



St Helena
Government

MINUTES

Land Development Control Authority Meeting

Date : Wednesday, 8 July 2020
Time : 10 am
Venue : The St Helena Community College, Jamestown

Present	Mrs Ethel Yon OBE	Chairperson
	Mr Paul Hickling	Deputy Chair
	Mr Raymond Williams	Member
	Mr Karl Thrower	Member
	Mr Gavin George	Member
	Mr Ralph Peters	Member
	Mr Ismail Mohammed	Chief Planning Officer (CPO)
	Mr Shane Williams	Planning Officer (PO)
	Mrs Karen Isaac	Secretary

Also in Attendance Seven Members of the public, including Applicant(s) and Objectors.

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 of 10 June 2020

The Minutes of meeting of 10 June were confirmed and signed by the Chairperson.

4. Matters Arising from Minutes of 10 June 2020

Application 2019/44 – Extensions to Existing House to form a Double Storey – Sea View, Alarm Forest – Brian Paul Fuller

At the meeting of 4 March 2020, it was reported that the Agent would be submitting revised drawings for this proposal. Since then a meeting was held with the applicant on 6 March 2020, and feedback from the Applicant was awaited.

Application 2020/05 – Change of Use from Residential Care Home to ten units of one Bedroom Social Housing Flats – Barn View, Longwood – Property Division, St Helena Government

This application is still with Executive Council.

Application 2020/37 – Proposed Covered area for Glass Crusher incorporating a 20ft Container – Nr Ambledale Workshop, Half Tree Hollow – Chris Bargo

This application was deferred from the last meeting and is now item 7.11 on the Agenda for discussion.

5. Building Control Activities/Update

LDCA Members were given a list of Building Control Activities for the month of June 2020 for their information. It was noted that the figures submitted for the past six months is very similar to the figures submitted for the six months in the previous year.

6. Current Planning Applications

LDCA Members were given a list of current development applications. There were 17 applications awaiting determination at the time of preparing the Agenda. Some are awaiting further information whilst others are in the consultation period or being addressed. The CPO said that it was hoped that those applications for the years 2018 and 2019 would be sorted soon.

7. Applications for LDCA Determination

1)	<p>Application 2020/41 – Proposed Container Handling Facilities incorporating Office Buildings, Warehousing, Secure Compounds and Car Parking – Lower Ruperts Valley – Programme Management Unit (PMU), St Helena Government</p> <p>The Chief Planning Officer presented this application. The site falls within the Coastal Zone. The application is to provide freight and container handling facilities to supplement the existing wharf operation at lower Rupert's. There are no issues with relationship to the cable landing works. A request for a screening opinion was undertaken to consider as to whether an EIA report was necessary. It was noted that the scale of the development would be considerable but given the development that only involves construction of</p>	
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two buildings in an area of land that has already been disturbed from previous activities and the other proposed use for open storage, It concluded that there would not be a significant environmental impact so a full EIA was not needed. The CPO said that this application could be considered as a departure from the LDCA. There were representations to this proposal and the issues that were raised are as set out in the report. The CPO stressed that if the Authority are minded to approve this proposal, specific conditions would be placed to take account of the issues raised in the representations. The fuel leak would be dealt with separately, although there will be a condition for site and soil investigation. The Applicant was given permission to speak followed by two Objectors. Members, in considering this application highlighted the issues with regard to the fence lines and access, protection of the walls and the level of the platform and the cable project. It was stressed that there should have been an access statement and asked that detailed drawings of the fencing be provided before a decision is made. They reiterated that access to the Beach is very important and every effort should be made to ensure least restriction to the area for recreational use. A question was asked as to whether the stacking of the containers would be on level ground. The level of the ground would be lowered to enable easy access for vehicles transporting containers. The Applicant spoke further on the issues raised by the Authority with regard to the fence that could be dealt with, to protect the walls as best as they can and the cut-fill. It was agreed by the Authority that the application be deferred until the applicant provides a revised plan. The Chair requested CPO's advice in respect of deferring of the decision to seek detailed plans for the fencing and access. The CPO advised LDCA that the realignment of the fence details and access can be dealt with as Conditions to the permission and there are conditions set out in the report that will need to be complied with and it does not require deferment of decision if they are minded to grant permission. The CPO also advised LDCA that if the decision is to defer the application for further details as discussed then it is not a right outcome as the issues raised are set out in the conditions. Application deferred and a special meeting would be arranged if required to discuss further report once details are submitted.

Resolution: The application for the proposed container handling facilities incorporating office buildings, warehousing, secure compounds and car parking was deferred until revised drawings are received from the Applicant.

CPO

2)	<p>Application 2020/11 – Proposed Construction of a Three Bedroom, Timber Framed House – High Hill – Kevin O’Bey</p> <p>The Chief Planning Officer presented this application. The site falls within the Intermediate Zone with no Conservation Area restrictions. The application is to build a three bedroom, timber framed, single storey dwelling house with a mono pitched roof. The building being of timber frame would have hardwood external cladding and a three layer felt roof finish on a plywood roof base.</p> <p>Resolution: The application for the proposed construction of a three bedroom, timber framed house was approved with conditions as recommended by the CPO. A Decision Notice to issue.</p>	CPO
3)	<p>Application 2020/16 – Proposed Construction of a Double Garage and Covered area Extension to Existing House – Upper Cow Path, Half Tree Hollow – Michael Thomas</p> <p>The Planning Officer presented this application. The site falls within the Intermediate Zone with no Conservation Area restrictions. The application is to re-align the existing access to the property whilst forming a second platform to construct a double garage and a ramp onto the platform above, in order to access the dwelling house, thereby creating an embankment of approximately 3m in height. The Garage would be constructed on the western side of this platform measuring approximately 45m². The applicant also proposed a covered area extension to the existing house, which would result in a uniformed appearance from house to extension. Overall the proposal complied with Intermediate Zone policies and could be supported.</p> <p>Resolution: The application for the proposed construction of a double Garage and covered area extension to the existing house was approved with conditions as recommended by the PO. Decision Notice to issue.</p>	PO
4)	<p>Application 2020/29 – Proposed Construction of a Two Bedroom Dwelling – Near Solomon’s Bakery, Half Tree Hollow - Jessie Duncan</p> <p>The Planning Officer presented this application. The site falls within the Intermediate Zone with no Conservation Area restrictions. The application is to construct a two bedroom dwelling. Access to the site would be from the existing access road that is crown owned. The applicant is to be advised to obtain an easement for access to his property as the access route is over crown land. The house will share similar design characteristics to those in the area. Sewage was proposed to the existing septic tank soakaway system, which was constructed for the property below. It was noted this system could accommodate up to 12 users, which was more than sufficient for both</p>	

	<p>developments. Overall the proposal complied with Intermediate Zone policies and could be supported.</p> <p>Resolution: The application for the proposed construction of a two bedroom dwelling was approved with conditions as recommended by the PO. A Decision Notice to issue.</p>	PO
5)	<p>Application 2020/32 – Proposed Construction of a Two Bedroom, Split Level Dwelling – Clay Gut – Tracie Clarke-Williams</p> <p>The Chief Planning Officer presented this application. The site falls within the Intermediate Zone with no Conservation Area restrictions. The application is to construct a three bedroom, split level dwelling with a dual-cut site excavation into the 30 degree sloped hillside creating two level platforms, an access road and parking spaces. A septic tank and soakaway system is proposed on crown land. It was said that the applicant be advised to construct a retaining wall behind the house or a catchment/trench for the falling debris.</p> <p>Resolution: The application for the proposed construction of a two bedroom split level dwelling was approved with conditions as recommended by the CPO with an advisory to take account of the falling debris. A Decision Notice to issue.</p>	CPO
6)	<p>Application 2020/45 – Proposed Installation of Ridge Ventilators – Printech, Ladder Hill – W A Thorpe & Sons</p> <p>The Planning Officer presented this application. The site falls within the Intermediate Zone and in the Heritage Coast Conservation Area. The application is to install ridge ventilators, grey in colour along the entire length of the ridge, where it will provide airflow throughout the building. The ridge ventilators will ensure hot air escapes and will prevent rain from entering the building. It was noted that other options were explored by the applicant but it was felt that this was the most feasible option. Due to these being newly constructed buildings, not posing any historical value, it was felt that this proposal would not be detrimental to the amenity of the existing building or surrounding area.</p> <p>Resolution: The application for the proposed installation of ridge ventilators was approved with conditions as recommended by the PO with an added condition to take account of the colour of the ridge ventilators. A Decision Notice to issue.</p>	PO

7)	<p>Application 2020/33 – Proposed Construction of a Three Bedroom, Split Level Dwelling – Clay Gut – Kimberly Thomas</p> <p>The Chief Planning Officer presented this application. The site falls within the Intermediate Zone with no Conservation Area restrictions. The application is to construct a three bedroom split level dwelling on a 30 degree sloped hillside. This would entail site excavation to create two level platforms, parking spaces and an access road. A septic tank and soakaway system is proposed on crown land. It was said that the applicant be advised to construct a retaining wall behind the house or a catchment/trench for the falling debris.</p> <p>Resolution: The application for the proposed construction of a three bedroom split level dwelling was approved with conditions as recommended by the PO with an advisory to take account of the falling debris. A Decision Notice to issue.</p>	CPO
8)	<p>Application 2020/47 – Proposed Extensions to Existing House to form a Bedroom, Patio and Garage – Two Gun Saddle, Alarm Forest – D Robbertse</p> <p>The Planning Officer presented this application. The Authority were reminded of a previous application that was submitted in February 2020 for this property under reference 2020/14. The application was refused as the proposed design of the extension did not respect the design and character and was considered to be over powering for the original building. The applicant re-submitted, where the request is to keep the extension single storey. The applicant proposed a double carport on the southern gable end, add a covered area to the west of the veranda to form a larger covered patio area and to extend on the northern gable end to form a master bedroom with en-suite, walk in wardrobe and utility room. The existing septic tank would be demolished and re-constructed further north of the site to ensure compliance with Building Regulations. The overflow will then be connected into the existing communal system along the main road. Excavation works would take place for this proposal. Overall the proposal complied with the policies, as the extension was seen in proportion with the existing house and not an afterthought, when compared to the original design.</p> <p>Resolution: The application for the proposed extensions to existing house to form a bedroom, patio and garage was approved with conditions as recommended by the PO. A Decision Notice to issue.</p>	PO

<p>9)</p>	<p>Application 2020/34 – Proposed Construction of a Three Bedroom, Split Level Dwelling – Clay Gut – Natasha Thomas</p> <p>The Chief Planning Officer presented this application. The site falls within the Intermediate Zone with no Conservation Area restrictions. The application is to construct a three bedroom, split level dwelling. Works would include a dual-cut site excavation into the 30 degree sloped hillside to create two level platforms, an access road and parking spaces. A septic and soakaway system is proposed. It was said that the applicant be advised to construct a retaining wall behind the house or a catchment/trench for the falling debris.</p> <p>Resolution: The application for the proposed construction of a three Bedroom Split Level Dwelling was approved with conditions as recommended by the CPO with an advisory to take account of the falling debris. A Decision Notice to issue.</p> <p>It was stressed that the applicant of this application as well as the applicants of applications 2020/32 and 2020/33 should be advised to consider engaging with each other in an effort to bring together a communal system for these three proposals.</p>	<p>CPO</p>
<p>10)</p>	<p>Application 2020/44 – Proposed Removal of Existing Trellis System and Installation of Windows, Door and Lapboards – No.14 Barracks Square, Jamestown – Penelope Bennett</p> <p>The Planning Officer presented this application. The site falls within the Intermediate Zone and in the proposed Jamestown Conservation Area. At present there is a trellis system and Perspex covering the opening of the front and side elevations of the building. The application is to remove this covering and replace with lapboards to be installed on all elevations. Two window openings will be created on the front elevation, either side of the proposed doorway. A third window would be constructed on the northern elevation. The windows and door would be of PVC material with white finishing. The existing trellis system was not of any historical value and was found to be detrimental to the appearance of the property. By supporting this proposal, would significantly enhance the overall appearance of the building.</p> <p>Resolution: The application for the proposed removal of existing trellis system and installation of windows, door and lapboards was approved with conditions as recommended by the PO. A Decision Notice to issue.</p>	<p>PO</p>
<p>11)</p>	<p>Application 2020/37 – Proposed Covered Area for Glass Crusher incorporating a 20ft Container – Nr Ambledale Workshop, Half Tree Hollow – Chris Bargo</p>	

The Chief Planning Officer presented this application. This application was deferred from the last meeting for the PO to ascertain if this development proposal could be sited on the applicant's existing land holdings in the area. A site visit were carried out and further information obtained from the applicant regarding land ownership and other developments on the adjacent sites. There are a mixture of industrial/commercial and open storage uses to the western end of Tern Drive. The physical appearance of the area is open and access is partially on a semi constructed road. The use is a distance away from residential properties with some just partially completed. It was noted that whilst the proposal in this location is considered to be acceptable. However, members were of the view that there is a better location for this proposed use and could be sited at the other side of the Go Kart Site that has been given approval already. This proposal could cause considerable noise pollution for neighbouring properties as the operation of a glass crusher is a noise activity and can be of very loud noise emission. The enclosure being proposed for the operation would not be sufficient as a noise barrier and development would require noise insulation within the wall and that will require different construction method to that being proposed and could be costly. Members felt that the future potential of noise disturbance from this use to the neighbouring residential properties was an important consideration and it was agreed that the application be refused on the issue of unacceptable level of noise from the proposed use. It was noted also that a digger is on site and some excavation is taking place.

Resolution: The application for the proposed covered area for Glass Crusher incorporating a 20ft container was refused as the use of the development of a Glass Crusher would have considerable adverse impact on the amenity of a number of nearby residential properties. This is due to the level of noise that is likely to be generated by the operation proposed due to the method of construction and without any noise insulation being included. A Decision Notice to issue. The Applicant has a right of appeal.

CPO

The reason for refusal was drafted by the CPO following the meeting as set out below:

The proposed use of the development as a **Glass Crusher** will have considerable adverse impact on the amenity of a number of nearby residential properties due to the level of noise likely to be generated by the operation proposed to be built without any noise insulation and the method of construction.

8. Approvals by CPO under Delegated Powers

The following four Development Applications were dealt with under Delegated Powers by the Chief Planning Officer.

1)	Application 2020/36 <ul style="list-style-type: none">– Requested : Full Development Permission– Proposal : Construction of a Garage incorporating a 20ft Container for storage purposes– Location : Head O’Wain, Blue Hill– Applicant : Neil J Thomas– Official : Shane Williams, PO (authorised by Ismail Mohammed, CPO)– Status : Approved on 23 June 2020
2)	Application 2020/38 <ul style="list-style-type: none">– Requested : Full Development Permission– Proposal : Extensions to Existing House to form a Patio and Carport– Location : Clay Gut– Applicant : Nigel George– Official : Shane Williams, PO (authorised by Ismail Mohammed, CPO)– Status : Approved on 23 June 2020
3)	Application 2020/39 <ul style="list-style-type: none">– Requested : Full Development Permission– Proposal : Tree maintenance, removal of encroaching, low hanging and dry tree limbs– Location : The Rickmers and Castle Gardens, Jamestown– Applicant : Crown Estates management, St Helena Government– Official : Shane Williams, PO (authorised by Ismail Mohammed, CPO)– Status : Approved on 23 June 2020
4)	Application 2020/40 <ul style="list-style-type: none">– Requested : Full Development Permission– Proposal : Alterations and Extensions to Existing House to form a Lounge, Patio and New Roof Profile– Location : Alarm Hill– Applicant : Ronald Scanes– Official : Shane Williams, PO (authorised by Ismail Mohammed, CPO)– Status : Approved on 23 June 2020

9. Minor Variations Approved by CPO

There were no minor variation approvals by the Chief Planning Officer.

10. Strategic Planning Matters

1)	Rupert's Valley Development Plan The CPO reported that no progress has been made on the RVDP.
2)	Conservation Area Management Plan The CPO reported that a draft has been received from the Consultant. To continue as an item on the Agenda until finalised.
3)	LDCP Review The CPO reported that the draft document would hopefully be completed in the middle part of August 2020. He stressed that there are a lot of priorities to be dealt with in Planning as well as other requests. It was mentioned at this point that the Planning Section is under staffed and has to take all of this into consideration.

11. Any Other Business

SIGNS AT THE YACHT CLUB, THE WHARF

One member reported that two signs have been painted on the building known as the Yacht Club and questioned as to whether an application was received for this and if any consultation process was undertaken. The CPO advised that it is considered that this did not require planning permission as it is not considered to be development. Members also advised that the Yacht Club sought advice from the CPO before undertaking these works. The member has concerns about this and requested that the CPO seek AG's interpretation on this and report back to the LDCA.

WATER DEVELOPMENT STRATEGY

One member spoke of the Water Development Strategy where he stipulated that the document does not make mention of planning and stressed that it should have. The member to send a copy to other members of the Authority. The CPO was asked whether he had been consulted in the preparation of this strategy and was he aware. The CPO informed the LDCA that he was only aware of this because he had seen the press release on the public notices but he has not been consulted in its drafting.

12. Next Meeting

The next LDCA Meeting is scheduled for Wednesday, 5 August 2020.

The Chairperson thanked Members for their attendance. The meeting closed at 12.45hrs.

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

Chairperson to the LDCA

Date