

**E. Building Control Activities**

<p>LDCA Members were given a list of Building Control Activities for the month of May 2018 for their information.</p>	<p><b>CPO/BI</b></p>
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**F. Current Applications**

<p>LDCA Members were given a list of Current Development Applications.</p> <p><b>24 Applications await determination</b> at the time of preparation of this Agenda – some of which are still awaiting more information, some being assessed and some within the Advertisement period.</p>	<p><b>CPO</b></p>
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**G. Applications for LDCA Determination**

<p>1)</p>	<p><b>Application 2017/98 – Proposed Installation of Phase 2 of the Solar Farm (incorporating the western and eastern wings as approved in principle on the 3<sup>rd</sup> of October 2016 by EXCO (Planning Reference Number 2016/50) – Ex Rifle Range Site, Half Tree Hollow now HTH Solar Farm</b></p> <p>Two Representatives of the Applicant (Connect St Helena) was present. The CPO presented this application and explained that the application is a follow up to Phase 1 that was approved in 2014. Phase 2 however is now in collaboration with the Island’s Renewable Energy Consultants, PASH. She noted that EXCO Members visited the site for the Outline Planning Application of Phase 2 encompassing the two additional wings. The Application for Full Planning Application was duly advertised and there were no objections lodged. She highlighted that the Authority is required to make a recommendation to Governor-in-Council. This proposal will be similar to that of Phase 1 and as such proposed Conditions will remain the same as before. She noted also that PASH has worked on large scale Solar Farms across the world and as such are familiar with the latest technology and mitigation against potential impacts even though the Glare Analysis indicated that there will be the potential for a mere 2% glare impact – noting also that the panels orientate north-wards at a 12degree angle and away from the HTH Residential Area. She further highlighted that four Renewable Expert Companies consulted her previously and all was of view that Phase 2 are preferable at this stage – thus providing some confidence in the selection of this site in the first instance. There was also significant consensus (although undisclosed to one another at the time) over the second alternative site / preferred area for a Solar Farm – however she is not currently at liberty to disclose elaborate</p>	<p><b>CPO</b></p>
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	<p>much on this as a Planning Application has not been submitted as yet. Phase 2 will also site 2000 panels – similar to Phase 1. It was highlighted that the road will however now traverse along the western boundary instead of centrally for various practical reasons. Apart from this, the initial layout remains as was submitted by Connect Saint Helena initially. There was a debate on the siting of such panels on a platform and also if the applicant wanted to extend the development period. The CPO stated that the Applicant motivated that it is preferable that the Solar Farm be in proximity to high density area and where there is already significant support infrastructure. The physical attributes are also important and as such this site was initially identified as an optimum site. It was noted that when the original application was submitted the area was not seen as the ideal site by many as potential for further residential development has effectively been taken away. When asked, the Applicant confirmed that there will be no further expansion of this site for Solar activity at this point. It was also noted that SHG will potentially not release any further land for development of such in this area.</p> <p>Discussions had taken place with Connect and Ambledale to ensure that road infrastructure to these uses are adequately and duly maintained – however the CPO noted that this road should effectively be developed as a proper primary road to enable wider development of this area for mixed use opportunities. It was also noted that Ambledale had already develop a portion of the road to the east of their Workshop and any further road development have to form part of Applications as well.</p> <p><b>Resolution:</b> The Application for installation of Phase 2 of the Solar Farm (incorporating the western and eastern wings as approved in principle on the 3<sup>rd</sup> of October 2016 by Exco) was to be Recommended for Approval to Governor-in-Council. EXCO Memo to be prepared by the CPO.</p>	
<p>2)</p>	<p><b>Application 2018/42 – Proposed Construction of a Double Storey 2 Bedroom Dwelling – Upper Cleughs Plain – Sophia Joshua</b></p> <p>The Applicant was present. The CPO presented the Application for the construction of a 2 Bedroom double storey dwelling. The land has been subdivided and falls within Intermediate Zone and overall meet the objectives of the said policy. A member noted that the Applicant may want to consider more windows – especially in the kitchen area and on the front façade of the house. The CPO noted that this may very well be an advisory to support improved aesthetics – although this is not regulated by the policies and if the design meets the requirements of the Building Regulations (which considers aspects such as Fire Safety, Natural Light and Ventilation, etc.), then the inclusion of more windows is effectively a matter of preference by the Applicant. The Applicant, being present in the meeting, however noted this comment and could consider this valuable advice.</p>	<p>CPO</p>