

**MINUTES OF THE LAND DEVELOPMENT CONTROL AUTHORITY MEETING HELD ON WEDNESDAY 6
MAY 2015, AT 9 AM AT THE EDUCATION LEARNING CENTRE, JAMESTOWN**

Present	Mr Rodney Buckley	Chairman
	Mrs Ethel Yon	Deputy Chairperson
	Mrs Cathy Hopkins	Member
	Mrs Joan Peters	Member
	Miss Rosemary Bargo	Member
	Mr Paul Hickling	Member
	Mr Gavin George	Member

In Attendance	Mr Martin Hannah	Head, Planning & Development Control
	Mr Alfred Isaac	Planning Officer
	Mrs Karen Isaac	Secretary

Apologies

ACTION

1. ATTENDANCE AND WELCOME

The Chairman welcomed all present and thanked members for attending. 4 members of the public were present.

2. DECLARATIONS OF INTEREST

Deputy Chairperson, Mrs Ethel Yon and Member, Mrs Cathy Hopkins declared their interest in respect of application no. 2015/18 and was allowed to remain at the table.

3. CONFIRMATION OF MINUTES OF 31 MARCH 2015

Minutes of the meeting held on 31 March 2015 were circulated, confirmed and signed.

4. MATTERS ARISING FROM MINUTES OF 31 MARCH 2015.

Thompson's Wood – Enforcement Appeal, Mr Michael Roberts

Still awaiting response from the AG's Office.

HoPDC

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

Members will recall that this application came before them at the last LDCA meeting where it was agreed that it should be continued for a month for further dialogue with the Roads Manager. The PO reported that the Roads Manager informed him that road

visibility splays are required to be 30lin m each way from an access to a main road. The proposed designs (20lin m each way) are for access to an estate road. 600mm maximum wall height is mandatory. However, members stressed that policies should be adhered to and debated on the relocation of the Police Directorate. It was reassured that no works would be undertaken if a change of use is not agreed. This application should be treated on its merits. Members were not happy in giving blanket permission. Members were asked if they could decide on this application pending an application for a change of use. It was agreed that this application be continued for 2 months to allow further dialogue. PO

Application No. 2015/18 – Proposed installation of 15m high steel steeple atop the tower of St James Church, Jamestown – Archdeacon of St Helena

This proposal is to install a 15m steel steeple atop the tower on St James Church, Grand Parade, a listed 1 building and is in the heart of the Jamestown Conservation area. Members considered the application and agreed that this application be continued for a month to allow receipt of further information and amended design submissions to support the application. 1 member asked if all correspondence pertaining to this application be copied to the applicant. Another member felt that the time frame of 1 month is not sufficient time and this was left to the CPO if further time is required. Failing this, the application should be refused under the grounds as outlined in the CPO's report. PO

Application No. 2015/31 – Proposed Lounge/Bar/Food/Shop – Rupert's – Patrick Williams

This proposal is to construct within the curtilage of an existing dwelling, description being lounge/dining/bar/food shop. The location is at Rupert's and is sited on the east side of Rupert's Valley between the properties of Colin Benjamin and Thomas Benjamin. Crown land is to the east and to the west common access (crown land) between the properties and the storm water culvert. It was not clear if this development is in the intermediate or coastal zone. PO to confirm zone and access against the coastal zone policy if relevant. The issue of car parking were discussed and although there is adequate car parking nearby, it is not under the control of the applicant. PO

Approved as PO's recommendations with condition requiring car parking to meet policy.

Application No. 2015/32 – Proposed Garage, Dining Room & Patio extension – Cleughs Plain – Pedro Henry

This proposal is an extension for a garage, dining room and a patio. The location is at Cleughs Plain overlooking Youngs Valley and on to New Ground. To the west is the property of Christopher Henry and crown land to the South, East and North. PO

Approved as PO's recommendations.

Application No. 2015/34 – Proposed 2 Storey extension of an existing building – Terrace Knoll, St Pauls – Shinade & Keegan Benjamin

This proposal is a ground floor and first floor extension to have a bedroom, bathroom, and hall way on the ground floor and bedroom and store room on the first floor. The location is in the Terrace Knoll area, St Pauls. The site is on a heavily vegetated/forested knoll that overlooks the valley into Trap Cott with Scotland to the east and Guinea Grass to the west. PO

Approved as PO's recommendations.

Application No. 2015/35 – Proposed siting of signs to free standing frames against cliff face – between the Dive Club and Cargo Shed – the Wharf, Jamestown – Marine Conservation, SHG

The proposal is for the siting of interpretation boards fixed to a timber frame. The location is at the Wharf, Jamestown and is within a conservation area. The boards are to be sited against the cliff face between the south cargo shed and the old customs building. It was wondered if the Boards will be made of quality material as some boards tends to fade after a while. The CPO highlighted the advertisement policy where it stated that conditions must be maintained and if not, should be brought to the CPO's attention.

PO

Approved as PO's recommendations with insertion of standard advertisement conditions - appendix 8 refers.

Application No. 2015/36 – Proposed conversion of existing garage to Bedsit – Cleughs Plain – Jacqui Robinson

This proposal is to convert an existing garage into habitable accommodation. The proposal is to have a bedroom with bathroom and kitchen/dining/lounge. The location is within the residential area of Cleughs Plain. The site is north west of Cleughs Plain Point. To the east is the property of Patrick Robinson, to the south and west the property of Peter Thorpe and to the north the property of Eric Roberts. It was stressed that condition 6 as outlined in the PO's report is not a standard condition. The purpose of this application was discussed and the applicant to be made aware of the circumstances if the use of this application is changed.

PO

Approved as PO's recommendations.

Application No. 2015/37 – Proposed fixing of FM antenna (SAMS) – Castle Gardens

This application is to erect a FM antenna on the north west corner of the building used by SAMS. The location is SAMS and is in the north east corner of the Castle Gardens, Jamestown. It was noted that one objection was received for this application. The siting of this antenna will not be generally visible and is being sited there for best signal strength

PO

Approved as PO's recommendations.

Application No. 2015/39 – Proposed Car Port extension - Nr Silver Hill, Levelwood – Jeffrey & Juliette Leo

This application is for 2 car ports, one to the east and one to the south. The location is near Silver Hill, Levelwood. To the north is Silver Hill Supermarket and the Bar. To the north east is the property of Angela Francis and to the west the property of Belfred Knipe. This application does not qualify as "permitted development" under the General Development Order due to size of extension. Members discussed the potential for the extended car port being used for car repairs or commercial purposes and it was agreed that an advisory note should be attached. The CPO to action.

CPO/PO

Approved as PO's recommendations.

Application No. 2015/40 – Proposed 3 bedroom Timber House – opposite Banyan Cottage, Sandy Bay – Brian Davies

This application is for the construction of a single storey, 3 bedroom dwelling. The location is at lower Sandy Bay. The site is on the west side of the main road opposite the property “Banyan Cottage”, south of Blarney Bridge and south east of Lot. This proposal is not within the National Conservation area. PO

Approved as PO’s recommendations.

Application No. 2015/41 – Proposed 3 bedroom split level dwelling – Barren Ground – Leroy Henry

This application is to construct a split level 3 bedroom dwelling. The location is within the residential area at Barren Ground, Blue Hill. To the west is the property of Cynthia Williams, to the east the property of Anthony Henry, to the south a surface road and to the north forested crown land. However, it was noted that there were inadequate information on retaining walls and the applicant is asked to provide such information before development takes place. PO

Approved as PO’s recommendations.

Application No. 2015/42 – Proposed 1.5m high post and wire fencing – Peak Dale – St Helena Nature Conservation Group.

This application is to erect as a continuation, of an existing fence, a timber post and wire fence around the last remaining strand of gum woods. The location is Peak Dale, the land is to the south east of West Lodge, Blue Hill. This is an area of forested land that contain original gum trees and new planting of gum woods. It was highlighted that most posts are 1.2/1.5 high for the protection of trees. PO

Approved as PO’s recommendations.

6. ADVICE ON NEW DEVELOPMENTS ON ST HELENA – COMMENTS FROM THE AUTHORITY

Members were generally happy with the guidance notes. The CPO will produce a few examples for the public’s awareness. CPO

7. RUPERT’S DEVELOPMENT PLAN

There has been consultation with the ENRC, Informal LegCo and the Chairman’s Assembly Group. There were no representations thus far. The plan to be forwarded to Exco for adoption recommending that public consultation should take place for 2 weeks. Copies to be sent to those members of the public who made recommendations. CPO

8. MINOR VARIATIONS APPROVED BY THE PLANNING OFFICER

There were no minor variations to report by the PO.

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

Application No: 2015/13 – Change of use - Piccolo Hill

The PO informed the Authority that he had received a management plan for the above change of use. The plan is a basic one that will operate under the family centre rules.

Staffing within the Planning Office

The CPO informed the Authority that the PO will be away from the island from the 17 May and that the CPO would depart on leave 26 June 2015. The CPO will return at the end of August but it is not known at this time when the PO can return. Some enquiries have been made in having a local posting for continuity. If this does not prove successful, an additional meeting of the LDCA will be scheduled for Wednesday, 24 June 2015 with a recess period likely in July.

Members

The CPO also spoke on the delegation without the Authority having to meet. If the recess takes place, this will need to be publicised. All good wishes were extended to the PO.

12. CLOSED ITEMS

The CPO informed the Authority on a breach of planning control and likely action arising.

The Chairman thanked members for their attendance. The meeting closed at 11.40 hrs.

Chairman

Date

13. NEXT MEETING TO BE ON WEDNESDAY 3 JUNE 2015, 9.00AM AT THE EDUCATION LEARNING CENTRE, JAMESTOWN

