



# MINUTES

## Land Development Control Authority Meeting

Date : Wednesday, 12 December 2018  
Time : 9am  
Venue : The St Helena Community College, Jamestown

<b>Present</b>	Mrs Ethel Yon	Chairperson
	Mr Paul Hickling	Member
	Mr Paul Scipio	Member (Temporary)
	Mr Ralph Peters	Member
	Mr Raymond Williams	Member
	Mr Karl Thrower	Member
	Mr Andrew Chawora	Locum Chief Planning Officer (LCPO)
	Mr Shane Williams	Trainee Planning Officer (TPO)
	Mr Gavin George	Planning Assistant (PA)
	Miss Karen Thomas	Secretary (Cover role)
<b>Overseas</b>	Mrs Karen Isaac	Secretary (S)

### 1. Attendance and Welcome

The Chairperson welcomed all members and those of the public who attended the open session. She also thanked the Secretary Miss Karen Thomas for filling in as the Secretary.

There were 4 members of the public present; 3 of them attended in respect of item No 1 Excision of Four Land Parcels from Green heartland to Intermediate Zone – Bluemans Field.

### 2. Declarations of Interest

No declarations were made.

### 3. Confirmation of Minutes of 21 November 2018

Members confirmed the Minutes of 21 November 2018 as a true record and were signed by the Chairperson.

#### 4. Matters Arising from Minutes of 21 November 2018

There were none.

#### 5. Building Control Activities

LDCA Members were given a list of Building Control Activities for the month of November 2018 for their information. No questions or comments were raised by members.

#### 6. Current Applications (18 Applications)

LDCA Members were given a list of Current Development Applications.

There were 18 Applications awaiting determination at the time of preparing this agenda. Some are awaiting further information, whilst others are in the consultation period or being assessed.

#### 7. Applications for LDCA Determination 12 December 2018:

1)	<p><b>Excision of Four Land Parcels from Green heartland to Intermediate Zone – Bluemans Field</b></p> <p>Three members of the public were in attendance. The Locum Chief Planning Officer presented this application. The Chairperson noted the request to excise the land came from Executive Council. The Locum Chief Planning Officer explained the process, which had to be followed in order for this land to be excised.</p> <p>Mr Cyril George was granted 3 minutes to speak at the meeting. He mentioned that most of what he wanted to speak about had been covered by the Locum Chief Planning Officer, however welcomed any questions from the Authority. He first explained the distances from boundary to the objector's property, measured approximately 230m. He then thanked the Planning Assistant and Locum Chief Planning Officer for attending a site visit prior to the LDCA Meeting.</p> <p>Discussion then continued around the decision that was made by ExCo in 2005. One member then questioned what specific restrictions will there be on footprint? If the land was already allocated for building why change the zone? What is the objection that was made?</p> <p>Mr Ken Henry who was in the audience and who had sold the property volunteered to clarify. He said the land was originally in the Intermediate Zone but after it was subdivided into 4 plots and sold</p>	LCPO
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	<p>someone objected to the new owners building on the plots and the land was then changed to Green heartland.</p> <p>It was agreed that the Authority needs to make a recommendation that can go back to ExCo whereby on the grounds of excision the land will revert to the Intermediate zone. At the same time the recommendation will be subject to specific restrictions that need to be agreed.</p> <p>It was also suggested that the Authority have a copy of the documents of proof that the land was originally in the Intermediate zone. Members were happy with this decision.</p> <p>Recommendations to be made to the Governor in council within 4 weeks from the date of the LDCA meeting</p> <p>Audience left at 9:45.</p>	
<p><b>2)</b></p>	<p><b>Application 2018/87 – Proposed Construction of a 3 Bedroom Dwelling Half Tree Hollow – Clint Stevens</b></p> <p>The Trainee Planning Officer presented this application.</p> <p>This is a relatively large portion of land in comparison to the majority of the land parcels situated in Half Tree Hollow. The applicant approached the department earlier this year requesting to demolish an existing traditional long house, which was built a number of years ago. This was permitted under the General Development Order. The applicant proposed to connect the black and grey water into the existing soakaways. As both soak-ways have been out of use for an unknown period of time; to safeguard neighbouring properties and to ensure the land is suitable, the Authority requested a condition to be added, which ensures a percolation test is undertaken and submitted, prior to the decision notice being issued.</p> <p>This application was given approval subject to percolation test results. A Decision Notice to be issued subject to percolation test results.</p>	<p><b>TPO</b></p>
<p><b>3)</b></p>	<p><b>Application 2018/85 – Construction of a Carport at Wranghams, Sandy Bay – Neil and Deborah Fantom</b></p> <p>The Locum Chief Planning Officer presented the application.</p> <p>It was noted that no objections were received during the consultation process. The development is within the Intermediate Zone, where there is an existing dwelling. There will be a total of three structures on the property.</p> <p>The Application was approved.</p>	<p><b>LCPO</b></p>
<p><b>4)</b></p>	<p><b>Application 2018/73 – Construction of Garage/Storage incorporating 3 20ft containers and alterations/extensions to existing house to create a lounge and 2 separate Patios – Near Ebony View, Half Tree</b></p>	<p><b>LCPO</b></p>

	<p><b>Hollow – Dave Rodgers.</b></p> <p>The Locum CPO presented the application.</p> <p>The Authority requested that the applicant is required to provide more detail showing a cross section of the land for where the embankment behind the garage is to be created. Furthermore how the roof structure is to be supported on top of the containers. A section detail was also requested.</p> <p>There were also concerns raised as to the size of the proposed garage/storage area; due to the comparison in size with the existing house. It was noted that this was not for commercial use; however a condition could be added to ensure that the development is used for storing of vehicles only.</p> <p>This application was deferred until revised drawings were submitted.</p>	
5)	<p><b>Application 2018/75 – Construction of a 4 Bedroom Dwelling, Terrace Knoll, St Pauls – Andrew Crowie.</b></p> <p>The Locum CPO presented the application.</p> <p>There were concerns raised since the existing access is going through the neighbour’s private land. The applicant will need to show that they have permission to use the road. There was also an issue on the septic tank and soakaway being close to the road. The design of the house was also questioned as to whether it will be structurally sound.</p> <p>The Authority requested that the applicant produce Engineering plans due to the type of design and that they have permission to use the neighbour’s road.</p> <p>This application was deferred until engineering plans were drawn and submitted and issues regarding access clarified.</p>	LCPO
6)	<p><b>Application 2018/79 – Construction of Timber Decking onto existing Shop and Bedroom and lounge extension to existing dwelling, Half Tree Hollow – Chris Bargo.</b></p> <p>The Locum CPO presented the application.</p> <p>Concerns were raised by the Authority over the quality of the drawings. Members found it difficult to understand and stated that it was not clear to distinguish the existing access to the property. Secondly a concern was raised over the site plan not having the existing car parking indicated. The proposals in turn would reduce the space available for on-site parking and manoeuvrability. Members requested that specifically the site plan needs to have more dimensions to show the position of the building, as well as 3D elevations.</p> <p>This application was deferred until revised drawings were submitted.</p>	
7)	<p><b>Application 2018/82 – Alterations and Extensions to Tasty Bites Bistro and Coffee Shop, Block 1 (Unit 1 – Unit 7) Ladder Hill ESH Business Part – Smith and Watson Investments (St Helena) Ltd</b></p> <p>The Locum CPO presented the application.</p>	LCPO

	This application was approved subject to it being referred to the Highways Authority regarding the numbers parking in the area and the suggestion of having bollards put into place to prevent over parking.	
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## 8. Approvals by CPO under Delegated Powers

### 1) Application 2018/68:

- Requested : Full Development Permission
- Proposal : Demolition and re-construction of Generator Room
- Location : Briars Communications Complex
- Applicant : Sure SA Ltd
- Official : Gavin George (authorised by CPO)
- Approved : 25 September 2018

### 2) Application 2018/76:

- Requested : Full Development Permission
- Proposal : Installation of 7 Telecommunication Cabinets and Microwave Back-Haul Equipment
- Location : Various Locations
- Applicant : Sure SA Ltd
- Official : Shane Williams (authorised by CPO)
- Approved : 5 October 2018

### 3) Application 2018/37:

- Requested : Full Development Permission
- Proposal : Installation of 3 Metal Sheds, Tool Shed and Toilet, underground Soil Tank and Soak-away System, creation of Vehicular Access and Signage
- Location : Wranghams Coffee Plantation, Sandy Bay
- Applicant : Solomon & Company (St Helena) Plc
- Official : David Goodrick, (CPO)
- Approved : 29 October 2018

## 9. Minor Variations by CPO

### 1) Application 2015/143/MV2:

- Requested : Minor Variation
- Proposal : To construct Balcony with Patio underneath

- Location : Head O’Wain
- Applicant : Mario Yon
- Official : David Goodrick (CPO)
- Approved : 5 October 2018

**2) Application 2015/122/MV1:**

- Requested : Minor Variation
- Proposal : To continue with on site development works including the construction of a Septic Tank
- Location : Cleughs Plain
- Applicant : Christopher Henry
- Official : David Goodrick (CPO)
- Approved : 15 October 2018

**3) Application 2017/59/MV1:**

- Requested : Minor Variation
- Proposal : To extend wooden Decking along the North, South and Western extremes of the Take-away Building and the D Block retaining Bank on the North and North-West boundary
- Location : Nr the Salvation Army Hall, Half Tree Hollow
- Applicant : Alan Joshua
- Official : David Goodrick (CPO)
- Approved : 16 October 2018

**4) Application 2016/115/MV1:**

- Requested : Minor Variation
- Proposal : To re-align drainage route for 3 x 2 Bedroom Dwellings
- Location : Nr the Rifle Range, Ladder Hill
- Applicant : Deborah and Alan Benjamin
- Official : David Goodrick (CPO)
- Approved : 19 October 2018

## 10. Strategic Planning Matters

<b>1)</b>	<b>Building Regulations</b> An ExCo memo is currently being prepared. The draft regulations will hopefully be discussed at ExCo in January 2019.
<b>2)</b>	<b>Rupert’s Valley Development Plan</b> Still being worked upon by Consultant Riana de Wet. Locum CPO to find out status of the Plan.

	<b>Action: Locum CPO</b>
<b>3)</b>	<b>Conservation Area Management Plan</b> Still being worked upon by Consultant Riana de Wet. Locum CPO to submit a Progress Report by the next meeting.
<b>4)</b>	<b>LDCP Review</b> Locum CPO to submit a Progress Report by the next meeting.

## 11. Any Other Business

<b>1)</b>	One member asked for an update on sewage handling within Half Tree Hollow. TPO responded that a letter had been sent to Executive Council, they have now directed this to Technical Services, ENRD.	
<b>2)</b>	Since this was the last official meeting for Mr Paul Scipio to attend as a Board Member, the Chairperson thanked him for his valued contribution.	

## 12. Next Meeting

<b>1)</b>	The next meeting of the LDCA is proposed for 17 January 2019.	
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## 13. Closed Items

The Chairperson thanked Members for their attendance. The meeting closed at 11.40 am.

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

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Chairperson to the LDCA

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Date