



MINUTES

Of Land Development Control Authority Meeting

Date : Wednesday 4 October 2017
Time : 9am
Venue : The Education Learning Centre, Jamestown

Present	Mr Paul Hickling	Deputy Chairperson
	Mr Raymond Williams	Member
	Mr Ralph Peters	Member
	Mr Karl Thrower	Member
	Mr Gavin George	Member
	Mrs Riana de Wet	Chief Planning Officer (CPO)
	Mr Shane Williams	Trainee Planning Officer (TPO)
	Mrs Karen Isaac	Secretary (S)
Apologies	Mrs Ethel Yon	Chairperson (CP)

A. Attendance and Welcome

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

There was one Member of the Public present - a representative from the Media and two Applicants in respect of Applications that are being presented for determination to the Authority.

B. Declarations of Interest

There were no Declarations of Interest.

C. Confirmation of Minutes

The 6th of September 2017 LDCA Minutes were circulated, confirmed and signed during the 4th of October 2017 LDCA Meeting.

D. Matters Arising from Minutes

1)	Application No. 2017/75 - Pub Paradise, Longwood – Lucille Johnson The CPO met with the applicant on the 15 th of September 2017 and discussed future land use and the requirement for related applications.	
2)	Application No. 2017/55 – Siting of Container & Fence – Fun Car Track – Chris Bargo The CPO advised the Applicant on the 12 th of September 2017 that a Planning Application with full details is to be submitted. Awaiting submission.	

E. Building Control Activities

LDCA Members were given an Updated List of <u>Building Control Activities</u> for the period <u>1 to 30 September 2017</u> for their information. It was noted that the BI's main focus is the review of the Building Regulations.	CPO / BI
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F. Current Applications Received & Awaiting Determination

LDCA Members were given a list of Current Development Applications. 23 Applications awaits determination at this time – some of which are still awaiting more information or within the advertisement period. No Applications was withdrawn during this period.	CPO
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G. Applications for LDCA Determination

The following Four (4) Development Applications including Application No. 2017/69 deferred from last month's meeting were considered by the Authority on the 4 th of October 2017 , following perusal of the Planning Officer's Handling Reports and Recommendations with the following outcomes:		
1)	<p>Application 2017/69 – Renovations and Extensions to Barnes Cottage, Jamestown – W A Thorpe & Sons</p> <p>The Applicant was in attendance. This application was deferred from September's meeting with the purpose to establish if the proposed roof design is context with the Jamestown Conservation Area. CPO consulted with the Applicant and presented her findings based on a field survey and discussions to the Authority (in a supplementary report). It was confirmed that the neighbour provided consent for the</p>	CPO

	<p>proposed development with regards to his privacy on the window south of his property. The Applicant supplied alternative designs however wished to remain with his initial designs and provided various reasons. The Authority concluded that the supplements was useful in understanding the rationale behind the design and evaluated examples of parapet walls and the roof-scape of Jamestown which has inspired the design.</p> <p>Resolution: The Application was Approved with Conditions as Recommended by the CPO. Correspondence to be sent out to Applicant.</p>	
<p>2)</p>	<p>Application 2017/74 – Endemic Nursery Expansion – Rose Hill Peaks national Park – Lourens Malan, TCO</p> <p>The Applicant was in attendance. The CPO presented the Application by means of a Power Point Presentation.</p> <p>This application is to secure the Peaks National Park and for the erection of an Existing Concrete Slab and Aluminium Tunnel Structure with Insect Proof Netting. The CPO highlighted that it may require variation from the LDCP Policy however has significant merit due to its purpose for conservation within the Peaks Area. The Applicant on request by the Authority explained that the tunnel is located within a grassed are and will effectively not be visible – as the plan is to plant the area around with endemics over time. Extension of the existing nursery is required to ensure effective endemic replanting within this significant part of the Island.</p> <p>Resolution: The Application was considered and approved with Conditions. Because there may be a departure from the LDCP Policy the Application will be referred to Governor-in-Council for final determination.</p>	<p>CPO</p>
<p>3)</p>	<p>Application 2017/77 – Construction of a Triple Garage for parking of vehicles and storage of Personal Goods – Red Hill, Levelwood – Lloyd George</p> <p>The CPO stated that this is a straight forward development application but because of the scale of the development she is unauthorised to deal with this as a delegated item. It was presented to the Authority. The electricity line was noted and a condition proposed to ensure that the development takes places within the approved distances from the</p>	<p>CPO</p>

	<p>line.</p> <p>Resolution: The Application was Approved with Conditions as Recommended by the CPO. Correspondence to be sent out to Applicant.</p>	
<p>4)</p>	<p>Application 2017/76 – Outline for a Proposed Mental Health Facility – Hospital Grounds, Jamestown – Health Directorate</p> <p>A representative of the Applicant was in attendance. The CPO presented the Application by means of a PowerPoint Presentation. This application is in Outline to establish an Acute Mental Health Unit. The CPO noted that the design aims to meet a significant number of specific requirements (as provided by the Health Directorate and based on International Best Practice for Mental Health Units). It therefore includes a secured fencing around the building, which in this instances proposes a product that has significant security attributes but with less visual impacts. The CPO highlighted that the LDCP Policies support expansion of the Jamestown Hospital Complex and this use on a portion of unused (underutilised) land within the premises are <i>compatible</i>. It will also not affect any Listed Building and as such can be supported. Feasibility will have to be proven, specifically in light of the existing electricity infrastructure and potential realignment thereof. There were no objections. Details will also be required with regards to excavation works and how it will impact on St Johns Villa and the existing retaining wall. Heritage, St Helena National Trust and EMD supported with requirements that conditions be placed (during Full Application) regarding an Archaeological Watching Brief. One member requested if a Site Notice was displayed. The CPO confirmed that this forms part of every public consultation process. It was then noted that the pathway across the property may still be informally used and should be investigated. The representative for the Applicant indicated that they are aware of this footpath although it is not a confirmed right-of-way and will be further investigated when Full Development Permission is requested. Full Application will require details an input from the Fire and Emergency Services.</p> <p>Resolution: The Application was considered and recommended for approval to the Governor-in-Council as required by their Directives to the CPO. A Letter of Recommendation to GiC to be prepared and submitted.</p>	<p>S / CPO</p>

H. Approvals under Delegated Power

No Applications were dealt with under Delegated Powers by the Chief Planning Officer.

I. Minor Variations

The following six (6) Development Applications were approved as Minor Variations by the Chief Planning Officer.

1)	<p>Application 2016/154/MV1:</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : To realign position of Septic Tank and Drainage Line and to change Block Size and Roof Pitch – Location : Two Gun Saddle – Applicant : Andrew Williams – Official : R de Wet (CPO) – Status : Approved on 15 September 2017 	
2)	<p>Application 2016/102/MV1:</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : To Excavate slightly further to allow more space to rear of Building – Location : Ladder Hill – Applicant : Adrian Greentree – Official : R de Wet (CPO) – Status : Approved on 25 September 2017 	
3)	<p>Application 2015/48:</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : For Portico Roof-Tops – Grey instead of White – Location : 1, 2 and 3 Main Street, Jamestown Hotel – Applicant : St Helena Hotel Development – Official : R de Wet (CPO) – Status : Approved on 25 September 2017 	
4)	<p>Application 2016/57MV3:</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : To extend part of Roof to form Covered Vegetable Washing Area – Location : Longwood Enterprise Park – Applicant : Enterprise St Helena Hotel – Official : R de Wet (CPO) – Status : Approved on 26 September 2017 	

5)	<p>Application 2017/38/MV1:</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : For Single Storey instead of Double Storey (footprint remain) – Location : Burnt Rock – Applicant : Donna Duncan and Errol Herne – Official : R de Wet (CPO) – Status : Approved on 25 September 2017 	
6)	<p>Application 2017/58/MV1:</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : For Shed to be green instead of Grey blend with existing Buildings – Location : Farm Lodge – Applicant : Stephen Biggs – Official : R de Wet (CPO) – Status : Approved on 26 September 2017 	

J. Strategic Planner Matters - CPO Feedback

The Chief Planning Officer reported briefly on the strategic Planning Matters:		
1)	<p>Land Development Control Plan (LDCP) Mid Term Review:</p> <p>Nothing to report since the new Council.</p>	
2)	<p>Building Regulations Review:</p> <p>The in-house working group to go through the review over the next weeks has started once a week. As mentioned in the last meeting, this will be followed by a public consultation process.</p>	CPO / BI
3)	<p>Jamestown Conservation Area Management Plan:</p> <p>As reported last month, the Draft is expected in the coming weeks from Consultant David Taylor.</p>	

K. EXCO Referrals Feedback

1)	<p>2017/67 Swimming Pool Application</p> <p>The CPO gave a brief feedback of Executive Council. In their sitting of 19 September 2017, EXCO approved the application with conditions as recommended. No further action.</p>	
2)	<p>2013/92 Discharge of Conditions 1, 5 and 8 Rupert's Wharf</p> <p>The CPO gave a brief feedback of Executive Council where they considered the Discharge of Conditions.</p> <p>Condition 1 was not discharged. Standard Operating Procedures should be developed so that the area can be utilised to a certain degree and at the same time, monitor the cost implications of not utilising the Wharf; Health and Safety would be a factor to be taken into consideration and the FS was to discuss this with the Harbour Master and revert to Exco. The FS to also work with the Harbour Master to further the safety measures in place, including putting up more signage and working on the operational procedures needed.</p> <p>Condition 2 discharged. Exco noted the concerns over the recess trap and requested that final plans be adapted to ensure that there is no risk of the heritage wall collapsing.</p> <p>Condition 8. Exco gave delegated powers to the CPO to make a decision on discharging of this condition.</p>	CPO

L. Appeals Tribunal Feed back

<p>2017/27 Temporary Car Park at the DofE Playground, Jamestown</p> <p>The CPO gave a brief feedback on the Appeals Tribunal.</p>	
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M. Any Other Business

1)	Member, Mr Karl Thrower will be off-Island during December 2017.	
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N. Closed Items

O. Next Meeting

The next LDCA Meeting is scheduled for Wednesday 1 November at 9:00 at the Education Learning Centre, Jamestown.	CPO / S
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P. Closing

The Deputy Chairperson thanked Members for their attendance. The meeting closed at 09:50 hrs.	
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Signed by the Chairperson of the Authority, as a true reflection of the Meeting.

Chairperson to the LDCA

Date