

MINUTES OF THE LAND DEVELOPMENT CONTROL AUTHORITY MEETING HELD ON WEDNESDAY, 3 AUGUST 2016, AT 9 AM AT THE EDUCATION LEARNING CENTRE, JAMESTOWN

Present	Mrs Cathy Hopkins Mr Gavin George Mr Ralph Peters Mr Raymond Williams	Deputy Chairperson Member Member Member
In Attendance	Mrs Riana de Wet Mrs Karen Isaac	Senior Planning Assistant Secretary
Off Island	Mrs Ethel Yon Mr Paul Hickling Mr Martin Hannah	Chairperson Member Head Planning & Development Control

ACTION

1. ATTENDANCE AND WELCOME

The Deputy Chairperson welcomed all present and thanked members for attending.
There were 5 members of the public present.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. CONFIRMATION OF MINUTES OF 6 JULY 2016

Minutes of the meeting held on 6 July 2016 were circulated, confirmed and signed.

4. MATTERS ARISING FROM MINUTES OF 6 JULY 2016.

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

This application was heard by Exco on 26 July 2016 and not on 12 July as previously stated. Whilst it was recommended by the LDCA that full permission be granted subject to conditions, the applicant presented certain difficulties that he would face if these conditions were applied. Exco requested that the Planning Officer work with the applicant to address these concerns with a view to the application being brought back to Exco in August. In her update, the SPA explained that the applicant was having difficulty with the restrictions on the layout plan. The applicant had met with the SPA and works are now in progress. This will be brought back to LDCA and then on to Exco.

Application No. 2016/27 – Proposed disassembling and relocation of steel building – Jamestown Brewery Yard (thus effectively decommissioning existing business); and reassembling of steel building – Farm Buildings Complex thereby effectively extending the existing business – Ian Williams

This application was also presented to Exco on 26 July 2016. Exco requested further information to enable them to make a fully informed decision and will be referred back to Exco in August. A site visit has been requested by Exco to ensure key pressing issues are addressed. Applicant informed and agrees.

Application No. 2016/50 – Proposed development permission in principle (outline) for Solar Panel Arrays described as phases 2, 3 and 4 – Rifle Range Site, lower HTH – Connect St Helena Limited

This was another application that was presented to Exco on 26 July 2016. Exco also requested further information to enable them to make a fully informed decision and to be referred back to them next month. It was once again highlighted that not enough study was put into this application. Exco also requested a site visit.

Application No. 2016/54 – Proposed construction of Sewerage Treatment Plant – below ground adjacent to Rupert’s Lines – Rupert’s – Connect St Helena Limited

This application will be presented to Exco during August 2016.

Application No. 2016/74 – Proposed construction of Raw Water Reservoir – Hutts Gate – Connect St Helena Limited

This application was approved by Exco on 26 July 2016 subject to conditions recommended by the LDCA.

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

The following development applications were considered and determined as stated below.

Application No. 2016/19 – Proposed Split Level 3 Bedroom Dwelling House with Garage – Nr Half Way, Half Tree Hollow – Ian Thomas

The site for this proposal is in the intermediate zone and is at the foot of High Knoll Fort that is particularly steep with public roads located on either side. There are no development restrictions on the land use, siting, scale and external materials. The applicant is to manage storm water run-off. Condition 5 to be reworded.

It was at this point that it was voiced that before developers go ahead in getting all plans drawn up and submitted to the Planning Office, they should first come with

a draft plan and discuss with Planning. This is to be promoted. To check with the Public Relations Office on the way forward in having this item publicized for the public's benefit. The Media Services Representative, who was in attendance, will inform the public also. SPA

Approved with conditions as SPA's recommendation.

Application No. 2016/65 – Proposed 2 Bedroom Dwelling House – Woody Ridge, Levelwood – Anna-Lisa Leo

The site is situated near Woody Ridge, Levelwood and is in the intermediate zone. There was a concern over the steepness of the road that will require precautional measures. There are no development restrictions on the land use, siting, scale, proportion, details and external materials. SPA

Approved with conditions as SPA's recommendation.

Application No. 2016/89 – Proposed request for Minor Variation to Airport Development Permission – Upgrading of existing track – opposite Foxy's Garage, Deadwood – Air Access

There were objections to this request from Mr Jeffery Stevens and his employees of Foxy's Garage. It was noted that there will be free access for the public. The application and plans were regarded sufficient for the purpose of understanding the proposed work to be conducted as it entails forming of suitable splays and road surface finishing to the existing intersection with the view to render it safer. A site visit took place (attended by the Planning Officer, members of the Authority and Representatives of the applicant) that further assisted in determining this proposal. Planning to communicate with Mr Jeffery Stevens on a way forward in regulating his development (in consultation with Crown Estates/Land Registry) and addressing his concerns, which could include development of traffic calming measures (however, to be confirmed and agreed to by Roads and Highway Authority) in order to mitigate traffic/pedestrian safety risks. SPA

Approved as SPA's recommendation.

Application No. 2016/91 – Rupert's Wharf Road widening – Air Access

This application was not discussed.

6. Applications approved by the SPA under delegated powers –

Application No. 2015/81 – Proposed Vehicular Access – Nr White Wall, Half Tree Hollow – Richard Young

Application No. 2016/35 – Proposed reinstatement of external render and other repairs. Works incorporate down taking and reinstatement of a parapet wall, replacement of rainwater goods and stone step repairs – Essex House Building, Jamestown – Property Division, ENRD

Application No. 2016/59 – Proposed Vehicular Access – Pouncey's, St Paul's – Bert Constantine

It was mention that there is a big tank sited close to the resident's home and wondered how would the applicant access the access. The SPA to revisit the file and get back to members. SPA

Application No. 2016/70 – Proposed Kitchen and Lounge Area extension and construction of a Conservatory – Barren Ground – Clayton March

Application No. 2016/71 – Proposed construction of a Timber Gazebo – Red Roof House, Ladder Hill – Trevor Botting

It was noted by one member that the applicant do not own Red Roof House. The Gazebo will be situated in the garden.

Application No. 2016/72 – Proposed Double Storey Dwelling House with attached Garage – Sea view – Mr & Mrs Keith Ellick

Application No. 2016/76 – Proposed 1 Bedroom Dwelling House – Nr the Vehicle Inspection Centre, Red Hill – Stephen McDaniel

Application No. 2016/84 – Proposed extension to existing Dwelling House (Kitchen, addition of Office, Dining/Lounge, 1 Bedroom, Bathroom/Toilet and Spare Room) – Putty Hill – Norman Yon

7. **Minor variations approved by the Chief Planning Officer/Senior Planning Assistant**

Application No. 2016/79 – To permit the following:-

Windows: Fixed Iroko Louvre Shutters painted gloss white in a Georgian style

Door: Double door with leaves made from Iroko and painted gloss white in a Georgian style

Walls: To be built in stone on the East and South elevations – Livery Stables, Jamestown – W A Thorpe & Sons

Application No. 2016/87 – Minor Variation affecting the front façade and enlarged windows (2013/26 refers) – Half Tree Hollow – Mr & Mrs David Caswell

Application No. 2016/97 – Minor Variation to previously approved refurbishment – The General Hospital, Jamestown – Health Directorate

The SPA informed the LDCA of the applications being received on the Hospital.

8. **List of new development applications received**

The list of new developments applications received was noted by the LDCA.

9. **Strategic issues affecting development**

There was nothing to report on strategic issues affecting development.

10. **Any Other Business**

The following items were discussed under AOB:

Planning Section

The Deputy Chairperson concerned about the pressure of work in the Planning Section. The DC to meet with the Director about this and to find out when the vacant post of the Planning Officer will be advertised. The SPA also briefed the LDCA on the pressure of work that is encountered.

Temporary Signage

The Deputy Chairperson made reference to some temporary signage in Jamestown whereby it was stipulated that temporary signs should be taken down and not left up. It was noted that temporary signage do not have to comply with SPA Georgian style.

The SPA to deal with the use of temporary signage.

11. **Closed Items**

There were a few items discussed:

11.1 Application No. 2016/9 – Deborah and Alan Benjamin

The applicant wanted to appeal the refusal decision of the LDCA but decided not to but rather to work with the Planning Office to find solutions.

SPA

The SPA to speak with the applicant in submitting a new application.

11.2 Application No. 2016/57 – Change of use Longwood Enterprise Park

The applicant also wanted to appeal the decision of the LDCA on the restrictions of conditions particularly condition 4 and partially condition 5 but has now decided to work with the Planning Office on a way forward. There should be some input from the Environmental Health in the case of the change of use.

SPA

The SPA to draft a letter with approval of the LDCA.

11.3 Application No. 2016/96 – Interface Tanks

The SPA informed members that there were pressure to have the interface tanks installed and wondered whether Exco should be involved. It was noted that the application conforms with International Bulk Fuel Standards and Requirements and St Helena Regulations.

The SPA to draft a decision letter with member's approval.

SPA

The Deputy Chairperson thanked Members for their attendance. The meeting closed at 11.15 hrs.

Chairperson

Date

NEXT MEETING TO BE ON WEDNESDAY, 7 SEPTEMBER 2016 AT THE EDUCATIONAL LEARNING CENTRE, JAMESTOWN