

**MINUTES OF THE LAND DEVELOPMENT CONTROL AUTHORITY MEETING HELD ON WEDNESDAY, 5  
OCTOBER 2016, AT 9 AM AT THE EDUCATION LEARNING CENTRE, JAMESTOWN**

<b>Present</b>	Mrs Ethel Yon	Chair
	Mr Gavin George	Member
	Mr Ralph Peters	Member
	Mr Paul Hickling	Member
	Mr Karl Thrower	Member
	Mr Raymond Williams	Member
<b>In Attendance</b>	Mrs Riana de Wet	Ag Chief Planning Officer
	Mrs Marita Bagley	Secretary

**ACTION**

**1. ATTENDANCE AND WELCOME**

Chairperson welcome all present and thanked members for attending. Special welcome to Riana as Ag Chief Planning Officer, Karl Thrower the new member and Paul Hickling from overseas leave.

There was 1 member of the public present.

**2. DECLARATIONS OF INTEREST**

Paul Hickling declared that he was on the Board of ESH, Members were happy for Mr Hickling to remain and participate in discussion.

Ag CPO Riana De Wet declared her interest in Application 2016/99 – Proposed Installation of a Safety Wrought Iron Railings and Stanchions, Lady’s Bath Spring – Connect St Helena Ltd, due to her husband working for Connect St Helena Ltd. As no objections were received she was allowed to remain at the table.

**3. CONFIRMATION OF MINUTES OF 8 SEPTEMBER 2016**

Minutes of the meeting held on 8 September 2016 were circulated, confirmed and signed.

**4. MATTERS ARISING FROM MINUTES OF 8 SEPTEMBER 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 had been on hold. Meanwhile Ag CPO had further consulted on the conditions and is now working towards making a presentation to Exco on 18 October 2016. The conditions draft would be circulated to members for their

information. Ag CPO also advised that the car parking area would be done in phases.

- b) 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**

Ag CPO, Crown Estates and ANRD met on site with the applicant on 9 Sep 2016. A new boundary line was established. The applicant submitted new plans and Ag CPO presented to Exco on 4 Oct 2016 and it was approved. Member Thrower was concerned that the use of gravel for the parking area would cause a problem of contaminants soaking into the ground. Ag CPO pointed out that it was not necessarily going to be gravel as Planning would still be involved with the phases of the building.

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

- a) Application No. 2016/81**  
**Construction of Wooden Stairs, Boardwalks, Handrails, Hiking Shelter and Signage with the aim of Upgrading the Existing Walking Trails: – Diana's Peak – EMD SHG**

The development falls within the Green Heartland Zone which has been earmarked as the Peaks National Park. The site includes a steep, narrow trail, along the central ridge between Cuckold's Point, Diana's Peak and Mt Actaeon. The works would add to the existing stairs and boardwalks to provide safer access for visitors to the National Park. Member Williams questioned whether the uprights holding the handrails should be concreted into the ground due to the soft earth in that area, and the rails becoming unstable after constant use. For safety reasons it was recommended that this is included in the conditions. Ag CPO consulted with the applicant and the Chairperson, which resulted in the inclusion of Condition 4:

Condition 4 reads as follows: The Staircases and Boardwalks (hereafter referred to as the "Structures") shall be maintained (at the cost of the applicant) for its entire lifespan and in failing to do so the Authority shall reserve the right to impose removal of the entire Structure, or sections thereof, within a period of six months from their decision, if for any reason they deem the Structures has failed to be sturdy and safe. The applicant shall then remove and/or replace the structures at their own cost and to the satisfaction of the Authority.

Approved as per Ag CPO's conditions as amended.

- b) Application No. 2016/86**  
**Development of Installation of a Tide Gauge and GPS Station**

The site under discussion is located on Parcel RV 0075 Rupert's Valley. The area of this proposed development is in close proximity to the designated passenger landing steps at the Rupert's Wharf. The space required for each instrument is approximately 2m<sup>2</sup> and vehicular access: can be accessed directly off the road. These instruments are self-contained units supported within and by

steel frames and the instruments are solar powered.

Member Hickling asked if this would be replacing the existing one in Jamestown, he was advised that it was not a replacement, but it could be made as a condition that should the Jamestown one becomes ineffective then it should be removed. Members agreed, which resulted in the addition of condition 4.

Condition 4 reads as follows: The Authority shall reserve the right to impose the removal of the Jamestown Tide Gauge Equipment, within a period of six months from their decision, should it become evident that due to the implementation and operation of the new Tide Gauge at Rupert's cause the first-mentioned to become derelict or unused for a period of 12 months or longer. The applicant would then remove the equipment at their own cost and to the satisfaction of the Authority.

Approved as AG CPO's recommendation with the conditions amended.

**c) Application No. 2016/99  
Development of Proposed Installation of a Safety Wrought Iron Railings and Stanchions – Lady's Bath Spring – Connect St Helena Ltd**

The development falls within the **Green Heartland Zone**, with policies GH6, W1(a) being material to this Application. Ladies Bath Springs are located approximately 250m west of Plantation House, alongside one of the earmarked Post Box Walks. The existing structure although dilapidated and ill-maintained is of historic significance as it is estimated to have been built during the early 1800s for purposes of bathing (upper pool) and possibly washing of clothes (lower pool) and as such a structure that are protection worthy Connect St Helena (applicant) embarked on a process to reinstate the existing structure with the aim to maintain cleanness of spring water to be diverted to the Red Hill Water Treatment Plant; and contribute to the significant tourism asset by reinstating it to its former glory by opening the system up and showcasing both pools and its functioning to the public.

Member Thrower felt that the handrails should enclose the whole spring for safety reasons and that the rails should be covered with mesh or some other material to make it child/animal proof. Members agreed that this should be added as another condition.

Members also agreed that as an advisory point, a small plaque stating the history should be erected on site which could be supervised by Heritage, National Trust or Tourism.

Chairperson queried whether the Governor had been consulted about this as the area was part of the Plantation Estate. It was agreed therefore that the Governor should be consulted and if she is in agreement approval should be given.

Approved as recommended by Ag CPO with the additional conditions.

**d) Application No. 2016/121  
Development permission for Selective and Sensitive Tree Pruning in Longwood Avenue.**

It was noted the application was to deal with identified risks to the community by trees in Longwood Avenue and basic tree maintenance with regard to either individual or a group of trees located in Longwood.

Members approved as recommended by Ag CPO.

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. 2016/61**  
Proposed 2 x 1 Bedroom Flats – Nr White Wall, HTH – Derek O'Connor
  
- b) **Application No. 2016/90**  
Proposed Veranda Extension – New Ground – Barry Clarke
  
- c) **Application No. 2016/102**  
Proposed Excavation of Platform – Ladder Hill – Adrian Greentree
  
- d) **Application No. 2016/106**  
Proposed 3 bedroom dwelling – Nr MTB's Shop, HTH – Melvyn Benjamin
  
- e) **Application No. 2016/111**  
Proposed Water Supply for Endemic Garden – Castle Gardens, Jamestown – St Helena National Trust

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

**Minor variations approved by the Ag Chief Planning Officer**

The Ag CPO took members through the Minor Variations that were approved.

- a) **Application No. 2016/125**  
To change Window and construct dividing wall - Nr Harford Community Centre – Wilson Charles Duncan
  
- b) **Application No. 2016/128**  
Upgrading and redevelopment of beachside fuel store – Rupert's Valley – Air Access
  
- c) **Application No. 2016/130**  
Mirror proposed layout to face veranda from south west to north east – Nr. MTB's Shop, HTH – Melvyn Benjamin
  
- d) **Application No. 2016/133**  
Reposition water tank and change pipework – The Castle, Jamestown – St Helena National Trust
  
- e) **Application No. 2016/135**  
Change roof colour from grey to red – Levelwood – Martin Bagley
  
- f) **Application No. 2016/140**

Tree Assessment revised from minor survey to the removal of entire tree – Castle Gardens, Jamestown – Crown Estates

**g) Application No. 2016/141**

Tree Assessment – Canopy Loft Height revised from 6-8ft to 10-12ft – Aves, Jamestown – Crown Estates

**h) Application No. 2016/144**

Tree Assessment revised from minor survey to the removal of entire tree – Castle Gardens, Jamestown – Crown Estates

8. Members were satisfied with these minor variations.

**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 back to the Authority for determination:-

**a) Application No. 2016/123**

Proposed change of use of the Ex-Avec Centre to the new Headquarters of the Police Service – Jamestown – Rob Bryson, Head of Property Division

**b) Application No. 2016/126**

Extensions to Conservatory, Study, Bedroom & Bathroom – Knollcolmbes – Mr M. Stevens

**c) Application No. 2016/127**

Extensions to Lounge/Bedroom– Head O'Wain – Delray McDaniel

**d) Application No. 2016/129**

Proposed 2 Bedroom Dwelling–Sapper Way – Casey Lawrence c/o Dalco

**e) Application No. 2016/131**

Installation of Handrails on Entrance Steps to Shop - Jamestown – Rose & Crown c/o Tara Wortley

**f) Application No. 2016/132**

Installation of Tower for Ham Radio Antenna – Horse Pasture – Stedson Stroud

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

Proposed Sewerage Treatment Plant for Half Tree Hollow – Ladder Hill Guns – Connect St Helena Ltd

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

Proposed Sewerage Treatment Works and Marine Outfall to James Bay Surf Zone – Jamestown – Connect St Helena Ltd

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

Proposed combined Jamestown and Half Tree Hollow Sewerage Infrastructure and Treatment Facility – Jamestown – Connect St Helena Ltd

**j) Application No. 2016/142**

Proposed Communal Bin Housing – Across the Island (23 Sites) – Environmental

Management Risk ENRD

It was also recommended that Applications 2016/136/ 2016/137 & 2016/138 remain as three separate applications with the option to combine. The Authority would also like the executive summary of the EIA to be distributed to the members.

9.

**Strategic issues affecting development**

10. There was nothing to report on strategic issues affecting development.

**Any Other Business**

- a) Discharge of Condition no. 6 – Façade plans - 1, 2 and 3 Main Street, Jamestown. Ag CPO advised that she would be bringing the plans to the next meeting.
- b) Member Gavin George wanted to know if the preliminary plan discussions with applicants were working well, Ag CPO advised that as far as she is aware, it was. It was recommended that now that she had been officially appointed to AG CPO, the Planning Office could advertise the information. Chairperson requested that a draft to be sent to her first.
- c) Member Ralph Peters would like to change his roof from Asbestos to Sheeting and wanted to check if he needed to submit an application. He was advised to come and see the Ag CPO at her office to discuss.

11.

**Closed Items**

There was nothing to report.

The Chairperson thanked Members for their attendance. The meeting closed at 10:40 hrs.

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Chairperson

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Date

11.2

**NEXT MEETING TO BE ON WEDNESDAY, 2 NOVEMBER 2016 AT THE EDUCATIONAL LEARNING CENTRE, JAMESTOWN**