



**St Helena
Government**

MINUTES

Land Development Control Authority Meeting

Date : Thursday 1 June 2023
Time : 10 am
Venue : The St Helena Community College Main Hall, Jamestown

Present	Mrs Ethel Yon OBE	Chairperson
	Mr Paul Hickling	Deputy Chair
	Mr Lawson Henry	Member
	Mr Gavin George	Member
	Mr Gerald Yon	Member
	Mr Ralph Peters	Member
	Mr Shane Williams	Chief Planning Officer (Ag)
	Miss Petra Joshua	Planning Officer
	Miss Karen Isaac	Secretary

Apologies Mr Ronald Scanes Member (Sick)

Also in Attendance Six members of the public including Applicants/Objectors.

1. Attendance and Welcome

The Chairperson welcomed all present with a special welcome to Miss Petra Joshua, newly appointed Planning Officer and congratulated Mr Shane Williams in his role as Acting Chief Planning Officer. Members were also thanked for their attendance.

2. Declarations of Interest

There were no Declarations of Interest to declare.

3. Confirmation of Minutes of 4 May 2023

The Minutes of meeting of 4 May 2023 were confirmed and signed by the Chairperson as a true record of the meeting.

4. Matters Arising from Minutes of 6 April 2023

Application 2021/93 – Demolition of Existing House and Construction of a Two Storey Dwelling, Barracks Square, Jamestown: Neil George

The CPO (Ag) advised that there was nothing further to report since the last meeting. It was hoped that the applicant would submit revised plans in July 2023. The CPO, Ag said he would continue to liaise with the applicant.

ACTION: CPO (Ag)

Land Development Control Plan (LDCP)

The Chief Planning Officer has departed the island and was not able to meet the deadline in completing the draft review of the LDCP as originally planned. It was noted that the advert for the second round of the recruitment for CPO closed on 10 May 2023. The outcome is awaited. It was questioned how the LDCP could be progressed and if there was a possibility of someone being recruited as a Locum to complete the review? No one from the LDCA was on the working group for the revision of the LDCP. The Chair of the LDCA and the CPO (Ag) to discuss a way forward.

ACTION: Chair/CPO (Ag)

Conservation Area Management Plan

On hold until other priorities have been addressed and finalised.

Unauthorised development – Cleughs Plain – Delray McDaniel

Awaiting further details from the Draughtsman. CPO (Ag) to follow up.

ACTION: CPO (Ag)

Excavation Works – Near Young’s Valley – Owner, Delray McDaniel and Belfred McDaniel

Another site visit was carried out on 15 May 2023 where recommendations were made to the Developer. Awaiting new application.

ACTION: CPO (Ag)

5. Building Control Activities

LDCA were given a list of Building Control Activities for the month of April 2023 for their information.

6. Current Planning Applications

LDCA were given a list of current Development Applications. There were 8 applications awaiting determination at the time of preparing the Agenda.

7. Applications for LDCA Determination

1)	<p>Application 2023/12 - Construction of a Two Bedroom Dwelling, near Harlyn, Half Tree Hollow: Anisa Moyce</p> <p>The CPO (Ag) presented the Application.</p> <p>Following discussion, the members noted the comments from stakeholders and asked that an advisory be placed on the decision notice to take account of the comment received from Sure SA, to ensure the Applicant is made aware that there were Telecoms cable in the vicinity of the proposed access. If there is a necessity to relocate the cable, the Applicant should contact Sure. The LDCA noted the comment from Connect St Helena (Water and Sewerage) and advised the CPO (Ag) that he should write to Connect to inform them that a new sewage treatment facility is currently not the subject of a planning application. The Authority approved the Application subject to the inclusion of the "Advisory".</p> <p>Resolution: The application for Construction of a Two Bedroom Dwelling was approved with conditions as outlined in the Handling Report and the addition of an "Advisory". A Decision Notice to issue. The CPO (Ag) to write to Connect as advised by LDCA.</p>
2)	<p>Application 2023/17 – Construction of a Storage Shelter, Hunts Vale, Gordons Post, Alarm Forest: Axel Oberem</p> <p>The CPO (Ag) presented the Application.</p> <p>The Green Heartland Policy allows for the granting of extensions to existing buildings, however only at 75% of the original floor area in accordance with LDCP policy GH.2. This proposal would have an increase of 100%. It did however complied with other elements of the Green Heartland policy such as LDCP policy GH.4, where the minor departure from the policy in GH.2 was not considered inconsistent overall with the development plan to recommend the development application to Governor in Council. It could therefore be supported on the basis that it complied with the other policies within the Green Heartland and Agriculture and Forestry Policies.</p>

	<p>The Applicant spoke in support of the Application.</p> <p>Following discussion, the Authority noted that the proposal is for a commercial Farm and also noted the explanation given for recommending approval. The Authority therefore approved the application.</p> <p>Resolution: The Application for the Construction of a Storage Shelter was approved with conditions as outlined in the Handling report. A Decision Notice to issue.</p>
3)	<p>Application 2023/18 – Construction of a Three Bedroom Dwelling, near Springbok, Levelwood: TJay Coleman</p> <p>The CPO (Ag) presented the Application.</p> <p>Following discussion, the Authority did not have any concerns or queries and approved the application.</p> <p>Resolution: The Application for the Construction of a Three Bedroom Dwelling was approved with conditions as outlined in the Handling Report. A Decision Notice to issue.</p>
4)	<p>Application 2023/21 – Reinstatement of the Ex-Pipe Store into H M Prison (removal of blocked Doorway and Alterations to form Dormitory Cells), former Pipe Store, Jamestown: Alex Mitham, Portfolio Director, SS&HA</p> <p>The CPO (Ag) presented the Application.</p> <p>The building is Grade III listed and falls within the Intermediate Zone and Jamestown Historic Conservation area. The application is to reinstate the building as part of the Prison site where some internal and external works are required. This would involve installation of stud partitioning to form Cells, Toilet and Shower Cubicles and the removal of a blocked Doorway that would provide access directly into H M Prison complex. The appearance of the external Building would remain with the exception of the proposed Whirlybirds that would provide ventilation to the building. Due to the increasing number of prisoners, additional cells are required with a more improved living accommodation until the new Prison facility has been constructed and operational.</p> <p>There were comments from Stakeholders including an objection from the St Helena National Trust.</p> <p>The Director of the St Helena National Trust spoke in support of the objection.</p>

Following discussion, the Authority noted that the Application failed to include all details as there was no mention of how the steam engine (125 years old) would be removed. Of note was the fact that there was no discussion between the Property Division and the St Helena National Trust regarding the lease of the Pipe Store that was supposed to have been put in place and what was now intended. LDCA felt it was desirable for a meeting to take place between the parties concerned. As the steam engine was an important feature it was felt that a method statement should be produced to ascertain how the removal of the engine would be managed. It was also noted that the area had wooden flooring and a question was asked whether this was in order as no details were shown on the plans received. The Authority deferred the Application to enable the CPO (Ag) to obtain answers to the questions posed by LDCA.

Resolution: The Application for Reinstatement of the Ex-Pipe Store into H M Prison (removal of blocked Doorway and Alterations to form Dormitory Cells) was deferred until further details are received.

8. Approvals by CPO under Delegated Powers: NIL

9. Minor Variations Approved by CPO/PO:

The following Development Application were approved as Minor Variation by the PO. As is normal practice, key Stakeholders are approached when and where needed for Minor Variation Evaluation.

1)	<p>Application 2021/07/MV1:</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : To Increase the proposed Public Facilities to accommodate Changing Room. This was in respect of the Construction of Stevedores Building and Public Facilities that was approved on 17 May 2021. – Location : Rupert’s Wharf, lower Rupert’s Valley – Applicant : Programme Management Unit, SHG – Official : Shane Williams, PO – Approved : 2 May 2023
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10. Strategic Planning Matters

1)	<p>Conservation Area Management Plan Dealt with under Matters Arising.</p>
2)	<p>Land Development Control Plan Review Dealt with under Matters Arising.</p>

11. Any Other Business

Newly built unoccupied Houses in Half Tree Hollow without sewage connection

One Member asked if statistics could be made available on the number of houses that have been built in Half Tree Hollow and awaiting sewage connection.

ACTION: CPO (Ag)

Mr Paul Hickling, Deputy Chair advised that he would not be here for the July and August meetings. Paul was wished well on his holiday overseas.

12. Next Meeting

The next LDCA Meeting is scheduled for Thursday, 6 July 2023.

The Chairperson thanked Members for attending. The meeting closed at 11:15 Hrs.

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

Chairperson to the LDCA

Date