor Variations by the Chief Planning Officer.</p>		
<p>1)</p>	<p>Application 2017/29/MV1:</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : Repositioning Access and Position of House – Location : Head o’Wain – Applicant : Christine Thomas – Official : R de Wet (CPO) – Status : Approved on 9 November 2017 	
<p>2)</p>	<p>Application 2016/172/MV6:</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : Canopy over Patio and Install Railings – Location : Ladder Hill, Half Tree Hollow – Applicant : Rosemary Bargo – Official : R de Wet (CPO) – Status : Approved on 15 November 2017 	

J. Any Other Business

1)	A Member enquired about Sewage in HTH and was told that this will be discussed at a forthcoming meeting.	
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K. Closed Items

L. Next Meeting

The next LDCA Meeting is scheduled for Wednesday 22 November at 11:00 at the Education Learning Centre, James Town.	CPO / S
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M. Closing

The Chairperson thanked Members for their attendance. The meeting closed at 11:30 hrs.	
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Signed by the Chairperson of the Authority, as a true reflection of the Meeting.

Chairperson to the LDCA

Date