

**MINUTES OF THE LAND DEVELOPMENT CONTROL AUTHORITY MEETING HELD ON WEDNESDAY, 8
FEBRUARY 2017, AT 9 AM AT THE EDUCATION LEARNING CENTRE, JAMESTOWN**

Present	Mrs Ethel Yon Mr Paul Hickling Mr Gavin George Mr Raymond Williams Mr Ralph Peters Mr Karl Thrower	Chair Person Deputy Chair Member Member Member Member
In attendance	Mrs Riana de Wet Mr David Taylor Mrs Karen Isaac Mr Shane Williams	Chief Planning Off Planning Officer Secretary Planning Assistant
Off Island Apologies		

ACTION

1. ATTENDANCE AND WELCOME

The Chairperson welcomed all present with a special welcome to the Chief Planning Officer who was congratulated on her new posting and to the Planning Officer in his role and thanked members for attending.

There were 3 members of the public present which included a representative from the Press - Saint FM. Mr Rob Bryson was in attendance for application no. 2016/123.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. CONFIRMATION OF MINUTES OF 11 JANUARY 2017

Minutes of the meeting held on 11 January 2017 were circulated, confirmed and signed.

4. MATTERS ARISING FROM MINUTES OF 11 JANUARY 2017

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

The PO reported that he had held a site meeting with Ambledale Workshop with a view to finding a way forward for their proposed expansion, with appropriate mitigation including contributions to road improvement works. PO and CPO to discuss and their findings to be brought back to the

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

The application has been withdrawn by the applicant.

Application No. 2016/127

Proposed extensions, Lounge and Bedroom – Head O’Wain former Clinic – Delray Mc’Daniel

Revised drawings awaited.

The PO advised the Authority that because the majority of Draughtsmen are not on island at present, it would be appropriate to give applicants with outstanding development applications, for which additional or amended plans are awaited, one more month for submission. This was agreed.

Application No. 2016/142

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

A member queried the apparent lack of waste bins at Head O’Wain and Horse Pasture. PO to investigate.

PO

Application No. 2016/151

Proposed Bus Stop Shelter – Head O’Wain – The Property Division

Negotiations had taken place between Property Division and Solomon’s on a possible site for the bus shelter, confirmation awaited after which revised plans will be submitted.

Application No. 2016/153

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

Decision Notice had been issued.

Application No. 2016/158

Proposed High Voltage Electricity Lines from Sandy Bay to Blue Hill

The decision notice had been issued. A member asked why Connect needed to erect new poles rather than add additional cables to existing poles. PO to raise the question with Connect.

PO

Application No. 2016/161

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

Discussions had taken place between Solomons, the CPO, PO and Environmental Health, from which advice and recommendations will follow.

A Written response on the development application was still awaited from

Environmental Health, which the Chairperson regarded as unacceptable. It was also a matter of concern that Regulations to bring the Environmental Protection Ordinance fully into effect were not being drafted. The Chairperson to discuss with the Chief Secretary.

A member had attended meetings on the Home Slaughtering Ordinance. He was concerned that attention appeared to have been given to hygiene in slaughterhouses but not their waste products. PO to take this up with Environmental Health and the Chief Environment Officer.

Application No. 2016/167
Proposed 2 Bedroom Dwelling – Woody Ridge, Levelwood – Anna Chiduku

At the January meeting it was agreed that the PO should meet with the owner of the remaining plots in order to explore the possibility of additional development to fund making up of the roads serving the development. The PO reported that he had met the owner in the office and a site meeting had been arranged for later in the month.

Application No. 2016/172
Proposed Restaurant and Cocktail Lounge, Ladder Hill – Rosemary Bargo

At the January meeting the PO had been asked to advise the Head of Property of the view of the Authority that the land below the Restaurant should be kept available for car parking including possible park and ride for Jamestown.

PO reported that he had written to the Head of Property and a reply was awaited.

Strategic Issues affecting development

A start was yet to be made on the Conservation Area Management Plan for Jamestown.

AOB

Scheme of Delegation was signed by the Chairperson.

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

a) **Application No. 2016/101**
Proposed siting of a Containerised Incinerator – Horse Point Landfill Site – Mike Durnford for ENRD

Resolution: Approved.

b) **Application No. 2016/123**
Conversion including change of use of the Ex-AVEC Centre to the new Headquarters of the St Helena Police Service – Head of Property

Division

Revised plans had been received, which members inspected. They were concerned that traffic calming measures were needed to control vehicle speeds in Market Street before the Police relocate and also the existing open drain along AVEC frontage should be covered in order to form a safe area for pedestrians using the road.

Resolution: Approved with conditions as originally recommended plus an additional note as follows:

Secretary

The Land Development Control Authority recommends to the Highways Authority that road traffic calming measures are implemented in Market Street before the Police move to AVEC; and that the existing open drain along the AVEC frontage is covered in order to form a safe area for pedestrians using the road.

c) Application No. 2016/178

Proposed Construction of a temporary (two years) Cool Chamber, demonstrating cooling by evaporation for fresh produce – Narra Backs, Jamestown – St Helena Growers

Members were disappointed to see that no comment was received from A&NR and also from ESH.

Secretary

Resolution: Temporary approval with condition as recommended.

d) Application No. 2017/01

Proposed Car Port and siting of Container – Nr Harlyn, Half Tree Hollow– Derek O’Connor

Resolution: Approved with conditions as recommended.

Secretary

e) Application No. 2017/02

Proposed Safety Railings - along the Run to Coles Courtyard, Jamestown – Edward Thorpe

Resolution: Approved with condition as recommended.

Secretary

f) Application No. 2017/03

Proposed Verandah, Deck and Garage, New Roof and alterations to Bathroom and Kitchen – Brigadoon, Blue Hill – Steve Evans

Resolution: Approved with conditions as recommended.

Secretary

6. Applications approved by the CPO under delegated powers –

a) Application No. 2016/155

Installation of Railings to access ramp and wall mounting of a Cigarette Disposal Station – Malabar, Jamestown – Solomon & Company (St Helena) Plc

b) Application No. 2016/173

Siting of Platform and Transformer with Ducted Cable Crossings of the Run for upgrade of electricity supply – 1, 2 & 3 Main Street, Jamestown – St Helena Hotel Development

c) Application No. 2016/176

Raising of Roofs Eaves Height – 2 Gun Saddle – Valerie Coleman-Williams

7. Minor variations approved by the Chief Planning Officer

There were no Minor Variations approved.

8. List of new development applications received

Noted.

9. Strategic issues affecting development

Nothing to report.

10. 2016 Development Applications awaiting determination

Members viewed the list of applications awaiting determination. PO advised that 2016/168 may be withdrawn. An agreement has been reached in respect of 2016/169 and 2017/8 needs redesigning.

11. Minor Amendments to Plans in Conservation Areas and work to Listed Buildings

A paper had been compiled by the PO and circulated with the agenda. The Authority adopted the recommendation. Copy attached to these minutes.

12. Container Policy – revisit

Members had been circulated a copy of the Container Policy as adopted in 2011. Members reviewed the policy and resolved to revise the requirement under paragraph 14 to read as follows:

Where a container is to be sited on an employment or industrial site of any description it is to be painted grey or the same colour as the adjoining employment or industrial building (where there is one) and so maintained”.

PO stated that the container park near the Rifle Range is a shambles and does not accord with the terms of its development permission. He had asked Councillor Derek Thomas, believed to be responsible for it, to attend a meeting and will report back to the Authority.

13. Use of Duke of Edinburgh Playground

This will be discussed in the next meeting, to review suggestions made by the public at the time of refusal for use as a car park.

14. Land in Longwood Area for light industrial and commercial users

The PO will produce a report for the next meeting.

CPO/PO

15. Building Control Activities

A report on Building Control activities for the year 2016 had been circulated from the Building Inspector. The PO informed members that Mr Nico Ellick has been formally appointed the Building Inspector. He had undertaken a 3 week course in Britain and is now further training twice a week with Mr Alan Hudson. The PO stated that he was pleased with the way in which Mr Ellick handles his office. He also pointed out that there should be a Chief Building Inspector under the Building Control Ordinance 2013. The members asked that the Building Inspector be asked to present his activities at the next meeting.

BI

16. Any Other Business –

a) Street Lights at Barren Ground and Head o'Wain

It was observed by one member that over the past 2 weeks street lights had been installed at Barren Ground and Head O'Wain. He asked whether development permission was required. PO reported that this is permitted development under the General Development Order as part of works of road maintenance or improvement. A member asked who is responsible for designing the lights to ensure they are dark skies compliant. PO reported that Dark Skies legislation is being drafted, to be implemented through the Planning system and PO will report back to the Authority.

PO

b) SHELCO

Members were informed that the planning position over SHELCO was supposed to have been heard by EXCO today but it had now been deferred until tomorrow, 9 February 2017. The matter to be fully reported to the next meeting of the Authority

CPO/PO

c) Emails – Chairperson

The CP informed all that she was having a problem with her emails in that she was not receiving any emails and asked that she do not be sent any emails until such time the problem has been fixed.

d) Demarcated Slave Ground in Rupert's Valley

The CP said that she had been receiving complaints from members of the public regarding a new sewer being laid through the area allocated as a slave re-burial ground. She asked whether development permission had been obtained for the sewer. PO explained that specific permission was not required because it was granted as permitted development, the sewer being underground. He stated that the burial ground had been discussed in Exco in December 2016 in the context of revisions to the Burials Ordinance. He had explained to ExCo that development permission was required for change of use of the land and that the application would need to be the

subject of an EIA to take account of the risk of scouring of the site by The Run, the risk of finding oil pollution in the ground and the risk of finding more human remains. PO also stated that in meetings he had attended Connect had explained that there could not be flexibility over alignment of the sewer, in order to maintain its necessary gradient. PO and CPO to visit the site and report back to the Chairperson.

CPO/PO

Container siting at Harlyn – (Item 5d) above refers

One member asked why this container was sited already when an application had only now been dealt with. PO explained that the Container Policy accepts containers used as temporary builder’s storage during building works and this was the basis for siting the container initially, but because the applicant now wants to site it permanently, he had been asked to apply in the normal way and this he had done.

Storage building at Rupert’s - Anthea Moyce

A member noted that an application for a steel framed building at Rupert’s had been approved in the last meeting and he was concerned that materials for it had already arrived on the island. PO explained that if someone orders materials in advance of a planning decision it is entirely at his or her own risk.

Closed Items

17. Following discussion, it was confirmed that agendas for meetings of the Authority will be available to the public in advance of the meetings but not the CPO’s reports to the Authority.

Date of next meeting

1 March 2017.

18. The Chairperson thanked members for their attendance. The meeting closed at 12.05.

Chairperson

Date

