



St Helena
Government

MINUTES

Land Development Control Authority Meeting

Date : Wednesday, 1 August 2018
Time : 9am
Venue : The Education Learning Centre, Jamestown

Present	Mrs Ethel Yon	Chairperson
	Mr Gavin George	Member
	Mr Ralph Peters	Member
	Mr Raymond Williams	Member
	Mr Karl Thrower	Member
	Mr David Goodrick	Ag Chief Planning Officer (CPO)
	Mr Shane Williams	Trainee Planning Officer (TPO)
	Mrs Karen Isaac	Secretary (S)
Apologies	Mr Paul Hickling	Member

A. Attendance and Welcome

The Chairperson welcomed all present and thanked members for attending. There were 3 Members of the Public present; these included the Applicant in respect of Development Application 2018/40 and Development Application 2018/46 that is being presented today.

B. Declarations of Interest

Chairperson, Mrs Ethel Yon declared her interest in respect of Development Application 2018/40 in that she is the President of the St Helena National Trust. The Trust Council had objected to this Development Application. The Chairperson made it known that she had no involvement in this development application but nevertheless wanted her declaration recorded. Members were however, happy for the chairperson to remain at the table but not to take part in the decision.

C. Confirmation of Minutes of 4 July 2018

Members confirmed that Minutes of 4 July 2018 were perused and endorsed as a true record and duly signed by the Chairperson. These Minutes, being a public document and in accordance with the Ordinance, will be uploaded on the web as normal practise.

D. Matters Arising from Minutes of 4 July 2018

1)	<p>Container at Hutt’s Gate (Ref 99/04/LS) – The Late John Newman</p> <p>The Legal Officer advised that following the Amenity Order, an Enforcement Notice be served on Mr Eric Benjamin as Executor of the Estate of the Late John Newman. The CPO has advised further that an Enforcement Notice cannot be issued due to 5 year rule.</p> <p>Members will be kept up to date with any further developments.</p>	CPO/CP
2)	<p>Sewage Handling in Half Tree Hollow</p> <p>The Exco Memorandum has now been completed. The CPO has been in contact with Riana de Wet who had been tasked to compile a letter to SHG expressing the concern of the Authority regarding the sewerage problem in Half Tree Hollow.</p> <p>Authority Response: The CPO to follow up.</p>	CPO
3)	<p>Existing Old Container On Site – Janice Young</p> <p>This matter was put on hold as the Applicant is off island due to medical reasons. However, the CPO has advised that an Enforcement Notice cannot be issued due to the 5 year rule.</p>	
4)	<p>Infrastructure at Woody Ridge – (Ref 2017/04) – Hansel Phillips</p> <p>Draft Plans have been submitted. The CPO will now take this forward with the Developer and his Agent. A meeting was held with the Developer and also another one with Patrick Thomas and Andy Hook. Members highlighted that the owners of the land can take up their concerns with the appropriate authorities and that they should be communicating with the Developer. Because of the dialogue between Planning and the Developer the owners are now looking to get some response. Members will be kept informed of future developments on this matter.</p>	CPO

	<p>Authority Response: The CPO will keep the Authority up to date.</p>	
5)	<p>Infill and Siting of Container at Two Gun Saddle</p> <p>A member voiced concern that some infilling of the Gut is taking place at Two Gun Saddle and that a Container had been sited on the land. It was requested that this be investigated. It was noted that approval had been given for a Shop to be constructed on this portion of land. The developer was informed that further infilling was required to meet the existing main road wall to create a second entrance. However, the member asked that further investigation is carried out, as no proper drainage is in place. The CPO to still investigate and to inform the Authority accordingly.</p> <p>Authority Response: The Authority request that the CPO investigate and report back.</p>	CPO
6)	<p>Application 2018/41 – Proposed Construction of a 2 Bedroom Split Level Dwelling – Nr High Knoll – Jolene Sim</p> <p>The Fire Service was contacted concerning their comments on this application with regards to the Car Port sitting directly below the Bedroom. In their response they said that this will only be acceptable if there is adequate fire protection/separation between the floors. From the plans that were sent to them it could not be distinguished what materials were being used for the roof of the Car Port and the upper flooring. There will have to be a minimum fire separation of 1hr, this could be in the form of reinforced concrete or intumescent paints etc. Also what needs considering is the means of escape from the floors above to a place of safety and the travel distances between the further room and that place of safety, that is assumed to be directly outside into open air. Member, Karl Thrower’s email of 31 July was read out. It would appear that Stake holders are not scrutinizing the plans as they should. It was however noted that the Building Regulations will take account of fire protection as this is not a matter for Planning. There will be comprehensive dialogue between the Building Inspectors and the Fire Service when the applicant applies for building regulations approval. At this point mention was made of the fact that a working document of the Building Regulations are posted on the web site that is not the final version. The Authority concluded that an advisory will</p>	CPO

have to be attached to take account of the Fire Services comments.	
Resolution: The Application for Construction of a 2 Bedroom Split Level Dwelling was approved with conditions as recommended by the Trainee Planning Officer with an additional advisory. Correspondence to be sent to the Applicant.	

E. Building Control Activities

LDCA Members were given a list of Building Control Activities for the month of July 2018 for their information.	BI/DBI
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F. Current Applications

LDCA Members were given a list of Current Development Applications.	Sec
23 No Applications await determination at the time of preparation of this Agenda – some of which are still awaiting more information, some being assessed and some within the advertising period.	

G. Applications for LDCA Determination

1)	Application 2018/56 – Proposed Construction of a 2 Bedroom Dwelling – Nr the Kingdom Hall, Longwood – Robert Moyce	TPO/Sec
	<p>The Trainee Planning Officer presented this application. The proposal is for the Construction of a 2 Bedroom Dwelling, to the south west of the Kingdom Hall, Longwood. The land is relatively large and is in the Intermediate Zone. There is an existing shed on the site and an existing track. There will be a cut face of 3m. The proposal complies with policies and will not have a detrimental effect on surrounding properties. This was seen as a straightforward application.</p> <p>Resolution: The Application for Construction of a 2 Bedroom Dwelling was approved with conditions as recommended by the Trainee Planning Officer. Correspondence to be sent to the Applicant.</p>	

<p>2)</p>	<p>Application 2018/57 – Proposed Construction of a Second 2 Bedroom Dwelling – Clay Gut – Amanda Leo</p> <p>The Trainee Planning Officer presented this application. The proposal is for the Construction of a Second 2 Bedroom Dwelling at Clay Gut in the Intermediate Zone. There is an Existing Building on site. It is proposed that the existing Garage/Shed is demolished and the access realigned. The roof line will be slightly lower than the existing building. It was noted that no easement is in place from Crown Estates for the applicant to make use of the road and also for the Septic Tank. The CPO highlighted that he has reservations about this because the sewage system needs to be sorted out. A question was asked whether it was possible for the applicant to put in her own soakaway but it was made known that percolation tests fails in that area. Connect St Helena had no objections to this proposal. The Authority after much deliberation concluded that the applicant be made aware of the issues and ask that the applicant furnish the Authority with information on the communal septic tank particularly on the condition of the tank and its capacity and whether Connect St Helena will allow connection to the communal tank.</p> <p>Resolution: The Application for the Construction of a Second 2 Bedroom Dwelling was deferred until information is received from the applicant.</p>	<p>TPO</p>
<p>3)</p>	<p>Application 2018/64 – Proposed Construction of a 3 Bedroom Dwelling to rear of Existing House – Deadwood – Leslie George</p> <p>The Trainee Planning Officer presented this Application. The proposal is for the Construction of a 3 Bedroom Dwelling to the rear of the Existing House in Deadwood in the Intermediate Zone. There is an existing semi-detached house that traverses on the plot for this proposal. This was seen also as a straightforward application.</p> <p>Resolution: The Application for Construction of a 3 Bedroom Dwelling was approved with Conditions as recommended by the Trainee Planning Officer. Correspondence to be sent to Applicant.</p>	<p>TPO/Sec</p>
<p>4)</p>	<p>Application 2018/58 – Proposed Demolition of Existing 2 Bedroom Dwelling and Construction of new 2 Bedroom Dwelling – Deadwood – Junella Ann Moulding</p>	<p>TPO/Sec</p>

	<p>The CPO presented this Application. The proposal is for the Demolition of Existing 2 Bedroom Dwelling and Construction of a new 2 Bedroom Dwelling in Deadwood in the Intermediate Zone.</p> <p>Resolution: The Application for Demolition of Existing 2 Bedroom Dwelling and Construction of new 2 Bedroom Dwelling was approved as recommended by the PO. Correspondence to be sent to Applicant.</p>	
<p>5)</p>	<p>Application 2018/40 – Proposed Change of Roof Profile (Current Roof to Steel Structured Roof with a Clear Storey Design) – Rose & Crown, Jamestown – Rose & Crown</p> <p>As mentioned under Declarations of Interest, the Chairperson declared her interest. The Applicant was in attendance. Objections were received from the Trust Council and the Heritage Society in respect of this application. The CPO presented this Application. The proposal is for a Change of Roof Profile, Steel Structure with a Clear Storey Design to Rose & Crown, Jamestown. This is a Grade 1 Listed Building where it is proposed to roof the Courtyard at the rear of the building and out buildings that is seen as not a dramatic change. It was highlighted that extensive communications had taken place with Planning and others involved. At this point Mr Andy Pearce was allowed to speak on behalf of the Heritage Society who objected to this proposal where he elaborated on the objection. One member of the Authority stressed that the changing of the roof is a massive one and requires a fair amount of consideration. It was also said that the plans were not clear and worried about what will happen inside of the building. After considerable discussion members of the authority agreed to defer a decision on the matter and advised that a site visit should be arranged as soon as possible so that they could better understand the situation.</p> <p>Resolution: The Application for the Proposed Change of Roof Profile (Current Roof to Steel Structured Roof with a Clear Storey Design – Rose & Crown was deferred. Site visit to be arranged for 6 August 2018 at 9.30 am.</p>	<p>CPO</p>
<p>6)</p>	<p>Application 2018/46 – Proposed Refurbishment of Teutonic Hall (Change of Use to 3 Accommodation Units) – Hutts Gate – W A Thorpe & Sons</p> <p>The Applicant was in attendance. The Trainee Planning Officer</p>	<p>TPO/Sec</p>

<p>presented this application. The proposal is for Refurbishment of Teutonic Hall (Change of Use to 3 Accommodation Units) Teutonic Hall at Hutts Gate. This is a Grade 11 Listed Building. It is proposed to renovate the building without any form of extensions therefore, the building foot print will remain the same. It was noted that some works had already been undertaken to which the applicant was asked to stop. The proposal will not be detrimental and meets Green Heartland Policies. Archaeological Mitigation Strategy was discussed and the issue of who is on island who will be able to carry this out. It was stressed that conditions should not be placed if there is no one on island to undertake it. Members to be given a copy of the Tourism Policy – Photographic Record for their information.</p> <p>Resolution: The Application for the Refurbishment of Teutonic Hall (Change of Use to 3 Accommodation Units) was approved with Conditions as recommended by the Trainee Planning Officer. Correspondence to be sent to Applicant.</p>	
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H. Approvals by CPO under Delegated Power

<p>1) Application 2018/20:</p> <ul style="list-style-type: none"> – Requested : Full Development Permission – Proposal : Extensions to create a Covered area – Location : Young’s Valley – Applicant : Marilyn Pidgley – Official : Shane Williams (authorised by Ag CPO) – Approved : 10 July 2018
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I. Minor Variations Approved / Refused by CPO

<p>The following 5 Development Applications were approved as Minor Variations. As normal practise, key Stakeholders are approached when and where needed for Minor Variation Evaluation. This is documented in the Letter to the Applicant.</p>	
<p>1)</p>	<p>Application 2017/04/MV2</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : Change alignment of Patio to increase size of Master Bedroom – Location : Red Hill, St Paul’s

	<ul style="list-style-type: none"> – Applicant : Alfreda Yon – Official : David Goodrick (CPO) – Status : Approved on 5 July 2018
2)	<p>Application 2014/13/MV5</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Approved in consultation with LDCA – Proposal : Change style of Railings and orientate Front Steps – Location : Greenland’s, Jamestown – Applicant : Solomon & Company (St Helena) Plc – Official : David Goodrick (CPO) – Status : Approved on 9 July 2018
3)	<p>Application 2014/81/MV2</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : Change of Roof Colour from Slate Grey to Red – Location : Half Tree Hollow – Applicant : Stuart Williams – Official : David Goodrick (CPO) – Status : Approved on 13 July 2018
4)	<p>Application 2016/15/MV1</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : To substitute sewage connection from communal line to septic tank soakaway because of logistics involved – Location : Cleughs Plain – Applicant : Delia Du Preez – Official : David Goodrick (CPO) – Status : Approved on 26 July 2018
5)	<p>Application 2016/16/MV1</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : To substitute sewage connection from communal line to septic tank soakaway because of logistics involved – Location : Cleughs Plain – Applicant : Michelle Yon – Official : David Goodrick (CPO) – Status : Approved on 26 July 2018

J. Strategic Planning Matters

1)	<p>Building Regulations</p> <p>The Draft Building Regulations is now out for public consultation. Closing date being 21 August 2018.</p>
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2)	Rupert's Valley Development Plan Is being formulated by Consultant Riana de Wet. It is hoped that the CPO will have some update to report to the Working Group meeting on Friday, 3 August 2018.
3)	Conservation Area Management Plan Is being formulated by Consultant Riana de Wet. It is not known at this time how far this has gone.
4)	LDCP Review Is being formulated by Consultant Riana de Wet. The next meeting is on Monday, 6 August 2018. The Authority asked for the draft document to come before them first.

K. Any Other Business

1)	Blueman's Field An update was given on Blueman's Field where it was stated that the area should be rectified to sit in the Intermediate Zone. The Authority stressed that the review of the LDCP should first be completed before the issue of Blueman's Field takes place.	
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L. Next Meeting

The next meeting of the LDCA is proposed for 5 September 2018.

M. Closed Items

The Chairperson thanked Members for their attendance. The meeting closed at 11.45 am.

Signed by the Chairperson of the Authority as a true reflection of the Meeting.

Chairperson to the LDCA

Date