



St Helena
Government

MINUTES

Land Development Control Authority Meeting

Date : Thursday, 14 February 2019
Time : 9am
Venue : St Helena Community College, Jamestown

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| Present | Mr Paul Hickling | Deputy Chairperson |
| | Mr Karl Thrower | Member |
| | Mr Raymond Williams | Member |
| | Mr Ralph Peters | Member |
| | Mr Paul Scipio | Member |
| | Mr Andrew Chawora | Locum Chief Planning Officer (LCPO) |
| | Mr Shane Williams | Trainee Planning Officer (TPO) |
| | Mrs Karen Isaac | Secretary |
| Apologies | Mrs Ethel Yon | Member |

1. Attendance and Welcome

The Deputy Chairperson welcomed all present and thanked members and the public for attending. There were four Members of the Public present; three of which was the team from Connect St Helena in respect of application no. 2018/47. Mr David Goodrick, Head of Technical Services who is fully aware of this application was also present and able to speak on the aforementioned application.

2. Declarations of Interest

There were no declarations of interest to declare.

3. Confirmation of Minutes of 17 January 2019

Members confirmed the Minutes of 17 January 2019 as a true record and were signed by the Deputy Chairperson.

4. Matters Arising from Minutes of 17 January 2019

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| 1) | <p><u>Excision of four Land Parcels from Green Heartland to Intermediate Zone – Blueman’s Field</u></p> <p>It was noted that the Exco Memo was sent to the Clerk of Councils for consideration by Executive Council on 12 February 2019. The LCPO informed the Authority that this proposal was approved.</p> | |
| 2) | <p><u>Application 2018/7- - Proposed extensions to existing Dwelling (Bedroom and Lounge) – Half Tree Hollow – Chris Bargo</u></p> <p>The TPO spoke to the applicant. Revised drawings have been received and the application will now be assessed.</p> | LCPO/TPO |
| 3) | <p><u>Application 2018/30 – Site visit – Belinda Bennett</u></p> <p>The TPO has written to the applicant on the concerns raised from the site visit. A response is awaited.</p> | |

5. Building Control Activities

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| LDCA Members were given a list of Building Control Activities for the month of January 2019 for their information. | BI |
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6. Current Applications

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| <p>LDCA Members were given a list of Current Development Applications for their information.</p> <p>28 Applications await determination at the time of preparation of this Agenda – some of which are still awaiting more information, some being assessed and the remainder within the advertisement period.</p> | Sec |
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7. Applications for LDCA Determination

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| 1) | <p>Application 2018/47 – Proposed upgrade to the Chubb’s Spring water catchment facilities including construction of abstraction chambers, installation of gabion baskets, tree clearing around existing catchment facilities and refurbishment of concrete water channel walls – Chubb’s Spring/Drummonds Point – Connect St Helena Ltd</p> | LCPO |
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| | <p>The Locum Chief Planning Officer presented this application. This application was deferred from last month’s meeting until all the information and documentation was received. This has since been obtained.</p> <p>Mr David Goodrick, Head of Technical Services (who processed the application whilst in post as Chief Planning Officer) was invited to the table to explain the proposal.</p> <p>As previously stated the proposed works sat in three Conservation areas, this is not the case, only phase three of the works, Drummonds Point, sits partly in the Heart shaped Waterfall NCA.</p> <p>As highlighted – Phase one Black Bridge – remedial works, and Phase two – Tom Peters and Hambess Springs – removing and replacement works do not require planning permission as the works are covered under the provision of the Water Ordinance. Phase three – Drummonds Point – construction of two stilling chambers to replace existing and other remedial work is also work covered by the Water Ordinance, but because some of the proposed site is within the NCA planning permission is required. A walkover survey was carried out by Connect in respect of environmental impacts. This was then converted into a Screening Opinion in accordance with the St Helena Environmental Regulations by SHG Officials. The outcome of this process was that an EIA was not required as no significant impacts were identified. It was noted that the works in all three phases were essential repairs.</p> <p>Phase 4 – Water Treatment Works on Constitution Hill – the introduction of flocculators and/or clarifiers into the water treatment system - Mr Lawrence Muranganwa from Connect St Helena Ltd was asked to elaborate on these works. At this point questions were raised as to the siting, size and impact these units would have as no detailed proposal had been included and this was seen as more contentious. It was noted that the flocculators and/or clarifiers will come as a single unit and be placed on a slab. It was highlighted that a design was needed and that all details should be submitted.</p> <p>Resolution: The decision was further delayed until all drawings are received and sent to the members by email for their approval for phase four. The LCPO to then issue decision notice.</p> | |
| 2) | Application 2019/01 – Proposed Construction of a two Bedroom Dwelling – Clay Gut – Nicholas John | LCPO/TPO |

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| | <p>The TPO presented this application. The proposal is for the construction of a two Bedroom Dwelling to be located at Clay Gut. It falls within the intermediate zone with no additional Conservation Area restrictions and is within keeping to the existing neighbouring properties.</p> <p>Resolution: The application for the construction of a two Bedroom Dwelling was approved with conditions as recommended by the TPO. Decision Notice to issue.</p> | |
| <p>3)</p> | <p>Application 2019/02 – Proposed refurbishment of the Health Administration and Dental Buildings – Hospital Civil Building, upper Jamestown – Derek Pedley (SHG)</p> <p>The LCPO presented this Application. One representation was received. The proposal is for the refurbishment of the three storey Administration building, the Dental section Roof and associated area within the immediate surrounds. It falls within the Intermediate Zone and the Jamestown Conservation area. It was noted that the Administration building is listed as Grade one. However, the Ordinance allows for maintenance and repair works but principles will need to be followed. Concerns were raised on the following:</p> <ul style="list-style-type: none"> windows at the top of the Administration building copper being used on a listed building the repairing of the galvanised windows the repairs to the crumbling Parapet the reusing of the glass <p>It was at this point that Mr David Goodrick; Head of Technical Services asked if members could confirm if the Crallan Report was ever formally adopted in respect of listings. A member of the public also spoke out about the use of the Crallan Report.</p> <p>One member disagreed on using the same materials. It was noted that the Parapet is to be done with traditional materials and that the sash windows can be repaired. It was agreed that the Parapet and the main door entrance to the Hospital Administration building as listed to be replaced with similar materials.</p> <p>Resolution: The application for the refurbishment of the Health Administration and Dental Buildings was approved with conditions as recommended by the LCPO with an added condition to take account of the Parapet and the main entrance door. Decision Notice to issue.</p> | <p>LCPO/TPO</p> |

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| <p>4)</p> | <p>Application 2019/03 – Proposed construction of two x three Bedroom Split Level Dwellings – Clay Gut – Nigel George</p> <p>The LCPO presented this application. The proposal is for the construction of two x three Bedroom Dwellings to be located at Clay Gut. It falls within the intermediate zone. It was felt that the Staircase is in an odd position and could therefore obstruct the access to and from the Garage. However, it was noted that there is a pathway leading to the bank. The applicant to be advised accordingly. It was highlighted that digital copies of plans and drawings would be much better for the Authority when checking in detail and that turning circles should be included on all site plans.</p> <p>Resolution: The Application for the construction of two x three Bedroom Dwellings was approved with conditions as recommended by the LCPO with an additional Advisory to take account of the Staircase. Decision Notice to issue.</p> | <p>LCPO/TPO</p> |
| <p>5)</p> | <p>Application 2019/04 – Proposed construction of Animal Shelter – Guinea Grass – ENRD (SHG):</p> <p>The LCPO presented this application. One objection was received. The proposal is for the construction of an Animal Shelter located at Guinea Grass. It falls within the intermediate zone. Whilst the application submitted was for an Animal Shelter, it was known that only Sheep will be allowed therefore, an additional condition to be added to take account of this in that the use will be for sheep shelter only.</p> <p>Resolution: The application for the construction of an Animal Shelter was approved with conditions as recommended by the LCPO with an additional condition to take account of its use as a sheep shelter and not as an Animal shelter. Decision notice to issue.</p> | |
| <p>6)</p> | <p>Application 2019/05 – Proposed extensions to existing House to form a Water Closet and Construction of Double Garage and Storage Area – Green Hill, Sandy Bay – Donald Peters</p> <p>The LCPO presented this application. The proposal is for extensions to existing House to form a Water Closet and Construction of Double Garage and Storage Area, located at Green Hill, Sandy Bay. It falls within the intermediate zone. Whilst it was noted that there was no objection from the Energy Division, members highlighted the fact that</p> | |

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| | <p>there is a low voltage line of 2.5 mtrs from the actual building to where the proposal is to take place. The LCPO indicated that the location of the proposed double garage needs to be shifted slightly by a further 0.5 mtrs such that the building will be at least 3m from the low voltage line.</p> <p>Resolution: The application for extensions to existing House to form a Water Closet and Construction of Double Garage was approved with conditions as recommended by the LCPO. Decision notice to issue.</p> |
| 7) | <p>Application 2019/06 – Proposed Construction of a two Bedroom Double Storey Dwelling – Cleughs Plain - Petra and Richard Gardner</p> <p>The TPO presented this application. The proposal is for the construction of a two Bedroom Dwelling to be located in the lower Cleugh’s Plain area. It falls within the Intermediate zone with no additional Conservation Area restrictions. It was noted that information was missing with regards to the percolation test results and there was an inaccuracy on the site plan. Members requested that the information be obtained and an accurate site plan.</p> <p>Resolution: The application was deferred until the information on the percolation test and an accurate site plan are received.</p> |
| 8) | <p>Application 2019/07 – Proposed Container Storage Area – Power Station, Ruperts Valley – Connect St Helena Ltd</p> <p>The LCPO presented this application. The proposal is for a Container Storage area to be located at Rupert’s Valley. It falls within the Coastal zone and was measured against the Policy on Siting and Use of Containers. The use will be for the storage of materials.</p> <p>Resolution: The application for a Container Storage area was approved with conditions as recommended by the LCPO. Decision Notice to issue.</p> |
| 9) | <p>Application 2018/90 – Proposed Erection of a Bus Shelter – Colonnade, Ladder Hill – Property Division, ENRD</p> <p>The TPO presented this application. The proposal is for the erection of a Bus Shelter to be located at the Colonnade, Ladder Hill. It falls within the Intermediate zone and also the Heritage Coast (Ladder Hill Fort) Conservation area. Whilst it was noted that there was no objection from the Roads section, members felt that appropriate road signs should be displayed.</p> |

Resolution: The application for Erection of a Bus Shelter was approved with conditions as recommended by the LCPO. Decision Notice to issue.

8. Approvals by CPO under Delegated Powers

There were no approvals dealt with under Delegated Powers.

9. Minor Variations / Modifications Approved by CPO

There were no Minor Variations/Modifications approved.

10. Strategic Planning Matters

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| 1) | Building Regulations All documents are with the AG's Chambers for review. The Regulations should now be discussed by ExCo in March 2019. |
| 2) | Rupert's Valley Development Plan Contact has now been made with the Consultant, Riana de Wet. It has been decided that the LCPO Andrew Chawora collate the information that has been done already by the Consultant. The LCPO is in the process of putting this information together. It was understood that there is to be a re-tender of office for the fishing development and it was wondered where does that fits in with the Rupert's Valley Development Plan. The Head of Technical Services, David Goodrick from his understanding, informed the Authority that the Argos Building is to be taken down and removed to another part of the island. |
| 3) | Conservation Area Management Plan The Director of ENRD, Mr Derek Henry has advised the LCPO that this matter is to be put on hold. |
| 4) | LDCP Review Contact has now been made with the Consultant, Riana de Wet. A meeting is scheduled for 4 March 2019. The LCPO will now take forward and report back to the |

next LDCA meeting.

11. Any Other Business

There was nothing to report under Any Other Business.

12. Next Meeting

The next meeting of the LDCA is proposed for 13 March 2019.

13. Closed Items

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

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

Chairperson to the LDCA

Date