

MINUTES OF THE LAND DEVELOPMENT CONTROL AUTHORITY MEETING HELD ON WEDNESDAY, 6 JULY 2016, AT 9 AM AT THE EDUCATION LEARNING CENTRE, JAMESTOWN

Present	Mrs Ethel Yon	Chairperson
	Mrs Cathy Hopkins	Member
	Mr Gavin George	Member
	Mr Ralph Peters	Member
	Mr Raymond Williams	Member
In Attendance	Mr Martin Hannah	Head Planning & Development Control
	Mrs Riana Dewet	Senior Planning Assistant
	Mrs Karen Isaac	Secretary
Off Island	Mr Paul Hickling	Member

ACTION

1. ATTENDANCE AND WELCOME

The Chairperson welcomed all present and thanked members for attending.

There were 8 members of the public present.

2. DECLARATIONS OF INTEREST

Member, Mr Raymond Williams declared his interest in respect of application no. 2016/40. Mr Williams is a member of the Eliza Mary Lloyd Trust Fund. As there were no objections received to this application the member was allowed to remain at the table.

3. CONFIRMATION OF MINUTES OF 1 JUNE 2016

Minutes of the meeting held on 1 June 2016 were circulated, confirmed and signed.

Member, Mrs Cathy Hopkins spoke on application no. 2016/44, previously discussed on 1 June 2016, where it was confirmed that a single storey dwelling would have been beneficial taking into account the visibility from various vantage points.

4. MATTERS ARISING FROM MINUTES OF 1 JUNE 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

At the last meeting of the LDCA, Members requested that they have sight of the amended decision notice before submitting to Exco. This was dealt with. The application will be heard by Exco on 12 July 2016.

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

The following development applications were considered and determined as stated below.

Application No. 2016/18 – Proposed alterations and extension to existing building, addition of upper floor – Green Roof Design – Deadwood – Donna Duncan

This proposal is in the Deadwood area and is in the intermediate zone. The site sits within a built up residential area alongside the public road. There is currently a single storey dilapidated dwelling on the property where it is proposed to demolish most of that structure and redevelop a double storey dwelling. There was a concern from a land owner regarding the soak-away and seepage of water but did not wish to oppose the proposed development. There were also concerns from EMD particularly with regard to the intended use, environmental protection and biosecurity matters. Foul water and the run-off from roof water should not be allowed to seep onto other neighbouring properties. The applicant to have a percolation test carried out which should be done by an independent person. To be attached as an advisory note.

Approved as SPA's recommendation.

Secretary

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

This proposal, as described above, is at Farm Buildings and is in the Green Heartland. The height of the structure is quite high and it was thought that this might have an effect on Farm Lodge. But it has been ascertained that this would not be the case. It was noted that the demolition was for the entire building at the Brewery Yard, Jamestown. It was highlighted that the area would need to be cleaned up if the application was approved.

Because this is a departure from green heartland policies, final determination would be by Exco with recommended conditions from the LDCA. To Exco for final determination. SPA

Application No. 2016/32 – Proposed 1 Bedroom, Double Storey Dwelling House – Nr Woody Ridge, Levelwood – Marc George

This is for a 1 Bedroom, double storey Dwelling House to be sited near Woody Ridge, Levelwood and is in the intermediate zone. It was noted that the SHNT

recommended that a basic screening for endemic flora be carried out. This was done and no species were found. Residents did not object to this proposal but Father Fred George who lives south of the development site, in his personal capacity, commented on the right of way and siting of solid waste bins but did not wish to oppose the development. It was noted that the width of the access road is 3 mtrs. However, designs of the construction of the road still needs to be submitted to which father Fred George to have sight of. Members wondered if a condition could be imposed in respect of the access but the Head of Planning was uncomfortable about this stipulating that it is the responsibility of the applicant but an “advisory” could be attached concerning the right of way.

Approved as SPA’s recommendation with an advisory note to take account of right of way.

Secretary

Application No. 2016/40 – Proposed formation of access track to serve Harpers Reservoir, comprising excavation and up-filling to form a vehicular track 2.5 metres wide surfaced in grass-crete and installation of surface water drainage to integrate with approved system – Harpers Reservoir – Connect St Helena Limited

The formation of an access track to serve Harper’s Reservoir comprise excavation and up-filling to form a vehicular track 2.5 mtrs wide surfaced in grass-crete and installation of surface water drainage to integrate with an approved system to take place at the Harper’s Reservoir that is in the Green Heartland. This falls outside of the application boundary. In 2015, the enlargement of Harper’s 3 Reservoir was approved by GIC and works are underway. Because of these operations falling outside of the original application, it could not be treated as a minor amendment.

Secretary

Approved as CPO’s recommendation.

Application No. 2016/48 – Proposed installation of Awning with advertising – Bank of St Helena, Jamestown

This application is for permission to install an awning with advertising. The Awning to be cloth “Antracita” (Charcoal Grey) with advertisement “Bank of St Helena Ltd” in gold lettering “Bank of St Helena, Jamestown”. An application was submitted in November 2015 and withdrawn following advice from the Planning service. However, the application is being resubmitted to provide shelter to queing customers. It is understood that the building previously had an awning fitted but removed due to falling into disrepair. It was noted that the LDCP was not in place when other awnings were fitted. The majority of members were in support of the recommendation that the application be refused on the grounds that the development is determined to be contrary to Built Heritage Policies of the adopted LDCP by virtue of the proposed siting and design; adverse visual impact upon the historic character of a building that is listed and afforded statutory protection under the Ordinance and sited in the Jamestown Conservation Area.

CPO

Refused as CPO's recommendation.

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

This is sited at the Ladder Hill Rifle Range, Half Tree Hollow. In 2014 development permission was granted in outline for siting of solar arrays. Following this a full application was received and approved in December 2014. This application is for the installation of phased solar farm using PV system. The Solar Farm will consist of non reflective PV panels arranged as arrays to be raised from the ground on structures at 12 degrees from the horizontal and associated equipment and infrastructure consisting of 20 foot container to house switchgear, transformer and communication equipment and also to install a 1.8m high rodent proof fencing. There were late consultation replies from EMD that were reported verbally, who were supportive of the application and also from the SHNT who were also supportive. An objection was received from Mr Karl Thrower but nothing from the neighbours. There were comments from Mr Barry Hubbard, Connect St Helena to Mr Thrower's objection.

It was stressed by one member that this site could accommodate at least 20 houses providing services are in place, rather than having this development placed there. The member felt that not enough research had taken place in identifying other suitable sites for this purpose. However, it was highlighted that a few sites were identified but were not suitable.

The majority of the LDCA supported this proposal. Approved as CPO's recommendation. Because the proposed development involves installation of renewable energy generation equipment and energy storage equipment and the site exceeds 5 acres, the final determination to be by Exco with recommendations from the LDCA.

SPA

Application No. 2016/54 – Proposed construction of Sewerage Treatment Plant – below ground adjacent to Rupert's Lines – Rupert's – Connect St Helena Limited

This development is in the Coastal zone where part of the structure would be visible and where precautions must be taken because of the Built Heritage Policies. A question was asked why the LDCA was asked to approve this development when the Rupert's Development Plan is not in place bearing in mind that a lot of time was spent on the Plan. It was noted that there was an alternative site for this development but it had been used for other purposes. Early action was deemed necessary

Approved as CPO's recommendation. To Exco for final determination.

SPA

Application No. 2016/57 – Proposed Change of Use to permit agricultural building to be used for business purposes (not specified) – Longwood – ESH

This application is for change of use to permit an agricultural building to be used for business purposes (not specified). It sits in the Intermediate zone (Conservation Area) on the site of the Dairy, Longwood. Permission was granted in October 2015 to allow the building to be used as a Vegetable Pack House. There were no objections to this proposal. Decision no. 4 explained to the LDCA.

Secretary

Approved as CPO's recommendation.

Application No. 2016/74 – Proposed construction of Raw Water Reservoir – Hutts Gate – Connect St Helena Limited

This is for construction of a Raw Water (earth embankment type) reservoir at Hutts Gate situated in the Green Heartland. The development would be visible from Hutts Gate Store and from Longwood Road and would be about 8 mtrs (depth to the bottom), which eventually could be grassed over. The top of the slope would be 4 mtrs away. No concerns were expressed from Air Access. The Heritage Society commented that the site is of great landscape importance, given the proximity to the Church and Hutts Gate Store and Vicarage. The plans do not adequately detail the shape or extent of the Reservoir and no explanation given as to how scarring upon the landscape could be screened and nothing about the impact upon natural habitat.

Solomon's is aware of this proposal.

Approved as CPO's recommendation. To Exco for final determination as this is a departure from Green Heartland Policy.

SPA

Member, Mrs Cathy Hopkins left the meeting at 12 noon.

Application No. 2016/73 – Proposed realignment of a metal mesh security fence in proximity to DVOR airport navigational aid – Prosperous Bay – Air Access (for information only as remaining 3 members have recommended approval) – determined by Exco on 28/6/16 and approved

6. Applications approved by the CPO/SPA under delegated powers –

Application No. 2016/23 – Proposed 2 Bedroom Second Dwelling House – Half Tree Hollow – Julian Henry

Application No. 2016/26 – Proposed construction of a Retaining Wall System to provide embankment stabilisation to slope above Reservoir – Millfield Reservoir Site, Longwood – Connect St Helena Ltd

Application No. 2016/42 – Proposed 2 Bedroom Dwelling House – Red Hill, Levelwood – Rex Leo

Application N. 2016/43 – Proposed Covered Carport attached to existing Dwelling House – Springbok, Levelwood – Lisa Hercules

Application No. 2016/45 – Proposed extensions – Bedroom, Dining Room and Covered Patio Area – New Ground – Sarah Greentree

Application No. 2016/47 – Proposed 1 Bedroom Dwelling House – Thompson’s Wood – Dave Marr

Further to the above application, It was noted in the report on handling that reference was made to the effect that the water at that area is treated but in actual fact it is untreated water and it also sits in the Intermediate Zone and not the Green Heartland. SPA

Application No. 2016/51 – Proposed 3 Bedroom Dwelling House with Garage – Half Tree Hollow – Andrew Thomas

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

Application No. 2016/78 – Minor Variation to change Garage Door Size originally approved under ref 2015/123 – Cotton Field, Bishopsholme – Adrian Sim

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. Review of Scheme of Delegation

To be addressed upon the return of the Head of Planning from overseas leave.

11. Any Other Business

The following items were discussed under AOB concerning the discharge of various conditions relating to Air Access:

11.1 Discharge of Planning Conditions 2, 3, 4, 9, 10 in relation to the amendment to the development consent granted for the Airport Project in respect of Rupert’s Wharf, the Sea Rescue Facility and Rupert’s Pipeline (2013/92)

These were all approved.

11.2 Discharge of planning condition 5 in relation to the amendment to the development consent granted for the Airport Project in respect of Rupert’s Wharf, the Sea Rescue facility and Rupert’s Pipeline (ref 2013/92)

This is for widening a section of road between Rupert’s Lines involving the

removal of 6.45 mtrs of Rupert's Lines. It was noted that the wall is listed one and there could most likely be heritage concerns if the wall was demolished.

It was felt that there should be a proper report submitted to the LDCA for consideration but the Head of Planning said that the letter was only received the day before the meeting but staff from Air Access was present if the LDCA had any questions.

The LDCA concluded that the normal procedures should be followed particularly as this involved the demolition of a "Listed Wall".

11.3 Minor Variation from Air Access – To upgrade existing track to provide a junction for access to the Airport Access Road from the existing road at Deadwood by surfacing currently the unsurfaced section of track and trimming of the batters to provide better line of sight for traffic joining the Airport Access Road.

The CPO explained what exactly Air Access wanted to do.

An objection was however received from Mr Jeffrey Stevens (Foxy's Garage) which he said that if this was agreed would impact severely on his Business because of the danger he perceived would be involved.

The LDCA concluded that the normal application procedures should be followed.

12. Closed Items

There was nothing to report under closed items.

The Chairperson thanked Members for their attendance and wished the Head of Planning a happy leave and look forward to seeing him on his return. The meeting closed at 12.30 hrs.

Chairperson

Date

13. NEXT MEETING TO BE WEDNESDAY, 3 AUGUST 2016 AT THE EDUCATIONAL LEARNING CENTRE, JAMESTOWN

