

**MINUTES OF THE LAND DEVELOPMENT CONTROL AUTHORITY MEETING HELD ON WEDNESDAY  
6TH NOVEMBER 2013, AT 9 AM AT THE ADULT & VOCATIONAL EDUCATIONAL CENTRE,  
JAMESTOWN**

<b>PRESENT</b>	Mr Rodney Buckley Mrs Joan Peters Mrs Ethel Yon Mr Paul Hickling	Deputy Chairman Member Member Member
<b>IN ATTENDANCE</b>	Mr David Taylor Mr Alfred Isaac Mrs Karen Isaac	Head of Planning & Development Control Planning Officer Secretary
<b>OFF ISLAND</b>	Mr John Styles	Chairman

**ACTION**

**1. ATTENDANCE AND WELCOME**

The Deputy Chairman welcomed all present and thanked members for attending.

**2. APOLOGIES**

An apology was received from Member, Miss Rosemary Bargo. The Deputy Chairman informed members that Mrs Gay Marr had resigned from her position as member of the Land Development Control Authority.

**3. CONFIRMATION OF MINUTES OF 2nd OCTOBER 2013**

For record purposes, minutes of the meeting held on 2 October 2013 were confirmed and signed prior to this meeting.

**4. MATTERS ARISING FROM MINUTES OF 2nd OCTOBER 2013.**

**4.1 Thompsons Wood – Enforcement Appeal, Mr Michael Roberts**

Nothing further to report but the H P&DC asked for it to remain an agenda item pending action when the new Ordinance is in force.

**4.2 Assessment of trees – criteria for making Tree Preservation Orders**

The H P&DC informed the Authority that the first meeting of the working group took place on 3rd October. There had been some progress towards establishing criteria for making TPOs, starting with trees in Historic Conservation Areas, and further work to be reported.

H P&DC

**4.3 Application No: 2013/27 – Proposed Shooting Range and Club House – NASAS**

The PO reported that he had collected revised drawings from the applicant that morning and he had been informed by the applicant that the management plan is in preparation.

PO

Application to be held over to the December meeting.

#### **4.5 Responses to Consultations**

The H P&DC had received no response from the CS following a meeting and e-mails on 30th September. H P&DC apologised that other pressures had precluded him from chasing a response and he would now do so.

H P&DC

#### **4.10 Development Plan for Ruperts Valley**

The H P&DC had circulated the report on the draft Ruperts Valley Development Plan, copy attached to these minutes, and took members through it together with maps showing the proposed zones.

H P&DC

Members were content with the draft proposals with the following exceptions: (a) public access to the beach area should be maintained when the port area is in use - the chairman drew the distinction between closure of the beach to facilitate the airport contract and closure on a regular permanent basis; (b) provision for a small sewage treatment plant in Zone B; (c) the new road through Ruperts to be constructed to a sufficient design standard to carry vehicles with loaded containers, in order to serve the proposed warehouse areas in Zone C. In connection with point (c) it was noted that the existing Solomon's fuel tankers weigh more than the normal vehicle limit of 14 tonnes when loaded and the fuel tankers for the airport will weigh very much more.

With these points added, the Authority was content for the draft Plan to be presented to ENR Committee on 14th November and then out for public consultation.

The H P&DC to clarify with the Solicitor General (a) the length of public consultation in view of overlap between the 2008 Ordinance (requiring 12 weeks) and Regulations under the 2013 Ordinance (8 weeks); and (b) whether the existing Ports Ordinance extends to Ruperts. Other aspects of the wharf proposal to be considered when the current development application for it is considered at the December meeting.

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

PO took members through the items approved and the decisions were noted.

### **6. PLANNING OFFICERS REPORT – NEW DEVELOPMENT APPLICATIONS**

The following development applications were considered and recommended for approval in accordance with the Planning Officer's recommendations, except where otherwise noted. Planning Officer to process accordingly.

PO

#### **Application No. 2013/83 – Proposed Polytunnel x 2 – Joan Peters and Benjamin Evans, Blue Hill**

Member, Mrs Joan Peters declared her interest in this matter. Approved with conditions as PO's recommendation.

PO

#### **Application No. 2013/84 – Proposed 2 Bedroom Dwelling – Gabrenella Joshua, Bilberry Field, Longwood**

Approved with conditions as PO's recommendation.

PO

**Application No. 2013/85 – Proposed Sheep Shelter x 2 – ANRD, Lower Middle Point and Sunny Side**

Approved with conditions as PO's recommendation plus a condition requiring the shelters to be sited amongst trees rather than on open land .

PO

**Application No. 2013/87 – Proposed erection of Notice Board – St Helena National Trust, Broadway House, Jamestown**

Approved with conditions as PO's recommendation, including re-siting to align with windows above.

**Application No. 2013/90 – Proposed 2 Bedroom Dwelling – Richard Young, White Wall, Half Tree Hollow**

PO

Decision deferred: members were informed by the PO that this application is on hold due to the need for clarification over access.

**Application No. 2013/91 – Proposed siting of Container - Alan and Anita Stevens, Alarm Forest**

PO

Member, Mrs Ethel Yon declared her interest in this matter.

Approved with conditions as PO's recommendation and a note to be added advising the applicant that the permission authorises siting of the container specifically as shown on the submitted plan and not elsewhere on the site.

H P&DC

**7. Development permission No. 2013/15 – Siting of Container – St Helena Museum**

Members were given a copy of a letter from the Museum Director apologising that the container had not been removed and requesting an extension until March 2014, which was agreed. Members questioned what procedure is in place to track expiry of temporary development permissions. They felt that whilst a light touch in planning control is appropriate and matters of "minor consequence" might be ignored when appropriate, they were not content to allow planning conditions such as expiry of temporary permissions to be ignored. H P&DC to establish an automatic diarising system and report to the December meeting.

**8. MINOR AMENDMENTS APPROVED BY THE PLANNING OFFICER**

There were no minor amendments to report.

**9. LIST OF NEW DEVELOPMENT APPLICATIONS RECEIVED**

The list of new applications had been circulated and was noted.

**10. STRATEGIC ISSUES AFFECTING DEVELOPMENT**

None apart from Rupert's Development Plan, Minute 4.10 above. Members also requested that the lack of a more positive attitude by SHG towards maintenance of its properties in Jamestown, noted below under item 12 should become a strategic issue in

view of the importance of the built heritage to tourism.

**11. LAND PLANNING AND DEVELOPMENT CONTROL ORDINANCE, 2013: REGULATIONS AND ORDERS**

**H P&DC**

The H P&DC reported that ENR Committee meeting on 10th October had considered and approved the previously considered Regulations and Orders including the draft General Development Order (GDO), subject to (a) clarification in the GDO of the meaning of high voltage overhead cables in relation to the definition in the Electricity Ordinance, and (b) adjustment of wording in the LDCA Procedures Regulations to ensure that provision for electronic communication could not be used to preclude the public from hearing discussions of the Authority. H P&DC had resolved both issues and to report them together with the remaining Regulations and Orders to ENR Committee on 14th November and to ExCo on 3rd December. If ExCo approve them the 2013 Ordinance should be brought fully in to effect from 1st January 2014.

**12. TOUR AROUND TOWN – SITES FOR IMPROVEMENT**

**PO**

The PO circulated his report, copy attached to these minutes. It was noted by members that there had been no apparent action by SHG to improve government owned property on the list. PO to pursue this within ENRD and report back with progress in respect of SHG and all other sites for the February meeting.

**13. ANY OTHER BUSINESS**

None

There being no further business to discuss, members were thanked for their attendance. The meeting closed at 11.35.

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Deputy Chairman

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Date

