

MINUTES OF THE LAND DEVELOPMENT CONTROL AUTHORITY MEETING HELD ON WEDNESDAY 2 APRIL 2014, AT 10 AM AT THE ADULT & VOCATIONAL EDUCATIONAL CENTRE, JAMESTOWN

PRESENT	Mr Rodney Buckley	Deputy Chairman
	Miss Rosemary Bargo	Member
	Mr Paul Hickling	Member
	Mrs Joan Peters	Member
	Mrs Cathy Hopkins	Member
IN ATTENDANCE	Mr Trevor Graham	Director, ENRD
	Mr Alfred Isaac	Planning Officer
	Mrs Karen Isaac	Secretary
OFF ISLAND	Mrs Ethel Yon	Member

ACTION

1. ATTENDANCE AND WELCOME

The Chairman welcomed all present and thanked members for attending. The Deputy Chairman informed all that he was asked by the Chairperson to deputise in his absence.

2. APOLOGIES

An apology was received from Chairperson, Mr John Styles.

3. CONFIRMATION OF MINUTES OF 5 MARCH 2014

Minutes of the meeting held on 5 March 2014 were confirmed and signed prior to this meeting.

4. MATTERS ARISING FROM MINUTES OF 5 MARCH 2014.

4.1 Thompsons Wood – Enforcement Appeal, Mr Michael Roberts

Members were happy to defer the decision regarding serving of the Amenity Order until the arrival of the new Head of Planning & Development Control. It was noted that the Planning Office is responsible for serving such notice.

H P&DC

4.2 Assessment of trees – criteria for making Tree Preservation Orders

No further reporting on this matter. If there are any issues that require input, then this will be obtained. It was agreed that this item can now be deleted from the minutes.

Secretary

4.4 Responses to Consultations

The H P&DC held a meeting with the Senior Environmental Health Officer on 13 March 2014, who was advised of the importance of responding. H P&DC also discussed this issue with the Deputy Chief Secretary again who will reinforce the message with the Director.

4.5 Development Plan for Ruperts Valley

The Deputy Chairman apologised for not being prepared for this item as he was only given notice earlier in the morning to chair this meeting. A copy of the report was circulated to members in advance of this meeting. After much consideration it was agreed that the draft plan should not go before Governor-in-Council in its present form but for the Director, ENRD to prepare a second draft plan to include zone F including the area where Basil Read is using for concrete works. Account to be taken of the recommendations made in the report by David Taylor. After the second draft has been completed the Director, ENRD to bring it before the LDCA members at its meeting scheduled for 4 June 2014. The PO to follow up any land re-instatement requirements with the Access office for the area used by Basil Read.

Director/PO

9 Duplication of Highways Authority and Land Development Control Authority Procedures

The Secretary contacted the Chairman of ENR Committee and Highways Authority. A reply is awaited.

11.3 Press Attendance

This matter was not reported upon due to the fact that the Chairperson was unable to attend this meeting and who is Chairman of the Media Board. For the record the Chairman was to further discuss with "SAMS" their attendance at meetings after their staffing shortages had eased.

CP

Further matters of report

Application No: 2013/77 – Air Conditioning Unit for Governor's Office – Management Plan for planting beds

There was nothing to report. The PO to monitor and report to future meetings.

PO

Application No: 2014/4 – Proposed 3 Bedroom Dwelling – Lisa Hercules, Springbok, Levelwood – Effluent Standards

Members were given copies of emails advising of the current position regarding domestic water supplies. The Director, ENRD and member, Mrs Cathy Hopkins given background information to this application. No further action required from Authority.

5. Development applications approved by the Planning Officer under delegated powers

The PO reported that with the adoption of the General Development Order (GDO) most applications that could be determined under delegated powers would fall away. It was felt that it would be useful if the PO could prepare a list of what is dealt with, that may not be included under the GDO. Therefore it was not necessary for member, Mrs Cathy Hopkins to meet with the PO.

PO

Application No. 2014/11

The Secretary had written to Connect St Helena and a reply received that the priority area for upgrading of the sewerage systems in the new financial year is Half Tree Hollow.

Although the focus is primarily on providing a proper sewage treatment plant, the section will also align the entire area's waste water systems to meet the minimum criteria for sewage collection and disposal to be established.

Ideally this should all happen in a single financial year, but limited resources could force work to overflow into the 2015/16 financial year. To make a conclusive prediction on how soon a single dwelling can be connected to the system is somewhat difficult, but Connect St Helena will try and be as pragmatic as possible in achieving the most within a reasonable timeframe. However the authority agreed that when development applications are considered and if approved, a condition should be added to the decision notice to the effect that they should contact Connect St Helena regarding connection to the sewerage system.

5. DEVELOPMENT APPLICATIONS APPROVED BY THE PLANNING OFFICER UNDER DELEGATED POWERS

There were no development applications to report under delegated powers as advised by the PO.

6. PLANNING OFFICER'S REPORT – DEVELOPMENT APPLICATIONS FOR DETERMINATION

The following development applications were considered and determined as stated below. Planning Officer to process accordingly.

Application No. 2014/14 – Proposed Verandah extension with Garage – Delray Hopkins, Blackfield, Longwood

Approved as PO's recommendations.

PO

Application No. 2014/15 – Proposed Tree Lopping – Crown Estates, SHG, Duke of Edinburgh Playground, Jamestown

Approved subject to works not being undertaken until expert advice is sought. The Deputy Chairman recapped on the issue of tree lopping from past experiences. It was mentioned that ANRD personnel have had training in tree lopping and should be preparing a maintenance programme for such works. The Director suggested that a meeting could be held with concerned residents and stakeholders regarding preservation of the trees prior to work being carried out.

It was suggested that any internal training in tree surgery for ENRD staff should also be offered to the private sector. The Director, ENRD to have a discussion with John Clement, Estates Management Advisor on a works plan.

It was also noted that there are sufficient skills in ENRD but the work should be carried out under supervision by competent personnel. It was also stressed that communication need to improve as the timing of works and the road closure when previous tree lopping took place in Jamestown, caused great inconvenience.

Approved with conditions.

The applicant is advised that within Conservation Areas the expectation of planning

policies is to preserve trees of importance. It is the responsibility of the applicant to ensure that work is carried out to appropriate standards in order to ensure the continued health of the trees, to provide information to the general public and other stakeholders on the work to be carried out and to obtain permission for any partial road closure from the appropriate bodies. In this instance the Land Development Control Authority, is mindful of the nuisance being caused as a result of the trees and that this approval should not be taken as a precedent in other cases.

PO to check the Ordinance with regard to condition No 2.

PO

Application No. 2014/16 – Proposed 2 Bedroom Dwelling – Darrell Henry, Cleughs Plain

Members were informed of a representation received from Mr Roy Robinson, who expresses concerns relating to excavations that could cause erosion to the rear of his property, damage to water lines in the area and to his existing access. Approved with conditions as PO's recommendations, with condition No 1 reworded to address storm water management within the site. Mr Robinson to be informed of the decision.

PO

Application No. 2014/17 – Proposed 2 Bedroom Dwelling – Grace Richards, Alarm Forest

Deputy Chairman, Mr Rodney Buckley declared his interest. Member, Mrs Cathy Hopkins also wondered whether she needed to declare her interest if the land was 50 yards away from her place of residence. The PO to check the Ordinance. Both members remained seated at the table. The Director, ENRD took the lead on this application. Approved as PO's recommendations.

PO

7. MINOR AMENDMENTS APPROVED BY THE PLANNING OFFICER

Variation to development permission: Application No: 2013/33 – 2 Storey 2 Bedroom Dwelling - Alteration to layout and designed as single storey. Noted.

Variation to development permission: Application No: 2013/63 – Conversion and extension – ex HTH School for use as a temporary Challenging Behavioural Unit. This application included extending the building.

It is now the intention not to extend but to use the building as is, separated into three units. Members noted that the principal of conversion for use as Challenging Behavioural Unit had already been approved, and the variation was for alteration to the layout of approved plans.

As a result of the proposed alterations members expressed concern regarding space requirements for clients. The PO to provide copies of the drawings for member's information. Member's noted the intention for this previous change as temporary use and was informed by the Director that this change is now likely to eventually become permanent use. It was noted that works had already started on site. Members were informed by the PO that the outgoing HP&DC instructed that the variation be granted on the basis that planning principal has already been approved.

8. LIST OF NEW DEVELOPMENT APPLICATIONS RECEIVED

The list of new development applications had been distributed and was noted.

9. STRATEGIC ISSUES AFFECTING DEVELOPMENT

There was nothing to discuss under strategic issues.

10. PUBLICATION OF AGENDAS ON THE WEB

The members were in agreement for future agendas to be put on the web.

Secretary

11. FURTHER MATTERS OF REPORT FROM PREVIOUS MEETING

There were no further matters of report.

12. ANY OTHER BUSINESS

- 1. The Director, ENRD advised that there is a lot of pressure on development issues, particularly in Jamestown, and that a priority for the new H P&DC is to work on a long term development plan for Jamestown.
- 2. The Director, ENRD informed the Authority that he had received an email from Shelco regarding their intention for a smaller development and would be discussing their proposals with them.
- 3. The PO enquired if elected members could be encouraged to take part in the Jamestown Enhancement Plan, and the conservation and restoration of Crown Assets that are of important Heritage Value. Agreed this is to be work in progress.

Director

The Chairman thanked members for their attendance. The meeting closed at 12.15 hrs.

Deputy Chairman

Date

NEXT MEETING TO BE ON WEDNESDAY 7 MAY 2014, 9.00AM AT AVEC.
