

**MINUTES OF A SPECIAL LAND DEVELOPMENT CONTROL AUTHORITY MEETING HELD ON THURSDAY,  
26 JANUARY 2017, AT 1 PM 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	Locum Head of Planning
	Mrs Karen Isaac	Secretary
	Mr Shane Williams	Planning Assistant
	Mr Ronald Dereuck	Connect St Helena Ltd (who had volunteered to attend to speak at the meeting if required and to answer questions).

**Apologies**

**ACTION**

**1. ATTENDANCE AND WELCOME**

The Chairperson welcomed all present and thanked members for attending.

There were 4 members of the public present which included representatives from the Press - Saint FM and SAMS.

**2. DECLARATIONS OF INTEREST**

The Chairperson being President of the SHNT declared an interest in view of SHNT's objections. Members were happy for the Chairperson to remain at the table but she said she would not take part in the discussion.

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

**a) Application No. 2016/136**

Proposed Sewage Treatment Plant (for Half Tree Hollow etc sewage) at Ladder Hill Guns septic tank site, and outfall to Breakneck Valley.

**b) Application No. 2016/137**

Proposed sewage treatment plant (for Jamestown and the Briars sewage) and marine outfall.

**c) Application No. 2016/138**

Combined Jamestown and Ladder Hill sewerage infrastructure including pipeline from Ladder Hill to Jamestown at the Ladder, stilling chamber

and screening plant (for combined sewage from Half Tree Hollow etc, Jamestown and The Briars) and marine outfall.

- 1) The Chairperson advised that member's consideration of the outline application should be based on planning merits only and not on cost implications. Members noted that the application would have to be determined by Governor in Council.
- 2) The report and recommendations of the Locum Head of Planning and Development Control (LHP&DC) had been circulated to members in the previous week.
- 3) Members confirmed to the Chairperson that they had studied the report and she therefore asked the LHP&DC to summarise and highlight the key points. He did so and members then discussed the proposals.

3(a) Members noted that only three written representations had been received from the public. Members thought this very small number was due to the fact that the public expected their representations made verbally at the public meetings to have been recorded and they would therefore expect to not have to submit written representations, but this had not been the case.

3(b) Members wondered why storm water had not been taken into consideration. Mr Ronald Dereuck stated that this was because storm water is not part of the remit of Connect although a separate report from Consultants was awaited concerning storm water. Members then expressed surprise that the present applications had been submitted in advance of that report.

3(c) Mr Dereuck stated that separation of storm water at source had been given consideration but the costs looked prohibitive. The Chairman reminded members that cost was not a material planning consideration but a member then questioned why, in the knowledge of prohibitive costs and acceptance that treatment plants would not be able to cope with storm water, treatment plants had been proposed.

3(d) Members stated their disquiet at the proposal to run a pipe down the Ladder, especially because of potential damage if the pipe becomes blocked and access to it has to be obtained. A member highlighted the risk of blockage because of the gradient would cause water to run away and leave solids behind. Mr Dereuck stated that he thought in fact two pipes would be installed so that blockage in one could be attended to whilst the first is unblocked. He pointed out that the present development applications are only in outline and this would be a detail to follow.

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3(e) Members were also concerned that there was no apparent capacity for future growth. Mr Dereuck stated that this would be accommodated in the second pipe. Members pointed out that it would not then be available in case of blockage of the first pipe.

3(f) Members questioned what alternative routes for the pipe had been considered and especially Breakneck Valley. Mr Dereuck thought Breakneck Valley would be too difficult physically to construct a sewer down to it.

3(g) Members questioned why treatment of the sewage was proposed in some of the proposals but only screening of effluent and discharge to the sea in others. Mr Dereuck stated that he understood there was a legal requirement to treat sewage.

3(h) Finally members stated that they thought re-use of treated effluent within Half Tree Hollow for landscaping and horticultural work should have been considered because Half Tree Hollow is a good production area and lacked only water.

4) The Chairperson asked members to decide how they wished to recommend to the Governor in Council, on each of the three applications. Members agreed unanimously to accept the recommendations of the Locum Head of Planning and Development Control, in respect of all three applications. ExCo to be advised of these decisions.

5) A copy of the LHP&DC's report is attached to these minutes, including consultation responses and representations received from members of the public.

Secretary/CPO

6) The Chairperson thanked members and Mr Dereuck for their attendance. The meeting closed at 2 pm.

7) Date of next meeting 8 February 2017.

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Chairperson

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Date

