MINUTES

Land Development Control Authority Meeting

Date : Thursday, 1 October 2026
Time : 10 am
Venue : The Jamestown Community Centre

Present	Mrs Ethel Yon OBE	Chairperson
	Mr Gavin George	Member
	Mr Ian Gough	Member
	Mr Gerald Yon	Member
	Mr Lawson Henry	Member
	Mr Mark Brooks	Member
	Mr Bill Scanes	Member
	Ms Patricia Coyle	Head of Planning & Building Control (HoP&BC)/Chief Planning Officer (CPO)
	Miss Petra Joshua	Ag Senior Planning Officer (Ag SPO)
	Miss Jacqueline Leo	Secretary
	Mr Paul Scipio	Planning Consultant

In attendance:

One Member of the public was in attendance.

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.

3. Confirmation of Minutes

The minutes of the meetings 3rd and 14th September 2026 were confirmed and signed by the Chairperson as a true record of the meetings.

4. Matters Arising

Unauthorised Development: Application 2025/50 – Clayton Vanguard, Sandy Bay

It was noted that the Application would be brought to the meeting of the LDCA, possibly 5 November 2026.

ACTION: CPO/SPO

Unauthorised Development: Application 2025/94 – Adrian John, Terrace Knoll

It was noted that the Application would be brought to a meeting of the LDCA, possibly 5 November 2026.

ACTION: CPO/SPO

Unauthorised Development: Works Undertaken at St Paul's

The CPO gave an update and suggested the best course of action would be to issue a "Notice to Apply. The authority agreed.

ACTION: CPO to issue a "Notice to Apply"

Enforcement Investigation - Construction of a Split-Level Dwelling at Young's Valley (Application 2024/55)

The CPO gave an update and advised that the applicants had decided to install gabions under a previous approval in a different location. The Enforcement Notice had been ignored. Also, the timeline for the works to be undertaken had not been met. The Applicant had been made aware of possible court procedures because of this.

The Authority suggested that an Engineering Report should be requested with a deadline of 14 days, to ensure that the bank would be stabilised as stated in the Enforcement Notice and to be brought back to the next meeting of LDCA on 5 November 2026. The Authority suggested that if this proved not to be satisfactory, then the route of taking this to court would have to be considered.

ACTION: CPO to write to the applicant requesting a Report by the deadline given and to be made aware of the action that would be taken if the deadline was not met.

5. Building Control Activities – August 2026

The Authority was provided with a report on the Building Control Activities for August 2026. There were no comments from the Authority.

6. Current Planning Application

The Authority was provided with an updated report on the current planning applications. It was noted that there were 32 applications awaiting determination, comprising 1 on hold pending further details from the applicant, 1 deferred, 25 to be assessed and 5 in the advertisement stage. Missing from the list were the 4 applications which need to go to GiC/ECiP for decision and remain "current" until a decision is made and a notice is issued. There were no comments from the Authority.

7. Applications for LDCA Determination

Application 2026/78 – Siting of Two Containers at Horse Point Quarry

Planning Consultant Mr Paul Scipio presented the paper and gave a detailed outline of the application.

The Authority discussed the lease of the quarry and the future of the containers once the lease expired as the application did not state if it would be a permanent siting. Further discussion was held on the safety aspect of storing the explosives and theft. The Authority felt that the applicant should be notified to ensure follow-up procedures were in place before the containers are used for the storage of explosives.

Mr Scipio advised the Authority that paragraph 2, page 9 of the report states that "The applicant is reminded that they may need to seek other permission under other relevant legislation".

Following discussion, the Authority recommended a stronger worded Informative to advise the applicant to ensure all necessary permissions/consents were sought for explosives storage and that an additional planning condition be added to ensure containers are removed at the end of the lease life of the quarry.

RESOLUTION: The application was recommended for approval with the recommended amendments for stronger wording to be made (paragraph 2, page 9) and, a condition added to ensure the containers are removed at the end of the lease life of the quarry and referred to the Governor in Council/Executive Council in Planning for their decision.

ACTION: CPO to liaise with the LDCA Chair to agree wording for the proposed additional planning condition and to prepare a Cover Note for ECiP/Minister for ENRP&ED

Application 2026/87 – Construction of a One-Bedroom Flat

Planning Consultant, Mr Paul Scipio presented the paper and gave a detailed outline of the application.

Following discussion, concern was expressed about the height of the bank at the back of the development proposal and how much of it would be visible and also the proximity to another property.

Mr Scipio advised that the visibility of the bank would be at least 2 metres.

The Authority had no further concerns nor objections and approved the application.

RESOLUTION: The application was approved as recommended.

ACTION: CPO to prepare and issue Decision Notice

Application 2026/88 – Proposed Installation of 2 x 5000L Water Tanks

The Ag SPO presented the paper and gave a detailed outline of the application with recommendation for approval.

Discussion was held on the colour of the tanks being grey and not green and the actual location of the tanks.

As the tanks would be placed below the main road and would be hidden the Authority approved what was proposed.

RESOLUTION: The application was approved as recommended and the Ag SPO to prepare and issue a Decision Notice.

ACTION: Ag SPO to prepare and issue Decision Notice

8. Approvals under Delegated Powers

The Chairperson advised the Authority of the 15 Approvals under Delegated Powers.

There were no comments on what had been approved under the Policy for “Delegated Powers”.

9. Strategic Planning Matters

Jamestown Conservation Management Plan

There was nothing further to report.

LDCP Review

Still being progressed.

Any Other Business

Covered Area in Castle Yard

The CPO advised that a "Notice to Apply" had been issued with regard to a Covered Area in the Castle Yard and a timeline given of 28 days to submit a Development Application.

ACTION: CPO

Church Lane Lights

The CPO advised that following approval given by the Authority for a string of lights to be placed in Church Lane (Application 2025/67), the Applicants had written to ask if 2 large fixed brackets and the removal of the photovoltaics could be considered as a minor variation. The CPO would seek further information and advise accordingly.

ACTION: CPO

Treatment Plants – Half Tree Hollow and Jamestown

CPO informed the Authority of the outcome of the meeting of the Governor in Council/ECiP held last week with regard to the recommendations for the Sewage Treatment Plants at HTH and Jamestown. The HTH treatment plant issue relating to odour was considered by the Attorney General and by Ministers/ECiP not be a planning matter that required any planning condition to be attached. ECiP decided that odour could better be controlled though a Licence with Connect. Also that a planning condition should be added relating to the provision of wooden slatting around the tanking for the Treatment Plants in HTH and Jamestown. Noted by the Authority.

Mule Yard Jamestown

CPO advised the Authority of the concerns raised by Ministers relating to the submission of retrospective developments in the Mule Yard. Ministers indicated that they would be raising the matter of retrospective Development Applications at a future Government in Council meeting.

There being no further business to discuss the meeting ended at 12:05 hrs.

Next Meeting

The next meeting is scheduled for 5th November 2026.

_____ _____

Chairperson to the LDCA **Date**