

MINUTES

Land Development Control Authority Special Meeting

Date : Thursday, 23 July 2026

Time : 10 am

Venue : The St Helena Community College Main Hall, Jamestown

Present	Mrs Ethel Yon OBE	Chairperson
	Mr Gavin George	Member
	Mr Ian Gough	Member
	Mr Mark Brooks	Member
	Ms Patricia Coyle	Head of Planning & Building Control (HoP&BC)/Chief Planning Officer (CPO)
	Mrs Karen Isaac	Secretary
Apologies	Mr Lawson Henry	Member (Medical)
	Mr Gerald Yon	Member (Work Commitments)
	Mr Ronald Scanes	Member
	Miss Petra Joshua	Senior Planning Officer, Ag (Overseas Leave)

In attendance:

Six Members of the public were in attendance including Applicant(s)/Objector(s).

1. Attendance and Welcome

The Chairperson welcomed all present and thanked Members for attending.

2. Declarations of Interest

There were no declarations of interest to declare. Just prior to consideration of the third Application, a member of the public raised a concern regarding a member of the LDCA having a conflict of interest on Development Application 2026/11 who was a Minister during the time. It was stressed that the Member was sitting on a Project Board and had nothing to do with the design of the proposal; once the terms of reference for the consultants were agreed, he had no further involvement. The Chair, in her prerogative, allowed the member to remain at the table as she did not consider that this amounted to “Interest” which needed to be declared and that the Member could continue.

3. Applications for LDCA Determination

Application 2025/78: Change of Use from Class D1 to “House of Multiple Occupation” (Sui Generis) – Modification 2 (2025/78/mod 2) to amend Conditions 1 and 2 and delete Condition 3, Ex Longwood School, Longwood: Head of Property, St Helena Government

The CPO presented and gave an outline of the Application together with background information with a recommendation for approval subject to seven conditions as outlined in the Handling Report.

The site is designated within the Intermediate Zone and Longwood Historic Conservation Area.

The relevant policies applicable in the assessment are the Intermediate Zone, Built Heritage, Social Infrastructure, Housing, Road, Transport and St Helena Housing Strategy Manual.

In assessing the proposal, the Authority concluded that it was acceptable in accordance with the policies stated. The Authority however stressed the importance of having parking and external layout details, but approved the modifications subject to amended conditions. Concerns were also raised with regard to the time limit on the application and its implications; the CPO advised that this was in line with the applicant’s request for a time extension. The concerns regarding the parking details would be addressed under Condition 4 which was not intended to be modified.

Resolution: Approved with conditions as recommended in the Handling Report. Decision Notice to issue.

ACTION: CPO

Application 2026/83: Change of Use from Class D1 to 2 x 3 Bedroom Dwelling Units, Former Longwood Primary School: Head of Property, St Helena Government

The CPO presented and gave an outline of the Application with a recommendation for approval subject to eight conditions as outlined in the Handling Report.

The site is designated within the Intermediate Zone and Longwood House Conservation Area.

The relevant policies applicable in the assessment are the Intermediate Zone, Sewage, Built Heritage, Housing, Water, Sewage, Storm, Roads and Transport.

In assessing, the proposal would represent an appropriate sustainable form of development that complied with planning policies as outlined and would deliver significant social, economic and environmental benefits to St Helena whilst securing the long term benefits of a public asset.

In considering, there was a concern with regard to outside spaces and the defining of the dwellings' boundaries and ventilation. The CPO advised that both dwellings would have windows such that ventilation would be provided, but stressed that this was a matter for the Building Inspectors to consider. The CPO also advised that details of each dwelling's boundary could be requested through the proposed Condition 3.

Resolution: Approved with conditions as recommended in the Handling Report subject to Condition 3 being amended to require details of the dwellings' boundaries to be submitted. Decision Notice to issue.

Application 2026/11: Construction of Waste Water Treatment Works (WWTW) to treat sewage from the Half Tree Hollow Catchment Area (HTH, Sapper Way and Clay Gut), the Guns, Half Tree Hollow:

The CPO presented and gave an outline of the Application with a recommendation for the LDCA to recommend to the GiC/ECiP that the application be approved subject to 12 Conditions as listed in the Handling Report, together with planning background information.

The site is designated within the Intermediate Zone and the Heritage Coast Conservation Area at its westernmost end.

The relevant policies applicable in the assessment are the Intermediate Zone, Sewerage, storm drainage, Built Heritage, Natural Heritage, Roads, Transport and Environmental Impact Assessment requirements.

In assessing the proposal, it was considered to be supported by the relevant infrastructure policies and capable of meeting the required sewerage standards with only limited impact on amenities.

The development would, however, result in some harm to the significance of the Conservation Area and the setting of nearby historic assets. This was because it would be modern and therefore out of

character with features such as the Guns/Bunkers, the Swimming Pool and the Tennis Court as well as earlier historic structures, buildings, walls, gates, Ladder Hill Fort, and other fortifications that contribute to the character of the Heritage Coast Historic Conservation Area. As such, the proposal would be contrary to Primary Built Heritage Policy BH1 of the Land Development Control Plan (LDCP).

Notwithstanding this identified harm, the planning balance concluded that the adverse impact on heritage assets was outweighed by the well-established need for the development and the significant public benefits arising from the provision of this infrastructure. Consequently, the overall planning balance was considered to weigh in favour of the proposed development.

The Authority would need to decide whether the planning balance falls in favour or against the development as currently submitted prior to advising on their recommendation to GiC/ECiP.

Mr Andrew Pearce, a Member of the Public spoke.

Ms Lesa Davidson, Project Manager on behalf of the applicants, also spoke.

It was noted that there was an error in the Report stating that the Guns near the application site was not listed. The CPO apologised for the error although indicated that the assessment considered all the historic assets which included the Guns, Swimming Pool and Tennis Court as well as the older historic assets.

In considering, the Authority expressed strong concerns about the visual impact as the site was within the Conservation area, heritage interactions including the proposed embankment on underground Bunkers associated with The Guns, the height, visibility, the odour, operational management, access, security fencing and possible amendments including lowering/undergrounding or better concealment.

The Authority felt that while the proposal was acceptable in principle, the design was excessively tall above ground (when Rupert's one was below ground) and visually unacceptable as currently presented in the Conservation Area. Amendments were therefore sought to provide more mitigation, in particular reducing the plant more into the ground and the Applicant be asked to provide more heritage/archaeological and information addressing the embankment impact on Bunkers.

Notwithstanding the need for revised plans to be submitted, the Authority agreed that an Operational Management Plan (OMP) for the plant should be provided including odour control, screening/maintenance regime, the frequency of desludging, monitoring and maintenance. The CPO advised that a planning condition could be added to require submission of an OMP.

The application was therefore deferred to allow revised proposals and for further technical/landscape details.

Resolution: Application deferred for further details to be submitted.

13. Next Meeting:

The next meeting is scheduled for 6th August 2026.

Chairperson to the LDCA

Date