

**MINUTES OF THE LAND DEVELOPMENT CONTROL AUTHORITY MEETING HELD ON WEDNESDAY, 2
NOVEMBER 2016, AT 9 AM AT THE EDUCATION LEARNING CENTRE, JAMESTOWN**

Present	Mrs Ethel Yon	Chair
	Mr Gavin George	Member
	Mr Paul Hickling	Member
	Mr Karl Thrower	Member
	Mr Raymond Williams	Member
In Attendance	Mrs Riana de Wet	Ag Chief Planning Officer
	Mr David Taylor	Locum Head of Planning
	Mrs Marita Bagley	Secretary
	Mr Shane Williams	Planning Assistant
Apologies	Mr Ralph Peters	Member

ACTION

1. ATTENDANCE AND WELCOME

Chair Person welcomed all present and thanked members for attending. Special welcome to David Taylor our Locum Head of Planning.

There was 1 member of the public present.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. CONFIRMATION OF MINUTES OF 5 OCTOBER 2016

Minutes of the meeting held on 5 October 2016 were circulated, confirmed and signed.

4. MATTERS ARISING FROM MINUTES OF 5 OCTOBER 2016.

a) Application No. 2016/53

Proposed change of use of land and related operations (Full) to provide a Holiday Park and ancillary accommodation, access and car parking – Bradley’s Camp - Millennium Holiday Park Ltd

Application has been on hold. Ag CPO had further consulted on the conditions and made a presentation to Exco on 1 November 2016. Exco accepted the revised conditions with minor changes and the application was approved. Members were also made aware that the car parking area will be done in phases, and Land is reserved if the need arises for the car park to be expanded.

b) Application No. 2016/99

Development of Proposed Installation of a Safety Wrought Iron Railings and Stanchions – Lady’s Bath Spring – Connect St Helena Ltd

Approved as recommended by Ag CPO with the additional conditions, which had been issued.

5. **AG CHIEF PLANNING OFFICER'S REPORT – DEVELOPMENT APPLICATIONS FOR DETERMINATION**

a) Application No. 2016/93

Proposed Excavation of a 2 level platform to accommodate vehicles on site – HTH – Clint Stevens

The site is located in upper part of Half Tree Hollow. The site is located adjacent to an existing long-term motor-work-shop. The road ends in a dead-end with no through traffic at this point. The applicant wishes to utilise a portion of Parcel 193 – where the Motor Workshop is also accommodated as well as a portion of Parcel 1292, to create a two level platform for the purposes of parking for vehicles awaiting repair or customers visiting his workshop.

Members were concerned that the land should not be used either as a scrap yard or for vehicle repairs, with attendant noise and possible spillage of oil etc. They also considered that layout as submitted was not sensible because it makes maneuverability difficult: a single platform would be better.

Resolved: Approved in principle subject to conditions as recommended but with condition 3 amended also to preclude use of the parking area for vehicle repairs and Ag CPO to suggest to the applicant a more sensible arrangement on a single level.

b) Application No. 2016/114

Siting of a Container – Half Tree Hollow – Elaine Arms

AG CPO explained that the site is located within the Intermediate Zone and the container is to be used for the purpose of storing household goods. The applicant had obtained letters of consent from adjacent neighbors', Dorothy Stevens and Sandra Leo.

Policy 6.16 states that where a container park has been established, individual sited containers will not generally be permitted within a radius of 1km of the container park. There is an existing container park just below Ambledale Workshop, approximately 500m north-west of the proposed location. This had been discussed as an alternative with the applicant, on which the applicant stated she was unable to secure a place at the existing container park.

After discussion it was concluded that written evidence was needed as to non-availability of the container park and otherwise the application could not be supported in accordance with the policy.

Resolved: The applicant is to provide evidence in writing that the container park is not available. If the Ag CPO is satisfied by such evidence, permission to be granted subject to the conditions as recommended. Members Agreed.

c) Application No. 2016/115

3 x 2 Bedroom Dwelling – Rifle Range Half Tree Hollow – Deborah Benjamin

This application follows on from 2016/9, whereby the applicant wanted to site 5 houses on the same plot, refused on 10 May 2016. Ag CPO explained that she had advised the applicant to reduce the scheme to 3 dwelling. This she had done, but she had then increased the footprint of each dwelling from 90m² to 127m², resulting in average plot coverage of 25%, just slightly lower than the initial density of 27% and leaving insufficient space around the dwellings.

Members agreed with the Chair person for the Ag CPO to go back to the applicant with the recommendations that the dwellings to be reduced to

approximately 90m², leaving adequate amenity and vehicle spaces. Concern was also expressed as to the inadequacy of the roadway leading to this development and other users in the area, which requires attention before further development is permitted.

1 – Ag CPO to advise the applicant that the LDCA does not accept the proposed development as the footprint of the proposed dwellings leaves insufficient amenity space and creates difficult vehicle maneuvering space. The applicant is invited to submit revised proposals and otherwise the application stands refused.

2 – If revised plans are submitted showing small footprints, Ag CPO to bring the application back to LDCA with full appraisal of issues relating to the site access.

d) Application No. 2016/109

Covered Area – Church Lane, Jamestown – Mark Caswell

This is a residential property with an un-covered courtyard enclosed by walls all round. The proposed cover will be 50% translucent and aim to provide protection against noise/dust during the time of construction of 123 Main Hotel (adjacent) but also with long-term benefits, shielding the area from natural elements and providing a private and protected area. As it will be open on the sides, it will provide sufficient ventilation into the enclosed patio area.

Members had no questions.

Resolved: Approved subject to the conditions recommended.

e) Application No. 2016/117

Garage – New Ground – David Reynolds

The property is located within the Intermediate Zone, just north from New Ground Point and adjacent to the Main Road leading to Donkey Plain. Ag CPO recommended that this application should be seen in context of the applicants existing residence and out buildings, located on the parcel adjacent and south of the site (namely parcel 222 New Ground, measuring 647m²).

Members were concerned with the roof water and whether the applicant has sufficient space to deal with it. Ag CPO pointed out that it can be soaked away in the neighboring land with their consent, but it was also pointed out that the applicant should not have a problem using access water as his father has a small agriculture garden.

Resolved: Approved subject to the conditions recommended.

6. Applications approved by the Ag Chief Planning Officer under delegated powers –
The Ag CPO briefly reported on the following applications dealt with under delegated powers:

a) Application No. 2016/83

Proposed 2 Bedroom House – Cow Path – George Thomas

b) Application No. 2016/98

Proposed 3 Bedroom Dwelling – New Ground – Tina Dawn Thomas

c) Application No. 2016/105

Proposed 2 Bedroom Dwelling – Burnt Rock – Kerry Yon

d) Application No. 2016/124

Members had no comments and were supportive of the actions taken by Ag CPO.

7. Minor variations approved by the Ag Chief Planning Officer

There were no Minor Variations.

8. List of new development applications received

The list of new developments applications received since the last meeting was noted. The Authority discussed each application and recommended that the following be brought to the Authority for determination:-

- a) **Application No. 2016/145**
Siting of a second Container – Bottom Woods – Larry Green
- b) **Application No. 2016/146**
Restoration, Alterations and Additions to Gunny Bag – Francis Plain Road – Catherine Leo
- c) **Application No. 2016/147**
Alterations and Additions to existing Cottage – St Pauls – Aldhelm Garner
- d) **Application No. 2016/148**
Proposed Septic Tank and Soakaway – Rupert’s Valley – Colin Benjamin
- e) **Application No. 2016/151**
Proposed Bus Stop Shelter– Head O’Wain, Blue Hill – Property Division c/o Glynis Fowler
- f) **Application No. 2016/152**
Proposed Renewal of Signage – The Standard, Jamestown – Solomon & Co PLC
- g) **Application No. 2016/153**
Proposed Ambulance Access Alterations – General Hospital, Jamestown – Health Directorate c/o Glenn Owen
- h) **Application No. 2016/155**
Proposed installation of hand railings to access ramp and cigarette disposal station on the wall at the Malabar - Jamestown – Solomon & Co PLC
- i) **Application No. 2016/157**
Proposed 2 bedroom Dwelling - Half Tree Hollow – Cherilee Cranfield
- j) **Application No. 2016/158**
Proposed New Overhead Power lines - Sandy Bay to Blue Hill – Connect St Helena Ltd

9. Strategic issues affecting development

See Closed Items.

10. Any Other Business

- a) **Application No. 2016/48**
Proposed Hotel Development – Discharge of condition 6 – 1, 2 and 3 Main Street – St Helena Hotel Development.
Members were shown the plans of the façade for the hotel. They were informed that the Heritage and National Trust had sent letters of their approval.
- b) **Application No. 2016/89**
Proposed Deadwood Intersection Access – Deadwood – Foxy’s Garage.
Members were informed that the application for judicial review had been refused.
- c) **Application No. 2016/136, 2016/137 & 2016/138**
2016/136 – Sewerage Treatment Plant for HTH
2016/137 – Sewerage Treatment Works for Jamestown & Marine Outfall to James Bay.
2016/138 – Combined JT and HTH Sewerage Infrastructure & Treatment Facility.
Members had been sent the executive summary of the EIA. Concern was expressed the financial aspects for this project did not seem to make sense. The Chairperson pointed out that this was not an aspect for the Authority to discuss. She also pointed out that further discussions should await presentation of the application to the Authority.
- e) **Application No. 2016/57**
Longwood Enterprise Park – ESH
Modification Notice had been emailed to members. The Authority was happy with the outcome.
- f) **Back-log of Applications**
Locum Head of Planning pointed out that we have a lot of applications that have been pending for some time awaiting information from applicants. He has started giving applicants deadlines for the information required or their applications will be considered withdrawn. Members happy with this approach.
- g) **Scheme of Delegation**
Locum Head of Planning stated that this had existed since 2009 and needs reviewing and revising. He will bring a draft to the next meeting.
- h) **Press Attendance**
Locum Head of Planning was surprised that no representative from the news media was present and would like to change that. Member Thrower said he is being made a member of that board and would bring it up in their next meeting.

11. Closed Items

- a) Ag CPO and Locum Head of Planning will discuss and identify strategic issues affecting development. It was recommended that Rupert’s

Development Plan, Access to Housing Plots and Parking in Jamestown could be considered items for discussion. Locum Head of Planning will bring a brief report regarding strategic issues to the next meeting.

- b) Member Thrower questioned whether we need to identify an industrial area. Members agreed that Rupert's has been identified but noted the space had already been allocated for warehousing and the tank farm, which did not leave a lot left. Member George pointed out that the Land Use Plan had identified some areas. Member Hickling recommended that the areas on either side of the Haul Road would be excellent area to make industrial. Members agreed.

11.2 The Chairperson thanked Members for their attendance. The meeting closed at 11:40 hrs.

Chairperson

Date

NEXT MEETING TO BE ON WEDNESDAY, 7 DECEMBER 2016 AT THE EDUCATIONAL LEARNING CENTRE, JAMESTOWN AT 9AM.