

**MINUTES OF THE LAND DEVELOPMENT CONTROL AUTHORITY MEETING HELD ON WEDNESDAY 2 OCTOBER 2013, AT 9 AM AT THE ADULT & VOCATIONAL EDUCATIONAL CENTRE, JAMESTOWN**

<b>PRESENT</b>	Mr Rodney Buckley Mrs Joan Peters Mrs Ethel Yon Mr Paul Hickling	Deputy Chairman Member Member Member
<b>IN ATTENDANCE</b>	Mr David Taylor Mr Alfred Isaac Mrs Karen Isaac	Head of Planning & Development Control Planning Officer Secretary  1 Member of the Public
<b>OFF ISLAND</b>	Mr John Styles Mrs Gay Marr	Chairman Member

**ACTION**

**1. ATTENDANCE AND WELCOME**

The Deputy Chairman welcomed all present with a special welcome back to Member, Mr Paul Hickling and thanked members for attending.

**2. APOLOGIES**

An apology was received from Member, Miss Rosemary Bargo.

**CONFIRMATION OF MINUTES OF 4 SEPTEMBER 2013**

For record purposes, minutes of the meeting held on 4 September 2013 were confirmed and signed prior to this meeting.

**3. MATTERS ARISING FROM MINUTES OF 4 SEPTEMBER 2013.**

**4.1 Thompsons Wood – Enforcement Appeal, Mr Michael Roberts**

The H P&DC had been advised by the AG that he should wait until the new Appeals Regulations are in place. Mr Roberts is entitled to a refund of his planning fee of £150.00 but it was reported that no claim for the refund has been received.

**4.2 Assessment of trees – criteria for making Tree Preservation Orders**

**H P&DC**

The H P&DC informed the Authority that the first meeting had been postponed and will now take place tomorrow afternoon. Members will be updated.

**4.3 Application No: 2013/27 – Proposed Shooting Range and Club House – NASAS**

The H P&DC reported that no revised drawings or other requested information had been received. Mr Eric Benjamin was made aware that if no drawings are forthcoming in readiness for the next meeting of the Authority, then this application will have to be

withdrawn.

#### 4.5 Responses to Consultations

The H P&DC had met with the CS on Monday, 30 September 2013 and voiced his concerns. The H P&DC had put these concerns in writing to the CS who would bring this to the attention of all Directors.

#### 4.10 Development plan for Ruperts

The H P&DC reported that the working group is functioning well. Member, Mr Paul Hickling agreed to be the Authority's representative on this group. Two useful meetings had already taken place on Monday, 16 and 30 September 2013 and there is ongoing information gathering taking place. Members were updated.

For the information of the representative, MARPOL (short for 'Marine Pollution' - International Convention for the Prevention of Pollution From Ships) do not apply in St Helena and therefore St Helena is under no obligation to take sewage and garbage from visiting ships. It was noted that whilst funding is available for the wharf and immediate access no funding is available for other works such as rock fall protection, which is mentioned in the Environmental Statement to accompany the forthcoming application. The draft Development Plan will be submitted to the Authority at November's meeting, then to ENRD committee and then will be put out for public consultation for a period of 8 weeks, after which it will be referred back to the Authority and then to the Governor-in-Council with the Authority's recommendation for adoption.

#### 4. DEVELOPMENT APPLICATIONS APPROVED BY THE PLANNING OFFICER UNDER DELEGATED POWERS

Noted.

#### 5. PLANNING OFFICERS REPORT – NEW DEVELOPMENT APPLICATIONS PO

The following development applications were considered and recommended for approval in accordance with the Planning Officer's recommendations, except where otherwise noted. Planning Officer to process accordingly.

##### **Application No: 2013/64 – Proposed Self Supporting 10m Transmission Towers – Sure, South Atlantic Limited** PO

Approved with conditions as PO's recommendations.

##### **Application No: 2013/73 – Proposed Covered Area – Christian Thomas** PO

Approved with conditions as PO's recommendations.

##### **Application No: 2013/74 – Proposed change of roof and windows to verandah – Mark Corker** PO

Although this was a matter to be dealt with under delegated powers, the applicant wanted the Authority to be aware of the alterations. Approved with conditions as PO's recommendations.

##### **Application No: 2013/75 – Proposed 2 Bedroom Dwelling – April Stevens** PO

Delegated to the PO to approve with conditions as PO's recommendations when agreement received from the applicant to the affect that the property will not be subdivided.

**Application NO: 2013/77 – Proposed installation of Air Conditioning Unit – PO  
Governors Office**

Approved with amended conditions (a) requiring external pipes to be aligned at corner of the building and (b) a management plan being submitted (for approval by the Authority) before work starts on site.

**Application No: 2013/78 – Proposed 2 Bedroom Dwelling – Richard Johns PO**

Approved with conditions as PO's recommendations.

**Application NO: 2013/79 – Improvement and extension to existing forest track – PO  
ANRD**

Approved with amended condition that a management plan be submitted (for approval by the Authority). PO to consult EMD on the management plan before recommending to the Authority.

**Application No: 2013/81 – Proposed 2 Storey 3 Bedroom Dwelling – Karen & PO  
Timothy Thomas**

Approved with conditions as PO's recommendations.

**Application No: 2013/82 – Proposed layout for 65 new homes and detailed PO  
permission for 9 x 2 and 5 x 3 Bedroom Dwellings – SHG**

Copies of a representation received from the Citizenship Committee were circulated at the meeting.

This application being a large development is required to be referred to Governor-in-council for decision with recommendations from this Authority.

Planning Condition No 1 to be amended to read "The dwellings shall not be occupied until proposals for dealing with water supply, sewage, grey water and storm water both on site and off site have been submitted to and approved in writing by this Authority.

**Reason:** In accordance with planning policy SD.4 and H9 g

Condition No 9 to be re-worded to read "This permission authorises the construction of dwellings on plots 1 – 14 and only the site layout for the remainder of the development. No buildings shall be erected on any part of the site other than plots 1 - 14 until full details of the buildings have been submitted to the Land Development Control Authority in the form of separate development applications.

**Reason:** For the avoidance of doubt and in compliance with Planning Policy IZ.1.

**6. MINOR AMENDMENTS APPROVED BY THE PLANNING OFFICER**

Noted.

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

Noted.

**8. STRATEGIC ISSUES AFFECTING DEVELOPMENT**

H P&DC

The Deputy Chairman requested that the question of completion of the Historic Environment Register should be treated as a strategic issue and pursued accordingly by H P&DC.

**9. PROPOSED GENERAL DEVELOPMENT ORDER AND REPRESENTATIONS RECEIVED**

H P&DC

Members were given a synopsis of the consultation responses and the original copies were available for inspection. The H P & DC explained his recommendations to the consultation responses in respect of each representation. His submitted recommendations were adopted with the following exceptions:

- 1) Item (f) of the representations in respect of fences and gates adjacent to a road – this category of PD to be deleted;
- 2) Item (a) of the representations - the 6 months trial to be omitted and 15m adopted.

**10. ANY OTHER BUSINESS**

**Application Nos: 2013/88 and 2013/89 Proposed Control Kiosks – Connect St Helena – Hutts Gate and Jamestown**

PO

The H P&DC informed the Authority that the PO had received an application from Connect St Helena for proposed kiosks relating to water infrastructure which needed to come before the Authority as one is in the Green Heartland and the other in the National Conservation Area. In order not to hold up the works and since the kiosks are within the water compounds the Authority was requested that the Planning Officer be given delegated power to approve the applications, subject to no adverse representations being received, after the period of advertisement has expired. This was agreed.

**Grid References on planning applications**

The H P&DC informed members that after this meeting all applications for development permission will have a grid reference, initially on the local grid but to be changed to the international Mercator grid when the land register and GIS systems have been revised. This is a requirement in relation to airport development; it will however assist with development locations.

**Members of the Authority**

Members were informed that the substantive Secretary will not be to the next meeting and the one for December as she will be going off island. There will be a temporary replacement. Member, Mrs Joan Peters might also be off island in November and Member, Mrs Ethel Yon will be off island from December 2013 to end of March 2014. It was also noted that because of Member, Mrs Gay Marr being off island for longer periods she had asked whether a replacement could be found for her.

## Development Applications Advertisement

H P&DC

The Secretary informed the Authority that she had been asked by Mr Paul McGinnety, Interim Director for development application advertisements to be publicised in both news papers. It was noted that this happened in the past but because of financial constraints, it was agreed that the advertisement should appear only in the paper with the most publicity. The Authority had no problem with this if funds are available. The H P&DC to confirm with the Interim Director.

There being no further business to discuss, members were thanked for their attendance. The meeting closed at 11.30 am.

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Deputy Chairman

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Date