

MINUTES OF THE LAND DEVELOPMENT CONTROL AUTHORITY MEETING HELD ON WEDNESDAY 1 OCTOBER 2014, AT 9 AM AT THE ADULT & VOCATIONAL EDUCATIONAL CENTRE, JAMESTOWN

Present	Mr Rodney Buckley Mrs Ethel Yon Mrs Cathy Hopkins Mrs Joan Peters Mr Paul Hickling	Chairman Deputy Chairperson Member Member Member
In Attendance	Mr Martin Hannah Mr Alfred Isaac Mrs Karen Isaac	Head, Planning & Development Control Planning Officer Secretary
Apologies Off Island	Mr Gavin George Miss Rosemary Bargo	Member Member

ACTION

1. ATTENDANCE AND WELCOME

The Chairman welcomed all present and thanked members for attending. Congratulations were extended to Mr Rodney Buckley on his appointment as Chairperson and to Mrs Ethel Yon as Deputy Chairperson. Mrs Yon is awaiting her letter of appointment. The Chairperson informed the Authority that newly appointed Member; Mr Gavin George could not attend this meeting due to a previous commitment at Prince Andrew School. This could also be the case for the next two meetings of the Authority, unless an alternative date is considered. The Chairperson informed members that he did not consider this necessary, unless there was a problem forming a quorum. It was mentioned that member, Mr Gavin George would be a valuable member to the Authority because of his knowledge of the islands land.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. CONFIRMATION OF MINUTES OF 3 SEPTEMBER 2014

Minutes of the meeting held on 3 September 2014 were circulated, confirmed and signed prior to this meeting.

4. MATTERS ARISING FROM MINUTES OF 6 AUGUST 2014.

4.1 Thompson's Wood – Enforcement Appeal, Mr Michael Roberts

The Head Planning & Development Control reported that he is still pursuing this issue with the AG's Office with regard to legal procedure. H P&DC

4.5 Development Plan for Ruperts Valley

As reported in last month's meeting, the report when finalised will be presented to the

Authority towards the end of this year. However, the H P&DC reported that the progress is slow but a steering group meeting has been held with senior SHG officials. One of the issues being addressed is a drainage design which should be completed by December of this year. Another meeting is scheduled for Monday, 6 October. H P&DC

15.4 Chairmanship

Mr Rodney Buckley has been appointed Chairperson of the LDCA with effect from 18 September 2014. This item will now be deleted from the minutes. Secretary

5.1 Application No. 2014/46 – Proposed change of use from Shop to Creche – Dorita Fuller, Barracks Square, Jamestown

The PO has approached the owner, Mr John Cranfield concerning Philips sign. This sign has now been removed. This can now be deleted from the minutes. Secretary

5.2 Application No. 2014/49 – Proposed fencing – Connect St Helena Limited, Chubb's Spring, The Briars

The PO reported that he had visited the area, and checked with Crown Estates, who has advised that there are no encumbrances registered on parcel nos. 21 and 23, both in Block 17 within the Jamestown registration section. Approved as PO's recommendations as stated in his report of September 2014. PO

8. Strategic issues affecting development – application no. 2013/56 – Proposed 3 Bedroom Dwelling, Alberta Knipe, Seaview

The H P&DC had written to the applicant informing her of the unauthorised works taking place at her site as can be seen from the minutes of 3 September 2014. The Authority was advised that Ms Knipe has retained the services of Mr David Goodrick, to assess the site with the Building Inspector, and will advise on how to address the issues requested.

5. **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. 2014/49 – Proposed Fencing – Connect St Helena Limited – Chubb's Spring, The Briars

Members were reminded that this application was deferred from last month's meeting pending investigation as at 5.2 above. Approved as PO's recommendation of September 2014 report. PO

Application No. 2014/50 – Proposed 3 Bedroom Dwelling – Christopher Henry, Half Tree Hollow

In considering this application, members stated that a drainage plan for all of the individual plots should be designed, and that the no overhead electricity service lines should encroach onto the building sites. There should also be some form of landscaping. Approved as PO's recommendations. PO

Application No. 2014/51 – Proposed relocation of VHF Radio Antenna – Merlin George for SHG - Jamestown

It was noted that the building to which the proposed antenna will be fitted is a listed building in the conservation area. Because of the Police having to be relocated it is necessary to move the antenna to another suitable place for best signal strength. Members asked whether it could be positioned on the flag pole or less visible location. The PO to consult with the Police on this and to investigate how it could be fixed. Consultation replies from the Heritage and the Manager of EA&A were noted. Continued pending discussion about siting. Members also determined that condition no. 2 should be modified to require approval of the method and appearance of fixing the antenna to an historic building. PO

Application No. 2014/52 – Proposed Covered Way – Property Division for SHG – Plantation House, Nr White gate

Consultation reply noted from the manager, EA&A. Environmental Health wondered if Plantation House is listed and if this proposal will affect the listed value. Concerns were expressed about the windows on the ground floor being obscured and how the maintenance of the first floor windows and rain water goods would be affected. It was noted that slates would be preferable, but the supporting structure would need to be significantly stronger and slating would be much more expensive. HPDC advised that metal roof sheets could be sourced that have the appearance of traditional slate and his strong preference would be to seek the use of a more sympathetic material like this Condition no. 2 to be amended on the details of fixings. Condition no. 4 to be adjusted to impose requirement for Chief Planning Officer to approve method of fixing. Mention was also made of condition no. 5 on the water capacity but any excess water will run into the garden. It was noted that Heritage had no objections. Approved as PO's recommendations. PO

Application No. 2014/56 – Proposed installation of a 2 MW Solar Farm (Photovoltaic) and related operations including supply connections, erection of perimeter fencing and siting of a Steel Container – Connect St Helena Limited – Rifle Range, Half Tree Hollow

The H P&DC presented this application for outline development permission. A detailed application will be submitted within one year of approval. It was noted that no representation was received from Heritage. The H P&DC touched on the main points of the report. The Authority recognised the extensive detail put in to the report. It was considered why existing buildings such as the CCC and other larger buildings could not benefit from having solar panels fixed of their roofs. Members noted that ESH has approval to fix solar panel on their buildings at Ladder Hill.

Concern was expressed that 2.5 acres seemed excessive for this development and whether is it necessary to have all this land as it appears that not all of the land will be for panels. Members were informed that other facilities such as buildings to house control equipment would be part of the development.

The H P&DC explained further the proposed conditions 4 and 5 of the draft decision letter – to address redundancy or obsolescence in technology and bring about reinstatement of land. It was noted that the solar farm is a renewable energy development. Other sites had been investigated by the applicant, however the Rifle range site was chosen as being the best site having regard to several factors including proximity to 11kV network. It

was also noted that landscaping mitigation is limited. It was noted that the Butts area will not be disturbed and no fishing tracks will be blocked off.

With regard to the time frame and possible financial implications, the H P&DC asked members if the detailed application needs to come back to the Authority or if the planning office could deal with. Members determined that any further applications should be considered again by the Authority. The Authority approved the recommendations as H P&DC report. This matter will now be referred to Governor-in-Council for their next sitting on 14 October 2014.

H P&DC

6. MINOR VARIATIONS APPROVED BY THE PLANNING OFFICER

There were no minor variations to report by the PO.

7. LIST OF NEW DEVELOPMENT APPLICATIONS RECEIVED

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

8. STRATEGIC ISSUES AFFECTING DEVELOPMENT

There was nothing to report on strategic issues.

9. DUPLICATION OF HIGHWAYS AUTHORITY AND LAND DEVELOPMENT CONTROL AUTHORITY PROCEDURES

An extract of minutes of June 2014 distributed to members for their information and ease of reference. The H P&DC is not aware there are any significant issues on this matter. The PO reiterated the reason this matter was on the agenda. Members agreed that this item should now be deleted from the agenda.

Secretary

10. ANY OTHER BUSINESS

There was nothing to discuss under any other business.

The Chairman thanked members for their attendance. The meeting closed at 11.00 hrs.

Chairman

Date

11. NEXT MEETING TO BE ON WEDNESDAY 5 NOVEMBER 2014, 9.00AM AT AVEC.