

**MINUTES OF THE LAND DEVELOPMENT CONTROL AUTHORITY MEETING HELD ON THURSDAY, 8  
SEPTEMBER 2016, AT 9 AM AT THE EDUCATION LEARNING CENTRE, JAMESTOWN**

<b>Present</b>	Mr Gavin George	Member
	Mr Ralph Peters	Member
	Mr Raymond Williams	Member
<b>In Attendance</b>	Mrs Riana de Wet	Senior Planning Assistant
	Mrs Karen Isaac	Secretary
<b>Off Island</b>	Mrs Ethel Yon	Chairperson
	Mr Paul Hickling	Member

**ACTION**

**1. ATTENDANCE AND WELCOME**

Member, Mr Gavin George who was elected by remaining members to chair the meeting welcome all present and thanked members for attending.

There was 1 member 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 3 August 2016 were circulated, confirmed and signed.

**4. MATTERS ARISING FROM MINUTES OF 3 AUGUST 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**

The Senior Planning Assistant had met with the applicant to address those concerns that he will be faced with if he had to meet all of the conditions as stated in the decision notice. It is unlikely that this application will be heard by Exco on 7 September 2016. The application has been put on hold.

**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**

As requested by Exco, a site visit took place on Tuesday, 16 August 2016. This application was referred back to Exco on Tuesday, 7 September 2016. This

matter was not resolved and further investigative work and clarity required. SPA, Crown Estates, ANRD and the Applicant to meet on site as there seems to be an issue with the soakaway. To be referred back to EXCO once the issues has been resolved.

SPA

**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**

A site visit with EXCO took place on Tuesday, 23 August 2016. This application was referred back to Exco on Tuesday, 7 September 2016. Exco approved Phase 2 only for the installation of additional solar panels to increase the current renewable energy supply from 30% to 40%. A power generation feasibility study to be undertaken to see what other renewable energy solutions could be implemented across the island.

**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 was presented to Exco on Tuesday, 7 September 2016. The application was approved as recommended by the Authority.

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

To be discussed under closed items.

**Application No. 2016/59 – Proposed vehicular access – Pouncey’s, St Paul’s – Bert Constantine**

The applicant advised that the tank will not have an effect on his access. The applicant’s fence is below the tank and the actual access is to the actual gate that he uses now.

**AOB**

**Planning Section**

A Planning Assistant has been recruited on a temporary basis with effect from 22 August 2016.

**Publicity on developments**

The Public Relations Office has been contacted who will publicise what is required. The SPA will draft a release.

SPA

**Temporary Signage**

Dealt with

## **Closed Items**

### **Deborah and Alan Benjamin**

A new application has been submitted

### **Change of use – Longwood Enterprise Centre**

To be dealt with

SPA

## **Interface Tanks**

Dealt with

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

### **Application No. 2016/37 – Proposed 3 Bedroom Dwelling House – Clay Gut, Half Tree Hollow – Jaie-Jaie Buckley**

The site is located in Clay Gut, a well built up residential area and falls in the Intermediate Zone, where it is proposed to construct a 3 Bedroom Dwelling House. There was one representation received in respect of this proposal, highlighting that there is a Public Storm Water Drain on the site and if this development takes place and the drain damaged, could cause flooding. The applicant is aware of this storm water drain and acknowledged that the pipes will have to be relocated if he was to develop. In consultation with the Roads section, it was suggested that the pipeline be diverted. The Roads section will provide technical support in order to realign the storm water drain for it to function properly in future. No development restrictions have transpired on the land use, siting, scale, proportion, details and external materials. Condition no. 4 to be amended to ensure that no flooding be caused due to the realignment of the storm water drain, that may affect properties lying at lower elevations.

SPA

Approved as SPA's recommendation.

### **Application No. 2016/60 – Proposed renovation of Steps (Basement to be repurposed from Storage to Shop in order to display local artwork) – Street Side Basement, Broadway House, Jamestown – St Helena National Trust**

The development is to take place at Broadway House, Jamestown and is a Listed Building and falls in the Intermediate Zone. The steps will be rebuilt, the existing concrete slab will be demolished to level the area with existing doorway, the uneven steps to be removed and replaced with even steps. The steps and the area leading to the doorway will be clad with locally made pavement to match the pavement of main Street. It was noted that the diagram supplied was not to scale but the SPA had spoken to the applicant to understand fully the actual works that

will be undertaken. The Conditions set will take preference over the details provided on the Site Layout Plan, especially where in conflict. This will be included in the Decision Notice. It was also noted that if the applicant wanted to further develop this into a shop, then a planning application will be required. The applicant to be advised to consult with the Planning Section before submitting an application in order to obtain the necessary information.

SPA

Approved as SPA's recommendation.

**Application No. 2016/62 – Proposed installation of Steel Shoring Work to provide lateral support to external wall – Coles Building, Napoleon Street, Jamestown – Cambrian Properties Ltd**

This is at Coles Building, Napoleon Street, Jamestown and located within the Intermediate Zone. It is proposed to have 2 steel shoring(s) erected at the rear of Coles Building in an attempt to support the existing wall that shows signs of instability and possible collapse. This was seen as a short term and immediate solution to the problem. A condition to be included to encourage the applicant to conduct an assessment into a longer term solution to mitigate against the weakening wall. The assessment to be submitted within 2 years from the date of the Decision Notice for consideration and approval by the LDCA.

SPA

Approved as SPA's recommendation.

**Application No. 2016/80 – Proposed formation of Access Road and reinstatement of existing Listed Building – Rock Rose, Sandy Bay – W A Thorpe & Sons**

This application falls within the Coastal Zone and is primarily surrounded by lush vegetation within a natural setting. The applicant proposes the Reinstatement (renovation) of existing Listed Building (Rock Rose) as well as the development of a new Access Road. Whilst the Heritage Society did not object, their comments were noted which is being included in the Decision Notice. A percolation test was carried out independently that proved satisfactory. Members disagreed with the condition that the exterior walls should be "smooth finish" (as recommended by the Heritage Society Representative) but rather to see it as a rough finish. The SPA to consult with Heritage and the Applicant on this and to let members know the outcome by email. The numbering of Conditions to be amended. No restrictions have transpired with the land use, siting, scale, proportion details and external materials and not being regarded materially damaging to the amenity of surrounding area as a whole.

SPA

Approved as SPA's recommendation.

**Application No. 2016/88 – Proposed selective and sensitive Tree Pruning - Jamestown – Crown Estates**

It was noted that this application was very well put together. This tree maintenance is to take place in the lower and upper Jamestown area and falls within the Intermediate Zone. Whilst there were no objections the Heritage remarks were noted. The maintenance at Castle Gardens to be monitored and

condition to be set for Inspection by both the Roads and Planning Divisions. A standard condition also to be imposed to comply with the drawings and approved details. SPA

Approved as SPA's recommendation.

## 6. Applications approved by the SPA under delegated powers –

*The SPA briefly reported on the applications dealt with under delegated powers:*

**Application No. 2016/67** – Proposed Pre-manufactured 3 Bedroom Timber Dwelling and detached Car Port – Near Model Cottage, Sapper Way – St Helena Corporation Plc

**Application No. 2015/68** – Proposed Garage and Conservatory – Ropery Field, Longwood – Lee-Anne Henry

**Application No. 2016/85** – Proposed 4 Bedroom Dwelling House – Nr Bellstone, Levelwood – Dr Robert Kleinjan

**Application No. 2016/92** – Proposed development of Mobile Broadcast Transmission Sites (BTS), Monopole, Antenna Transmission Equipment and Security Fencing – Nr the Bus Shelter, Bottom Woods – Sure SA Ltd

**Application No. 2016/94** – Proposed 3 Bedroom Dwelling House – Nr Princes Lodge, St Paul's – Nigel George

**Application No. 2016/95** – Proposed relocation of Pharmacy, extension of existing Laboratory, Electrical re-wiring throughout and Fire Component installation – Administration Block of the General Hospital, Jamestown – Health Directorate

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

The SPA took members through the Minor Variations that were approved and it was highlighted that expert advice and stakeholder input were sourced on each matter. The members of the LDCA were supportive of this:

**Application No. 2016/96** – Minor Variation for siting of Interface Tanks and Storage - Rupert's Valley BFI – Air Access Office

**Application No. 2016/112** – Minor Variation to previously approved plans (ref: 2015/48) – removal of mud rock wall - 1, 2 and 3 Main Street, Jamestown – St Helena Hotel Development

**Application No. 2016/113** – Minor Variation to previously approved plans (ref: 2015/48) – change of roof covering from Nutec Slate to corrugated sheeting – 1, 2 and 3 Main Street, Jamestown – St Helena Hotel Development

There were concerns raised by a member of the public (in attendance) on the appearance of the roof type and the Technical Methodology and Approach as well as technical input sourced followed was discussed and supported by the Authority and to the satisfaction of the concerned member of the public.

**Application No. 2016/119** – Minor Amendment to install HVAC system and rearranging of PV Panels – 1, 2 and 3 Main Street, Jamestown – St Helena Hotel Development

**Application No. 2016/120** – Minor Amendment to relocate Kitchen Ventilation Pipe – 1, 2 and 3 Main Street, Jamestown – St Helena Hotel Development

There was a request for clarification from one member regarding the noise by the ventilation pipe and following a brief explanation the matter was resolved / clarified.

Members were satisfied with the SPA's approach to these Minor Variations noting that Expert Advice be sought where applicable in these matters.

**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**

Discharge of Condition no. 6 – 1, 2 and 3 Main Street, Jamestown – Members updated on the discharge of this condition that has now been met.

Planning Section

The members were given a copy of an email from Martin Hannah for their information.

It was noted that optimistically the Chairperson (Ms Ethel Yon) and member, Mr Paul Hickling will arrive on island on 14 September 2016

The SPA will be off island from end of November 2016 to end of January 2017. Derek Henry aware.

Members congratulated the SPA on doing a good job.

**11. Closed Items**

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

Conditions still to be revisited.

**11.2 Application No; 2016/89 – Upgrading of existing track**

Judicial review expected.

The Deputy Chairperson thanked Members for their attendance. The meeting closed at 10.55 hrs.

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Chairperson

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Date

**NEXT MEETING TO BE ON WEDNESDAY, 5 OCTOBER 2016 AT THE EDUCATIONAL LEARNING CENTRE, JAMESTOWN**