

MINUTES OF THE LAND DEVELOPMENT CONTROL AUTHORITY MEETING HELD ON WEDNESDAY 4 MARCH 2015, AT 9 AM AT THE AG'S CONFERENCE ROOM, JAMESTOWN

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

ACTION

1. ATTENDANCE AND WELCOME

The Chairman welcomed all present and thanked members for attending. Present were 3 members of the public.

2. DECLARATIONS OF INTEREST

Mr Martin Hannah, H P&DC declared his interest in respect of Application N0 2015/13. The H P&DC were asked to withdraw from the table but was allowed to remain at the meeting room. Application No: 2015/13 was the first item presented but reported upon under item no: 5

3. CONFIRMATION OF MINUTES OF 4 FEBRUARY 2015

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

4. MATTERS ARISING FROM MINUTES OF 4 FEBRUARY 2015.

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

The Head Planning & Development Control reported that he is awaiting response from the AG's Office. A member of staff is on maternity leave at present. H P&DC

4.7 Tree Preservation Orders

The Interim Tree Preservation Orders, approved by the LDC Authority has been gazetted and land owners affected have been notified. No representations received to date. In the absence of no representations received, the Chairman has been invited to confirm these orders on Friday, 6 March 2015. It was noted however, that for the purpose of advertising, not everyone reads the local papers and the gazette notices are not widely distributed. H P&DC/CP

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. 2015/01 – Proposed extension to Dwelling (Bedroom and Clothes shop) – Rupert’s Valley – Phillip Johns

The proposal is to extend the existing building, a bedroom with en-suite bathroom and a Clothes Shop to the south elevation of the existing building. In considering the issue of car parking, the PO reported that a parcel of crown land contained between the applicants land and the property of Thomas Benjamin is of sufficient space for two parking spaces. This land is being used by the applicant, and crown estates are aware. The applicant should pursue a formal easement for use of the land.

PO

Approved as PO’s recommendations.

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

The proposal is to construct a Chemical Store to the rear of the Science Block, south of the main buildings, Prince Andrew School. This store will be used for storing chemicals used in the science laboratory, currently stored within the main teaching block. It was noted that there were no response from Environmental Health and the Fire service, and that their input was regarded as vital to such a proposal. It was noted also that at present the chemicals are being stored in an unsafe place at Prince Andrew School. Having the chemicals stored in a building, separate from the main building is a safer practice. Members were also concerned about the safety of the children. A member referred to a Convention that St Helena apparently signed up to known as BASEL Convention of the storage/removal/handling of chemicals and therefore asked if the Planning Officer could check with Corporate Services on this.

PO

It was noted that monies has to be spent quickly on this development and it would be unfair to delay the issuing of the decision notice. The Authority expressed concern that quite often pressure is being put on them with regards to approving development applications quickly, because of monies having to be spent within a tight time line. It was wondered whether this application could remain pending until written response is received from the Health and Fire service. Po to take forward.

Application No. 2015/03 – Proposed installation of Timber Poles and Microwave Antenna – with associated equipment – White Gate - ENRD

The Proposal is to install one 11m timber pole at White Gate and one 11m timber pole at Scotland. This is to support transmit/receive antenna of a ‘dish’ type to provide high speed connectivity to the Office Block at Scotland and a pillar box type cabinet for the storage of equipment related to the operations, fixed on a concrete plinth is to be sited with the pole at Scotland.

PO

Approved as PO’s recommendations.

Application No. 2015/05 – Proposed Wooden Post and Wire Fence – Depot, Blue Hill – Solomon & Company Plc

The proposal is to fence the perimeter of land using timber posts 1.200m high strung with three strands of barbed wire and sheep wire, to graze sheep. The location is at the Depot, Blue Hill. It was noted that there are no established footpaths across the site, and that fencing will improve the area. PO

Approved as PO's recommendations.

Application No. 2015/06 – Proposed change of Roof Profile – Red Hill, Levelwood – Mailyn Leo

The proposal is to change the roof profile of a dwelling to increase the ridge height to 4m. The location is within the residential properties at Red Hill, Levelwood. PO

Approved as PO's recommendations.

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

The proposal is to change the use of the ground floor from Offices to Retail Outlets for a shop selling baby products. No alteration is intended to the building. The location is the building known as 'Eastbridge' at Napoleon Street, Jamestown. Members were concerned that there will be a serious issue with regards to car parking and pedestrians using the pavements in this area. No objections received from consultees. It was noted that vehicle parking issues should be dealt with by the police. There is no provision for requiring additional car parking relating to new developments in Jamestown. It was noted however that the ENR Committee is preparing a paper addressing car parking in Jamestown. Members recollect that they were criticised already for a development approval given for the QMS. It was noted that this proposed retail outlet is for Solomon & Company, but will be operated by another private business. Members highlighted the question raised by the Roads section and felt that consultees should clearly state their objection or otherwise. The H P&DC then consulted policy RT 1 of the LDGP and reminded members that this is an adopted document that they have to work to. After much deliberation, it was agreed, that for operational issues, a management plan be submitted and approved and the H P&DC to attach additional conditions, to be circulated to members before decision notice is issued. To be continued for a month. PO

Application No. 2015/09 – Proposed Log Cabin accommodation –New Ground – Ann Andrews and Paul Welbourn

The proposal is to erect three timber buildings with pitched roofs of shingles on timber supports, for rental accommodation. One building comprising bedroom, bathroom, lounge, open kitchen/dining area, store and toilet with open deck areas to the north and west elevations and two buildings comprising a layout of four bedrooms with en-suite bath facilities and a common lounge with open deck areas on the north, south and west elevations. A total of ten parking spaces are also intended. The location for this proposal is on the eastern edge of the residential properties at New Ground. PO

Approved as PO's recommendations.

Application No. 2015/10 – Proposed 1.5 Storey 2 Bedroom Dwelling – Briars Village – Juliette O'Dean

The proposal is to construct a 1.5 Storey, 2 Bedroom Dwelling. Layout of ground floor

comprises garage, kitchen/Dining and Toilet. The upper level comprising bedrooms and bathroom. The location for this proposal is within the Briars Village. The site is to the west of the main road leading into the Briars. It was raised that there have been problems with water coming from the Briars Village. However, this is a strategic issue and there is no strategy in place to deal with this as it requires a co-ordinated response to come up with a strategy. The Roads manager is concerned about the broader issues of water related problems. This is being dealt with by the Roads and ENRD.

PO

Approved as PO's recommendations.

Application No. 2015/12 – Proposed 2 Bedroom Dwelling – Ladder Hill – Simon Andrews.

The proposal is to construct a split level, 2 Bedroom Dwelling. The layout on the lower level comprises of garage and kitchen/dining and the upper level comprises of bedrooms, lounge and bathroom. The site is located at Ladder Hill, adjacent to, and south of the property of Melvyn Benjamin and the Rock Club.

PO

Approved as PO's recommendations.

Application No. 2015/13 – Proposed change of use – class 3 Dwelling Houses to class 2 residential institutions not including secure residential institutions – Piccolo Hill, Longwood – SHG

This proposal is to change the use of No. 8 Piccolo Hill, currently used as a dwelling to a family care centre to provide support and accommodation for vulnerable children and young people. The site is a residential area known as Piccolo Hill, situated to the north of the main road leading from Longwood Gate on to Bottom Woods. A resident of Piccolo Hill, who submitted an objection to the proposal, addressed the authority stating her reasons and concerns for objecting. The objector was invited to remain at the meeting during the authority's deliberations on the application. This proposal for a Family Centre occupied by children with carers was considered to be a dwelling and as such no different in the function of the building to any of the other dwellings on the estate. Having considered the issues and concerns of the objectors and how the proposal would function, the authority concluded that the proposed change of use would not have an adverse impact on the amenity or privacy of other residents on the estate.

PO

It was noted that currently, one building on the estate is already being used as a family centre, and the two buildings could cater for six occupants, being children who were victims and not offenders. It was noted that 1 to 1 meetings were held with residents informing them of the proposed change of use but it was not known whether all residents attended. It was also noted that the development was advertised as normal procedure. Members also queried if any thought was given to having the 2 family centres together. There were no other comments. 2 members of the public left the meeting. The H P&DC returned to the table.

The resolution of the authority was to approve the application.

Application No. 2015/14 – Minor Amendment – Rupert's Valley Fire Tank – Air Access

Reported by the H P&DC for member's information.

Application No. 2015/15 – Discharge of planning condition 7 in relation to the

amendment to the development consent granted for the Airport in respect of Rupert's Wharf, the Sea Rescue facility and Rupert's pipeline (2013/92)

The H P&DC reported this matter for member's information.

Application No. 2015/16 – Proposed extension of Animal Pens – Blue Hill – Gary Stevens

This is to demolish part of an existing structure used as Animal Pens and re-build. The location is at Blue Hill. The site of the property is known as Horse Ridge and the land is used for arable farming and animal rearing with some grazing.

PO

Approved as PO's recommendations.

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

A list of new developments for the year 2014 were produced and circulated to members for their approval and onward submission to the Governor. Members also asked if they have any issues on what is working well and what is not working well. It was stated that the LDCP needs to be updated but this was seen as an issue for Governor-in-council. Narratives to be produced by H P&DC and circulated to members early next week who will also share their concerns. Members to respond within 2 days. The PO informed the Authority that the digital map produced by the GIS office had some anomalies' with regard to the boundary lines between zones of the LDC Plan, and asked if these could be adjusted as and when such anomalies' were brought to light.

All

7. RUPERT'S DEVELOPMENT PLAN

The H P&DC asked members if this plan could be treated as a working draft only. A Draft copy of Rupert's Development Plan was circulated to members for their consideration and to mark up any observations and thoughts in advance of the workshop(s) agreed in February. The H P&DC reported however, that there has been a change to the plan in the past week that has significant effect upon the text for which he need to report upon.

Members agreed that a workshop session would be worthwhile before approving the plan for submission to Governor-in-Council. The workshop will take place on Tuesday, 10 March 2015 at 9 am at the AG's Conference Room.

8. APPLICATION NO. 2015/19 – PRE-APPLICATION ENQUIRY – BLUE HILL VHF – AIR ACCESS

The H P&DC reported this matter for member's information. This application relates to 2015/26. One is the subject of an application and the other is a pre-application.

9. APPLICATION NO. 2015/08 – AMENDMENT TO SITING AND DESIGN OF FIRE RESCUE RIG ST HELENA AIRPORT – REJECTED 27 JANUARY 2015

For record purposes, members asked to record that Martin Hannah's predecessor assented to the altered site as a minor amendment in January 2014. The H P&DC elapsed on this and said in his opinion, did not think this was a minor amendment.

10. APPLICATION NO. 2015/20 – S29 AMENDMENT TO SITING AND DESIGN OF FIRE RESPONSE WATER TANK – RUPERT’S VALLEY BFI

The H P&DC reported for member’s information that he had approved this amendment on 19 February 2015. Consultees of SHG were consulted. Visual impact limited.

11. APPLICATION NO. 2015/26 – CONSULTATION UNDER S8(1) OF THE AIRPORT DEVELOPMENT ORDER 2006 – BLUE HILL – AIR ACCESS

The H P&DC reported this for member’s information.

12. MINOR VARIATIONS APPROVED BY THE PLANNING OFFICER

As reported by the H P&DC

13. LIST OF NEW DEVELOPMENT APPLICATIONS RECEIVED

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

14. STRATEGIC ISSUES AFFECTING DEVELOPMENT

Will be covered in the report to the Governor. There was nothing further to report on strategic issues.

15. ANY OTHER BUSINESS

15.1 Two Gun Saddle

The H P&DC informed members of works taking place at Two Gun Saddle. It would seem that whilst the Constitution works were going ahead, materials were being deposited at Two Gun saddle and was not aware of any development permission being granted. The H P&DC felt that it might be necessary to take some action on this matter and to ascertain who is responsible. It was noted that Mr Raymond Benjamin of Two Gun saddle, owner of the land in question was leasing the land to the roads section as a lay down area in support of various road projects. It was believed that the lease agreement required the land to be reinstated after use. Containers are also being placed there. This matter was given the support of the LDCA to which the H P&DC will take action.

15.2 Meeting 1 April 2015

It was noted that the next LDCA meeting will take place on 1 April 2015, the same day the tourist ship is expected to arrive. It might be necessary to bring the meeting forward by 1 day. It was noted that 1 member would not be able to make it that day. The Secretary to contact members Rosemary Bargo and Gavin George to see if they will be available.

The Chairman thanked members for their attendance. The meeting closed at 11.50 hrs.

Chairman

Date

16. NEXT MEETING TO BE ON WEDNESDAY 1 APRIL 2015, 9.00AM AT THE EDUCATION LEARNING CENTRE, JAMESTOWN

