



St Helena
Government

MINUTES

Land Development Control Authority Meeting

Date : Wednesday, 18 April 2018
Time : 9am
Venue : The Museum, Jamestown

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

A. Attendance and Welcome

The Deputy Chairperson welcomed all present and thanked members for attending. There were 2 Members of the Public present.

B. Declarations of Interest

Trainee Planning Officer, Shane Williams declared his interest in Application No. 2018/34 in that he is the son of the Applicant.

C. Confirmation of Minutes

Minutes to be distributed to members for perusal and will be confirmed at another meeting. Once confirmed, Minutes will be uploaded on the web as normal practise.

D. Matters Arising from Minutes

There were no matters to discuss at the time.	
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E. Building Control Activities

LDCA Members were given a list of Building Control Activities for the month of March 2018 for their information.	CPO/BI
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F. Current Applications

<p>LDCA Members were given a list of Current Development Applications.</p> <p>25 Applications await determination at the time of preparation of this Agenda – some of which are still awaiting more information, some are within the Advertisement period and the remainder to be advertised still. The CPO reiterated that there is no significant back log of development applications and noted that quite a few development applications were received since the beginning of the year. Noted also was the fact that some objections were received on a few of the applications which are being considered.</p> <p>The CPO informed members that Application No. 2017/98 as appeared originally on this Agenda, is not being discussed at this meeting. The Applicant (Connect Saint Helena) has advised that the Consultancy PASH, who has been appointed as the Renewables Consultancy, will be visiting the Island during May and demonstrated an interest in this proposal. This could mean that they will have a different idea to what was proposed by Connect St Helena Ltd at the time. The Application is now being put on hold until the arrival of PASH and consultation between themselves, Connect Saint Helena and the CPO, who will also discuss concerns raised by a Member of the Authority.</p> <p>The Authority thought this sensible and agreed to this.</p>	CPO
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G. Applications for LDCA Determination

1)	<p>Application 2018/10 – Proposed Flatlet above Garage, House Extensions and Construction of a Swimming Pool – Leper Station, Two Gun Saddle – Calvin and Carol Robinson</p> <p>The CPO presented this application and explained that there are three</p>	CPO
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	<p>parts to this proposal which must be considered. Firstly the extensions to the existing house, secondly the development of the Garage and the small flatlet above, and thirdly the construction of the Swimming Pool. The CPO noted that there are three portions (parcels) of land to accommodate what is being proposed, and recommended that the Applicant be required to combine these land parcels. The Authority agreed. It was noted that the Land Policies and Building Regulations are quiet in terms of construction of Swimming Pools – as this is not common practice on the Island. As such, Chief Engineer has been approached in this matter. The pool will be located towards the edge of the platform above the fill-face, with a house located below it. It was highlighted that a sound technical evaluation will be needed. No design details have been provided at this stage with no information regarding for example the bearing capacity of the soil at this point, what the water capacity of the swimming pool will be, etc. It was noted that Condition 8 is significant in order to regulate the effective construction of the Swimming Pool, although there was no concern in principle to the construction of a swimming pool in this location. There were no concerns with the extension of the house proposed and also no concerns with the construction of the garage with flatlet as proposed since the requirements of the LDCP Policies can otherwise be met as explained through the slides and discussion.</p> <p>Resolution: The Application to develop a Flat-let, House Extensions and a Pool as submitted was approved with conditions as recommended by the CPO. Condition 8 was elaborated to include also “cleaning and/or draining of the pool”. Correspondence to be sent to Applicant.</p>	
<p>2)</p>	<p>Application 2018/26 – Proposed Extensions to Existing Dwelling (Covered Area, Verandah and Garage) – New Ground – Jason Augustus</p> <p>The CPO presented the Application and explained that the development site is located in proximity of the Government Garage at New Ground Point. This proposal is to extend the house to accommodate a garage and to create an open porch area around the entire house which will be covered with a new roof. This is a straightforward application with limited excavations required. A Member noted that it looked like an original prefab house, similar to the Piccolo Houses, and by developing a veranda all round, is a good solution to secure the existing structure and given building materials.</p>	<p>CPO</p>

	<p>Resolution: The Application to develop Extensions to Existing Dwelling (Covered Area, Verandah and Garage) as submitted was approved with conditions as recommended by the CPO. Correspondence to be sent to Applicant.</p>	
3)	<p>Application 2017/130 – Proposed 2 Bedroom Double Storey Dwelling – Half Way, Half Tree Hollow – Robert J Henry</p> <p>This application was deferred from a previous meeting. The CPO presented the Application and informed members that she had discussed with the Applicant concerns raised over the railings and walking space at the front of the proposed dwelling. The Applicant now proposes a decking with a railing in front of the house which will meet the concerns raised previously. Apart from this, the driveway had not initially provided sufficient space for on-site manoeuvrability, however this was also addressed by the Applicant in the new Site Layout Plan and can be supported. It was noted that this application falls within the restriction from Connect St Helena Ltd in that the dwelling will not be habitable until a sustainable means of sewerage handling is approved. Therefore, an additional Advisory has been included to take account of this in that the applicant be advised that although construction can commence, occupation of the dwelling will be prohibited and if such occupation does take place it will be at the Applicant’s own risk. It was however also noted that should the Applicant submit another proposal to handle and manage sewage, this will have to be considered carefully by the Authority. It is hoped that eventually there will be a solution with regards to the sewage handling problems that is encountered in the area of Half Tree Hollow.</p> <p>Resolution: The Application to develop a 2 Bedroom Dwelling was approved with Conditions as recommended by the CPO. Correspondence to be sent to Applicant.</p>	CPO
4)	<p>Application 2018/35 – Proposed 2 Bedroom Dwelling – Nr Sundale, Half Tree Hollow - Shannon Henry</p> <p>The CPO presented the application. It is a relatively narrow strip of Crown Land lying idle and unused between two other properties. The design of the house will also be rectangular to fit is on the shape of</p>	CPO

	<p>the land. Although plot coverage will be approximately 25% there remains sufficient land available for on-site parking and other amenities (such as siting of the roof water holding tank, etc.). It was noted that there are waste land in between the parcels, belonging to Crown, which should potentially be incorporated as part of this parcel and development. This application falls within the restriction from Connect St Helena Ltd in that the dwelling will not be habitable until a sustainable means of sewerage handling is approved. Therefore, an additional Advisory has been included to take account of this in that the Applicant be advised that although construction can commence, occupation of the dwelling will be prohibited and if such occupation does take place it will be at the applicant's own risk. Again it is hoped that eventually there will be a solution with regards to the sewage problem that is encountered in the area of Half Tree Hollow. It was stressed again that if there are any more development proposals in the area, the same applies in that the applicants can develop but not be able to occupy.</p> <p>Resolution: The Application was approved with Conditions as recommended by the CPO with the inclusion of an Additional Advisory to state the above. Correspondence to be sent to the Applicant.</p>	
<p>5)</p>	<p>Application 2018/34 – Proposed Alterations to Existing House to form 2 x 2 Bedroom Dwelling Units Rental Accommodation – Two Gun Saddle – Barrie Williams</p> <p>The TPO declared his interest. CPO noted that she dealt independently with the Application and presented to the Authority. Members were informed that there is an existing house on the property and approval was given in 2017 for the construction of an additional two-bedroom flat. This application is to sub-divide the existing house to form two units. The house will only be altered internally with no increase in footprint externally. Access will be from South West. No objections received and meet the objectives of the LDCP Policy.</p> <p>Resolution: The Application was approved with Conditions as recommended by the CPO. Correspondence to be sent to Applicant.</p>	<p>CPO</p>

<p>6)</p>	<p>Application 2018/28 – Proposed 3 Bedroom Dwelling – Upper Cow Path, Half Tree Hollow – Nigel George</p> <p>The CPO presented this Application and said this was the last of the eight land parcels which was originally excised from the High Knoll Fort Conservation Area. The proposal is for a split-level house which will, given the steep topography of the land, still result in a cut-face of around 3 to 5 meters in height, however which will be shielded for the most part by the house. Of note is that the Applicant has demonstrated compliance with the 485 contour line restriction. Once again, because this development is being taken place in the Half Tree Hollow area, the applicant must be advised that although construction can commence, occupation of the dwelling will be prohibited due to lack of adequate sewerage infrastructure. If implemented, it will be at the Applicant’s own risk. Again it is hoped that eventually there will be a solution with regards to the sewage handling problem that is encountered in the area of Half Tree Hollow. It was stressed again that if there are any more development proposals in the area, the same will apply for those Applicants / Developments. The Authority does not have the power to stop any developments in the area on this basis, as this is potentially a Government decision to put out a press release to this effect. If the development for all other reasons met the objectives of the LDCP Policies, then development should be supported. In which case this Application does, with condition that it will have to be connected to an adequate sewer prior to occupation. It was noted again that many Applicants are willing to build at a risk, merely as cost of construction material increases annually.</p> <p>Resolution: The Application was approved with conditions as recommended by the CPO. Correspondence to be sent to Applicant.</p>	<p>CPO</p>
<p>7)</p>	<p>Application 2018/24 – Retrospective – Rabbit Proof Fencing – Blue Hill – LEMP Project Manage, Kirsten Pritchard</p> <p>The CPO presented this application and noted that this is a Retrospective Application. Prominent Stakeholders were consulted who supported this application. No Objections received. The benefit with conducting an assessment, even if retrospective, is that important conditions can still be set, such as if equipment or material becomes derelict the Applicant will be held responsible to remove,</p>	<p>CPO</p>

<p>improve and reinstate. The Authority agreed. Conditions were read out.</p> <p>Resolution: The Retrospective Application was approved with Conditions as recommended by the CPO. Correspondence to be sent to Applicant.</p>	
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H. Approvals by CPO under Delegated Power

<p>The following Development Application was approved under Delegated Power by the Chief Planning Officer:</p>	
1)	<p>Application 2018/29:</p> <ul style="list-style-type: none"> – Requested :Full Development Permission – Proposal :Change of Roof Profile – Location :Deadwood – Applicant :Maverick Bowers – Official :R de Wet (CPO) – Status :Approved on 9 April 2018

I. Minor Variations

<p>The following 6 Development Applications were approved as Minor Variations by the Chief Planning Officer. The CPO confirmed again that key Stakeholders are approached when and where needed for Minor Variation Evaluation. This is documented in the Letter to the Applicant.</p>	
1)	<p>Application 2016/154/MV2</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : To change Roof Structure from Steel to Timber – Location : Two Gun Saddle – Applicant : Andrew Williams – Official : R de Wet (CPO) – Status : Approved on 13 March 2018
2)	<p>Application 2016/07</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : To have a 1.5m Fence around the Bay Side Fuel Facility – Location : Rupert's Valley

	<ul style="list-style-type: none">- Applicant : Project Manager, Airport Directorate- Official : R de Wet (CPO)- Status : Approved on 16 March 2018
3)	Application 2018/11/MV1 <ul style="list-style-type: none">- Requested : Minor Variation- Proposal : Relocate Structure to the existing 3.5m Antenna Slab- Location : Bryant's Beacon Compound- Applicant : Sure S A Ltd- Official : R de Wet (CPO)- Status : Approved on 21 March 2018
4)	Application 2017/80/MV1 <ul style="list-style-type: none">- Requested : Minor Variation- Proposal : Block work to Wood Cladding- Location : Burnt Rock, Blue Hill- Applicant : Cheryl Bedwell- Official : R de Wet (CPO)- Status : Approved on 21 March 2018
5)	Application 2017/109/MV1 <ul style="list-style-type: none">- Requested : Minor Variation- Proposal : Flatten the embankment between neighbours (as agreed)- Location : Barren Ground- Applicant : Martin Paters- Official : R de Wet (CPO)- Status : Approved on 21 March 2018
6)	Application 2017/33/MV5 <ul style="list-style-type: none">- Requested : Minor Variation- Proposal : Replace Window with New Window and Door- Location : Nr Half Way, Half Tree Hollow- Applicant : Cherie Dillon- Official : R de Wet (CPO)- Status : Approved on 11 April 2018

J. Strategic Planning Matters

1)	Jamestown Conservation Area Management Plan The JCAM Plan was given to members for their comments as soon as possible. CPO continues the process.
2)	LDCP Review CPO reported that recommendations together with proposals are being prepared. Weekly Working Group Meetings are still continuing.
3)	Building Regulations Will be going to ENRC Committee and then to LEGCO for endorsement later this month. The Regulations will then be advertised and undergo the usual Public and Stakeholder Consultation Processes.
4)	Report to Governor The End of year report for the Governor has been prepared. Copies were given to members for their endorsement and to email any comments through to the CPO asap, before it will be signed off by the Chairperson and submitted to the Governor.
5)	Rupert's Valley Development Plan Is being revised and in the process of being formalised – on behalf of the Rupert Development Working Group. Again, once formalised will follow the usual Public and Stakeholder Consultation Process.

K. Any Other Business

1)	Composition of LDCP Working Group A Member raised a question as to who represents the LDCP Working Group to which the CPO replied.
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L. Next Meeting

The next meeting of the LDCA is proposed for 16 May 2018.

M. Closed Items

The Deputy Chairperson thanked Members for their attendance.

The meeting closed at 10.15 hrs.

Signed by the Chairperson of the Authority, as a true reflection of the Meeting.

Deputy Chairperson to the LDCA

Date