

**MINUTES OF THE LAND DEVELOPMENT CONTROL AUTHORITY MEETING HELD ON TUESDAY 31  
MARCH 2015, AT 9 AM AT THE EDUCATION LEARNING CENTRE, JAMESTOWN**

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

**ACTION**

**1. ATTENDANCE AND WELCOME**

The Chairman welcomed all present and thanked members for attending.

**2. DECLARATIONS OF INTEREST**

Member Cathy Hopkins asked whether she should declare her interest as she is a member of the Heritage Society, in respect of application no: 2015/11. The chairman advised that she need not declare her interest in this matter. Member, Mrs Ethel Yon, president of the National Trust declared her interest but was allowed to remain at the table.

**3. CONFIRMATION OF MINUTES OF 4 MARCH 2015**

Minutes of the meeting held on 4 March 2015 were circulated, confirmed and signed.

**4. MATTERS ARISING FROM MINUTES OF 4 MARCH 2015.**

Thompson's Wood – Enforcement Appeal, Mr Michael Roberts

Still awaiting response from the AG's Office. However, a member asked how long will it take for this to become obsolete. The H P&DC stated that there is no requirement to remove the container as the siting is lawful but the Authority felt that they could take some other form of action. Advice to be sought from the AG's office.

HoPDC

Tree Preservation Orders

In accordance with section 42 of the Land Planning and Development Control Ordinance, 2013, Interim Order 1/2015 has been confirmed and came into effect from the sixth day March 2015 and shall remain in force until lawfully revoked or otherwise terminated. This item will now be deleted from the minutes.

Secretary

Application No: 2015/02 – Proposed Chemical Store and Stair Access – Prince Andrew School Buildings, Francis Plain – ESH/Education Directorate

Comments have been received from Environmental Health. They have no objection but have submitted advisories. It was also noted that the Fire Service did not comment and therefore the Authority asks that a written response be obtained from the Fire Service asking them to give any comments, or objections with justified reasons. The DFC should also be advised to contact the PO should he need to view the application. Upon receipt of positive response, the PO to issue decision notice with an advisory note attached. If no positive response is received, the Authority has asked for this matter to come back to the next meeting. PO

Application No: 2015/07 – Proposed change of use – Eastbridge, Napoleon Street, Jamestown – Solomon & Company, St Helena Plc

There is still concern about loading and offloading. The Roads Manager has produced a parking plan and is considering traffic management for the following year. Members continued to express concern for the change of use of the premises. It was noted however, that the town centre is the right place for retail development and the HoPDC advised that he would like to see buildings occupied rather than being vacant. It was also noted that this application if granted could cause some problems with unloading/loading and waiting that the attachment of planning conditions could not easily address. The HoPDC had circulated draft conditions that might mitigate the effect but he could not guarantee no problems with the prospective change of use. He advised that obstruction of a public road and authorised parking is more of a policing issue and it was a matter of judgement and members had to determine the application on the merits of the submission. After consideration the Authority agreed that this application be refused under Policies 1Z1 (g) and RT1 (d) of the LDCP 2012. PO

2015/38/ENF – Enforcement action, notice under s45(1) (closed item)

The H P&DC updated members on this matter.

It was at this point that it was stressed by the Authority that SHG should also adhere to planning requirements

**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. 2015/11 – Proposed re-design of existing entrance to AVEC Car Park – Jamestown – Crown Estates**

This proposal is to redesign the entrance to AVEC Car Park in Jamestown, to support the relocation of the St Helena Police Service. The car park is situated on the west side of Market Street, between the property of Mrs Jill Young to the north and the AVEC buildings to the south. To the west is the slope of Ladder Hill and to the east Market Street. Mechanics Hall lies directly opposite. PO

The Authority raised their concerns over why the whole of the wall was to be taken down and was seen as a dangerous concern. An archaeological watching brief was requested

if permission were granted.

The Authority enquired if, in this particular case, it necessary to have the 40m length visibility splay and is the 600mm height for walls mandatory. Members agreed to continue the item for a month to allow for further dialogue with the applicant and roads.

**Application No. 2015/21 – Proposed 2 Bedroom Dwelling – Red Hill, St Pauls – Gareth Johnson**

Members were aware that an application has been granted for a split level dwelling on this site. This current application is to construct a single storey 2 bedroom dwelling. The dwelling is to be constructed using concrete block work with a pitched roof of metal sheets on timber supports. PO

Approved as PO's recommendations.

**Application No. 2015/22 – Proposed 1 Bedroom Dwelling with Garage – Nr Harford Community Centre, Longwood – Wilson Duncan**

This proposal is to construct a single story 1 Bedroom Dwelling and a separate build Garage/Workshop, using steel framing with fortex shiplap cladding, fixed to a concrete floor slab on concrete foundations. PO

Approved as PO's recommendations.

**Application No. 2015/23 – Proposed 2 Storey Dwelling comprising of 2 Flats – behind Essex House, Jamestown – Gregory Cairns-wicks**

This proposal is to construct a 2 storey building comprising of 2 x 1 bedroom flats. 1 flat is proposed on the ground floor and 1 on the first floor. Taking into account the design, proposed access, drainage arrangements, lack of car parking and potential for rock fall risk as highlighted by a consultee, the PO recommended that development permission be refused for the following reasons: PO

1. The proposal is determined to be unacceptable by virtue that is contrary to policies IZ1, SD1, RT1, IZ5 and H.9 of the adopted LDGP, 2012.
2. Inadequately detailed information has been submitted by the applicant to demonstrate the efficacy of the proposed drainage arrangements to allow for (i) a proper assessment of the effect of the development upon the stone retaining and part walls or the stability of land and (ii) availability of a foul sewer connection adequate to serve the proposed development.

The HoPDC advised members that it was not clear how this development would be serviced with regard to access, collection of refuse and emergency vehicle access. It was noted that there was a lack of information, and there could be opportunity for improvements if further information were furnished. On the basis of the submissions the HoPDC felt he could not support the proposal. The resolution of the Authority was to refuse the application as recommended.

**Application No. 2015/24 – Proposed change of roof profile – Sapper Way – Gail Thorpe**

The proposal is to change the roof profile of an existing dwelling, the intention being to increase the ridge height. Works to include new roof supports and new roof sheets. PO

Approved as PO's recommendations.

**Application No. 2015/25 – Proposed installation of Solar Panel – Cambrian House, Jamestown – Gail Thorpe**

This application is to fix a hot water Solar Panel and Storage Cistern. The panel is to be fixed on the same plane as the roof with the storage cistern fixed below the eaves of the roof, close to the wall of the main building.

PO

Approved as PO's recommendations.

**Application No. 2015/27 – Proposed construction of Access Track through Forest to join 2 existing tracks – Blue Hill – Patrick Constantine**

This is to form a 30m x 3m access tack through a section of forest land, extending from an existing track and a further 25m x 3m through a residential property. The existing track is a simple dirt track that connects to a track laid with stone rubble which then connects to the main road.

PO

Approved as PO's recommendations.

**6. REPORT TO THE GOVERNOR – DEVELOPMENTS FOR THE CALENDAR YEAR 2014**

A list of all developments for the calendar year 2014 has been produced by the Planning Office and circulated to members for their approval. A report to be sent to HE the Governor as requested under s 63(1) of the Land Development Control Ordinance, 2013.

Secretary

**7. RUPERT'S DEVELOPMENT PLAN**

The final draft of the Rupert's Development Plan had been circulated to members for their approval. The Authority approved the Plan and agreed with the suggestion by the HoPDC that the Plan be sent to the Chairman's Assembly Group and the Environment & Natural Resources Committee asking them to review the draft plan and to provide their comments before the next meeting of the Authority scheduled for 6 May 2015. This draft plan together with any comments will then be submitted to Governor-in-Council. It was noted by the Authority that the draft plan was very well put together.

Secretary

**8. MINOR VARIATIONS APPROVED BY THE PLANNING OFFICE:-**

Application No: 2014/28 – request to hand layout of plan, add verandah and change roof type from hip to saddle roof- Megan Sim

Application N: 2015/29 – installation of extractor fan on western side, top floor of existing new building – the Blue Lantern – Narra Backs, Jamestown – Keith and Reginald Yon. The H P&DC explained the issues surrounding this case. He advised members that while he had misgivings about the potential for noise and odour he had elected to attach conditions on design and siting of the external flue and regulate hours of operation to allow the business to open and operate but also respect the amenity of the adjoining property owner.

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

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

**10. STRATEGIC ISSUES AFFECTING DEVELOPMENT**

There was nothing to report on strategic issues.

**11. ANY OTHER BUSINESS**

New development on St Helena: Planning advice for applicants

A draft paper on planning advice was tabled at the meeting. The H P&DC explained and asked the Authority for their comments on the advice paper with approval at the next meeting scheduled for 6 May 2015.

Members

The Chairman thanked members for their attendance. The meeting closed at 11.20 hrs.

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Chairman

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Date

**12. NEXT MEETING TO BE ON WEDNESDAY 6 MAY 2015, 9.00AM AT THE EDUCATION LEARNING CENTRE, JAMESTOWN**



