



St Helena  
Government

**No. 03/2026**

**Open/Closed Session:** Open Session

**Subject: DEVELOPMENT APPLICATION 2025/86:**

Application for installation of fencing and crash barrier at Waste Water Treatment Plant, Ruperts Valley

**Presented by:** Minister for Environment, Natural Resources and Planning Portfolio and Economic Development Portfolio

**Decision Sought:**

Governor in Council is asked to consider and advise whether Full Development Permission should be approved with conditions, as recommended for the installation of fencing and crash barrier.

**Reason for Referral**

The Development Application is being referred to Governor in Council in accordance with the Direction issued on 14th June 2022 under section 23(1) of the Land Development Control Ordinance 2013 which requires the referral of applications for development of land (excluding street furniture installations, signage, gates, solar panels, safety equipment, alterations to existing windows and alterations to existing doors) within fifty metres of the sea. This development would be situated within 50m of the sea.

**Comments of Land Development Control Authority**

At the 4<sup>th</sup> December 2025 meeting of the Land Development Control Authority (the Authority), it considered the Officer's Report on the development application seeking FULL Development Permission. The report to the Authority is included as Annex A to this Report and sets out the relevant factors in relation to this application. However, Members of the LDCA considered that the proposed fencing was too high and asked Planning Officers to discuss with the applicant amending the proposal to a lower height.

The applicants confirmed in writing that they would reduce the height of the proposed fencing but were unable to provide updated plans prior to the LDCA report being drafted for the 15<sup>th</sup> January LDCA report deadline.

Final revised plans were submitted after reports had been submitted for the 15<sup>th</sup> January LDCA Meeting, nonetheless Members were presented with the revised plans at the meeting on 15<sup>th</sup> January 2026.

At the 15<sup>th</sup> January 2026 meeting of the Land Development Control Authority (the Authority), it considered the Officer’s Addendum Report on the development application seeking FULL Development Permission, together with the revised plans. The report to the Authority is included as Annex B to this Report and sets out the relevant factors in relation to this application.

All the members agreed that the proposed fencing and crash barrier would be acceptable. The Authority agreed with the Officers’ recommendation to grant permission with conditions for the proposal taking into account relevant policies in the Land Development Control Plan 2013, with the exception that Condition 2 would be amended to refer to the revised plans, as follows:

- 2) “The development shall be implemented in accordance with the details specified on the Application Form and the plans listed below, approved by the Planning Officer on behalf of the Land Development Control Authority (LDCA), unless the prior written approval of the CPO (on behalf of the LDCA) is obtained for a minor amendment to the approved details under Section 29 “Minor Variations” of the Land Development Control Ordinance, 2013.

<b>Drawing No.</b>	<b>Rev</b>	<b>Title</b>	<b>Date on Plan</b>	<b>Date Received</b>
A1	-	Ruperts STP Location Plan	“Google” 2025	30.9.25
CSH-W-WW-WTW-RUP-STP-2025-09 (002-PL-01)	02	Fencing Compound Plan Layout	01/26	6.1.26
CSH-W-WW-WTW-RUP-STP-2025-09 (003_PL-02)	02	Fencing Plan Layout	01/26	6.1.26
CSH-W-WW-WTW-RUP-STP-2025-09 (004-EL-01)	02	Fence Elevations	01/26	6.1.26
CSH-W-WW-	02	Fence Elevations	01/26	6.1.26

WTW-RUP- STP-2025-09 (005-EL-02)				
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**Reason:** Standard condition to define the terms of the development and to ensure that the development is implemented in accordance with the approved details.”

***KGT***

**13 March 2026**

Appendix 1 - Officer Report to LDCA meeting on 4<sup>th</sup> December 2025

Appendix 2 - Officer Addendum Report to LDCA meeting on 15<sup>th</sup> January 2026