

**MINUTES OF THE LAND DEVELOPMENT CONTROL AUTHORITY MEETING HELD ON WEDNESDAY, 11  
JANUARY 2017, AT 9 AM AT THE EDUCATION LEARNING CENTRE, JAMESTOWN**

<b>Present</b>	Mrs Ethel Yon	Chair Person
	Mr Paul Hickling	Deputy Chair
	Mr Gavin George	Member
	Mr Raymond Williams	Member
	Mr Ralph Peters	Member
	Mr Karl Thrower	Member
<b>In attendance</b>	Mr David Taylor	Head of Planning
	Mrs Karen Isaac	Secretary
	Mr Shane Williams	Planning Assistant
<b>Off Island</b>		
<b>Apologies</b>		

**ACTION**

**1. ATTENDANCE AND WELCOME**

The Chairperson welcomed and wished all present a happy new year and thanked members for attending.

There were 2 members of the public present which included a representative from the Press - Saint FM. It was noted that there were no representative from SAMS.

**2. DECLARATIONS OF INTEREST**

There were 2 declarations of interest. The Chairperson being President of the SHNT declared in respect of application no. 2016/172 in view of the SHNT's objection and Deputy Chair, Mr Paul Hickling declared in respect of application no. 2016/100.

**3. CONFIRMATION OF MINUTES OF 7 DECEMBER 2016**

Minutes of the meeting held on 7 December 2016 were circulated, confirmed and signed.

**4. MATTERS ARISING FROM MINUTES OF 7 DECEMBER 2016.**

**Access Road to Rifle Range area, page 2 of minutes of 7 December 2016 refers**

The Roads Manager, when appointed to be made aware of the roads that need extensive reconstruction and to be reported to the ENR Committee by the CPO.

CPO

**Application No. 2016/100 – Proposed Introduction of Renewable Energies into the building structure of the Old Quarantine Station (incorporating solar water heating, photovoltaic panels to produce hot water and electricity, rainwater harvesting and water purification equipment) – Lemon Valley – ESH**

See CPO's report. **Resolved** CPO to request ESH to withdraw the application and otherwise to be refused, as recommended.

CPO

**Application No. 2016/123 – Proposed Change of Use of the Ex-Avec Centre to the New Headquarters of the St Helena Police Service – Avec Building, Jamestown – Head of Property Division (Rob Bryson)**

Discussions had taken place between the CPO and Head of Property. Revised plans awaited.

**Application No. 2016/127**

**Proposed extensions, Lounge and Bedroom – Head O'Wain former Clinic – Delray McDaniel**

Revised drawings awaited. The CPO to check the zoning and confirm when revised plans are considered.

CPO

**Application No. 2016/142**

**Proposed Communal Bin Housing Project – Across the Island of St H (23 Sites) – ENRD**

This item was delegated to the CPO to meet with the relevant SHG officer (Mike Durnford) to inspect the sites together around the island and agree the work required for each individual site.

CPO had produced and agreed a schedule, and CPO issued the development permission decision notice on 14<sup>th</sup> December 2016. The schedule is as follows ('as submitted' referring to the details as submitted in the development application, namely low-level timber rails).

Site at:

1. Rosemary Plain: relocate if possible to a position where there is a backdrop of trees or permanent bushes, or provide a close-boarded timber fence on three sides about 900 high. Omit the slab and form a gravel platform if funding is tight.
2. Cape Villas: as submitted but also provide one or more shrubs on the south side.
3. Kingshurst Community Centre: as submitted.
4. White Gatex2: as submitted.
5. Near Princes Lodge: as submitted.
6. HTH above the Clinic: set back 2.4m from carriageway, for visibility, and either add screen planting each side or add a stone wall 750 high on both sides and back. Omit the slab and provide a gravel platform if funding is tight.
7. HTH Andy's Shop: as submitted but set back as far as practicable.
8. HTH near A&D's shop: as 7.
9. HTH above the Fuel Station: as submitted
10. HTH Cow Path: as submitted.
11. HTH Rock Club: as submitted.
12. Ladder Hill near the Bowling Alley: add a stone wall 750 high on both sides and back. Omit the slab and provide a gravel platform if funding is tight.
13. Ladder Hill Complex: omit or re-site clear of the carriageway and as near to the archway as possible and then as 12.

14. Ladder Hill opposite RE Yard: as 12 but 900 high, or re-site as far as possible from the main road and against the wall of a building.
15. Rupert's Beachx2: as submitted.
16. Two Gun Saddle: omit because site is likely to be developed for a shop.
17. Gordon's Post: as submitted.
18. Alarm Forest: re-site about 25m further up the lane, on the same side and add a gravel area to the west side of the slab sufficient for two domestic wheelie bins.
19. Levelwood, Quincey Vale: as 2.
20. Sandy Bay below Thorpe's shop: as submitted but re-site about 5m down from the bend.
21. Sandy Bay piggeryx2: as submitted but as far back from edge of carriageway as practicable.
22. Barren Ground x2: as submitted.
23. Thompson's Wood: as submitted.

**Application No. 2016/151**

**Proposed Bus Stop Shelter – Head O'Wain – The Property Division**

Still awaiting to hear from Crown Estates concerning their negotiations with Solomons.

**Application No. 2016/153**

**Proposed Ambulance Access Alterations – The General Hospital, Jamestown – Health Directorate**

Members viewed the draft revised plan prepared by the CPO and visited the area after the meeting. **Resolved:** to approve the revised plan prepared by the CPO and a request to SHG Property that the poorly formed steep concrete side ramp at the foot of the ambulance ramp and pieces of kerb laid on the main ramp be rationalized.

CPO

**Strategic Issues affecting development**

The CPO to make a start on the Conservation Area Management Plan for Jamestown.

**AOB**

**Scheme of Delegation** was signed by the Chairperson.

**Application No. 2016/158 - Proposed High Voltage Electricity Lines from Sandy Bay to Blue Hill**

Awaiting confirmation of Exco decision (permission granted subject to conditions)

**5. LOCUM HEAD OF PLANNING AND DEVELOPMENT CONTROL'S REPORT – DEVELOPMENT APPLICATIONS FOR DETERMINATION**

**Application No. 2016/118**

Proposed 2 Bedroom Dwelling – New Ground – Jackie George.

Secretary

**Resolution:** Approved subject to conditions recommended.

**Application No. 2016/145**

Proposed siting of a second Container for construction purposes – Bottom Woods – Larry Green

A meeting had taken place between the CPO and the applicant to ascertain why a second container is required. It had been explained that the house is taking longer to complete than expected and therefore temporary storage is necessary.

Secretary

**Resolution:** Approved subject to conditions recommended.

The LDCA saw the need for the Container Policy to be reviewed and asked that it be brought to the next LDCA meeting.

**Application No. 2016/149**

Proposed Lounge and Garage extension – Half Tree Hollow – Beryl Phillips

Secretary

**Resolution:** Approved subject to conditions recommended.

**Application No. 2016/154**

Proposed 2 Bedroom Dwelling – Alarm Forest – Andrew Williams

Members were concerned that there had been no response from the Roads section and asked the CPO to revisit the site to establish whether adequate visibility exists for emerging vehicles.

**Resolution:** Approved subject to conditions as recommended, plus any additional condition deemed necessary by the CPO in respect of visibility for the access.

CPO/Sec

**Application No. 2016/161**

Proposed Abattoir Soakaway System – Solomon & Company (St Helena) Plc – Sandy Bay (Banana Plantation)

CPO reported that a letter of objection had been received from Mrs Carol George, since the report was prepared. He read the letter to the Authority.

A member stated that there had been long term problems in the past from pig effluent in lower Sandy Bay and he was therefore concerned that abattoir effluent could appear. Members were concerned that there had been no response from Public Health, especially with unknown likely performance of the septic tank taking abattoir waste and risk of pathogens in the effluent. .

**Resolution:** Deferred for public health to be re-consulted and the applicants to be asked what research they have done into the effectiveness of septic tanks in treating abattoir waste.

CPO

**Application No 2016/163**

Proposed construction of Storage Building – Rupert's Valley – Anthea Moyce

**Resolution:** Approved subject to conditions recommended.

Secretary

**Application No. 2016/166**

Proposed 3 Bedroom Dwelling – Half Tree Hollow – Wendy Essex

Secretary

**Resolution:** Approved subject to conditions recommended.

**Application No. 2016/167**

Proposed 2 Bedroom Dwelling – Woody Ridge, Levelwood – Anna Chiduku

The CPO's two recommendations were noted and discussed. The CPO to report back to the Authority after his discussion with the landowner.

**Resolution:** 1) development application 2016/167 approved subject to conditions recommended.

Secretary

**Resolution 2)** as the second recommendation. CPO to contact the landowner to advise him of the resolution and to arrange a discussion with him to plan the way forward.

CPO

**Application No. 2016/172**

Proposed Restaurant and Cocktail Lounge – Nr the Blue Lamp, Ladder Hill – Rosemary Bargo

The Chairperson left the table as President of SHNT in view of the Trust's objection. Deputy Chair, Mr Paul Hickling deputized for this application. Members were mindful that development permission existed for a fire station partly on this site and partly on the land below. They were therefore concerned that the lower area should not be released by SHG for development in a way that would conflict with the restaurant use and it should remain available for car parking, including possibly park and ride for Jamestown. CPO to contact the Head of Property to that effect.

CPO/Sec

**Resolution:** Approved subject to conditions recommended.

**Application No. 2016/175**

Proposed 2 Bedroom Dwelling – Fishers Valley – Trevor Henry

A representation had been received and was presented to the meeting concerning the right of way. CPO made clear that the proposed development will not interfere with the right of way.

Secretary

**Resolution:** Approved subject to conditions recommended.

It was noted that consultation responses from other SHG departments were lacking in many of the above reports. Chairperson to take the matter up with the Chief Secretary

CP

6. **Applications approved by the CPO under delegated powers –**

a) **Application No. 2016/150**

Basic Tree Maintenance - Jamestown – Crown Estates

b) **Application No. 2016/170**

Carport extension – Bottom Woods – Troy Henry

7. **Minor variation approved by the Chief Planning Officer**

a) **Application No. 2016/171 (approved by the CPO)**

Removal of window from Room F24 and blocking up, removal of

Balcony Door in Room F25, part blocking up and part installation of Salvaged Window from F24, installation of Wall Mounted A/C Unit on Balcony to serve F24, construction of new Nursing Manager's Office on Balcony adjoining F24 in timber stud framing and cladding, with salvaged door from F25 – The General Hospital, Jamestown – Health Directorate.

b) **Minor variation application No. 2016/177 – amendment to permission 2014/42 (for approval by the LDCA)**

Revised drawings - Small Building for Christian Worship, Levelwood –

Secretary

**Resolution:** Approved with conditions as recommended.

**List of new development applications received**

8.

Noted.

9.

**Strategic issues affecting development**

a) Conservation Area Management Plan for Jamestown (draft awaited from CPO who stated that his immediate priority was revision of the Building Regulations) CPO

b) Members requested consideration be given to identifying land in the Longwood area for light industrial and commercial uses – for discussion at the February meeting.

10.

**2016 Development Applications awaiting determination**

The CPO informed members that the backlog of development applications has been dealt with, for which he was thanked.

Members reviewed the list of outstanding applications and resolved that applicants from whom revised plans are awaited will be given one month for their submissions and failing that the application will be deemed refused or withdrawn. CPO

11.

**Any Other Business –**

**a) Building Regulations**

It was agreed that a report of Building Control activity (numbers of applications dealt with, inspections and approvals given) will be presented to the Authority at all future meetings.

**b) Duke of Edinburgh Playground.**

Members asked what was happening about the DofE Playground and pointed out that a number of innovative proposals had been received in response to the application in 2016 to use it as a car park, which deserved further consideration. To be considered at the February meeting.

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- c) ~~**Attendance of Media Service.**~~ Members were pleased to see Saint FM represented and were disappointed that there was no-one from SAMS.

**Presentation on applications and statistics**

The PA did a short presentation on the above, showing proportions of applications dealt with.

**Proposed High Voltage Electricity Lines from Sandy Bay to Blue Hill – development application 2016/158**

Awaiting confirmation from Exco.

**Applications 2016/136. 137 and 138 – Sewerage for HTH and Jamestown**

These applications will be heard at a Special meeting on Thursday, 26 January 2017 at 1 pm.

**12. Closed Items**

There was nothing to discuss.

**13. Date of next meeting**

**8 February 2017.**

The Chairperson thanked members for their attendance. The meeting closed at 11.30 and members proceeded to the Hospital to view the proposed ambulance access.

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Chairperson

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Date

