



St Helena
Government

MINUTES

Land Development Control Authority Meeting

Date : Monday, 27 March 2019
Time : 9am
Venue : St Helena Community College, Jamestown

Present	Mr Paul Hickling	Deputy Chairperson
	Mr Paul Scipio	Member
	Mr Ralph Peters	Member
	Mr Raymond Williams	Member
	Mr Karl Thrower	Member
	Mr Andrew Chawora	Locum Chief Planning Officer (LCPO)
	Mr Shane Williams	Trainee Planning Officer (TPO)
	Mrs Karen Isaac	Secretary
Apologies	Mrs Ethel Yon excused for items 1 to 3 as she had a Dr's appointment	

1. Attendance and Welcome

The Deputy Chairperson welcomed all present and thanked members for attending. There were sixteen Members of the Public present; these included Applicants and/or Objectors in respect of applications 2019/17, 2019/16 and 2018/77 and applicants in respect of applications 2019/23 and 2019/11.

At this time the Deputy Chairperson informed the meeting that application 2019/17 – Conversion of the Ex Blue Hill School into a Five Bedroom Dwelling for Social Housing has been withdrawn. The Deputy Chair apologised for the very late notice.

2. Declarations of Interest

Member, Mr Paul Scipio declared his interest as he is the applicant of application 2019/23 and left the table at the appropriate time for this item of business. He also declared his

interest in respect of applications 2019/11 and 2019/25 as he was involved with the drawings of the plans. Member, Mr Karl Thrower declared his interest in respect of application 2019/16 as he was working for Blue Marine at the time.

3. Confirmation of Minutes of 4 March 2019

Members confirmed the Minutes of 4 March 2019 as a true record and were signed by the Deputy Chairperson.

4. Matters Arising from Minutes of 4 March 2019

There were no matters arising from the minutes of 4 March 2019.

5. Building Control Activities

LDCA Members were given a list of Building Control Activities for the month of February 2019 for their information.

6. Current Applications

LDCA Members were given a list of Current Development Applications.

There were 32 Applications awaiting determination at the time of preparing the Agenda. Some are awaiting further information whilst others are in the consultation period or being assessed.

7. Applications for LDCA Determination

1)	Application 2019/17 – Proposed Conversion of the Ex Blue Hill School into a Five Bedroom Dwelling for Social Housing – Nr the Blue Hill Community Centre - Derek Pedley, Head of Property SHG Application withdrawn by SHG.	
2)	Application 2019/16 – Proposed Conversion of the Freight Terminal into Marine Offices, Lab and Marine Visitor Centre – The Wharf, Jamestown – Marine Section (EMD)/National Trust (Blue Marine) Mr Andrew Pearce, Objector, was given the opportunity to speak about his representations in accordance with LPDCO policy, concluding by requesting that all his representations are itemised and explained. The Locum Chief Planning Officer then presented this application. The proposal sits in the Intermediate Zone within the Jamestown	

	<p>Conservation Area (Heritage Coast). The works are mainly internal and will change the external appearance of the building with the installation of picture windows to the gable and 2 balconies. Works will also include the installation of a mezzanine floor into the roof space and a balcony on either side of the building to serve as a viewing deck and a fire escape. The proposed windows will need to be designed to match existing. The existing large Freight Terminal Doors are to be removed and smaller standard size doors with wooden infill cladding to be used to block up the existing openings. Other changes include: Platform Lifts, Stairs, Stud Partitioning and Staff facilities. Mention was made of using timber cladding to new gables but this was felt to be inappropriate. At this point in time Mr Andrew Pearce asked if he could speak. The Deputy Chair told him that he had already had his chance to speak but Mr Pearce still tried to speak saying that the LCPO got it wrong. Mr Pearce was again asked to be quiet and let people finish. It was stressed that until the Rupert's plans are sorted, one cannot see at this stage how this proposed application can be approved change. Mention was made of the containers being situated on the Wharf as well as the Reefers. The Applicant spoke on this but again Mr Andrew Pearce intervened regarding the answers that the applicant was putting across and he was again asked to be quiet by the Deputy Chair. It was noted that the long term plan for wharf and freight operations is to move to Rupert's. It was stated that more thought would need to go into this proposal and that it was not considered at this stage, fit for its purpose. Again Mr Andrew Pearce started to talk amongst members of the public and again was asked to be quiet.</p> <p>Because of the members having concerns about the operations, it was felt that a site visit would be helpful.</p> <p>Resolution: The application was deferred until a site visit is carried out. A site visit to be arranged.</p>	<p>Secretary</p>
<p>3)</p>	<p>Application 2018/77 – Outline for Construction of a New Prison and Police Custody Building – Bottom Woods – Prison Project Board</p> <p>Locum Chief Planning Officer presented an Addendum to this application in Outline. Mr Andrew Pearce, Objector, asked if he could be told why this application has come up as the same application was approved in September last year. The LCPO explained and advised that an EIA was commissioned as part of the Application which was advertised for a period of 28 days. Mr Andrew Pearce again spoke. At this point, Member, Mr Paul Scipio said that a member of the public, Mr Andrew Pearce was very disrespectful in the meeting with his</p>	

	<p>laughing and his sneering and said this was so unnecessary. The member of the Authority asked Mr Pearce if he agreed that he should not be behaving in this way. The member of the public apologised but added do not blame me.</p> <p>The meeting continued where members requested that they have sight of the EIA Report. This was obtained and the application was deferred until members had sufficient time to read the Report.</p> <p>Resolution: The application was deferred until Members of the Authority have read the EIA Report. The application will be heard at another meeting. To be arranged.</p>	
<p>4)</p>	<p>Application 2019/23 – Proposed Fun Park comprising Go-Kart Track, Mini Golf Course, Viewing Deck, Picnic Area, Wall Climbing Fence, Kids Soft Play Area and Zip Line – Merrimens Forest, Nr Sapper Way – Craig and Paul Scipio</p> <p>Member, Mr Paul Scipio the applicant declared and left the table. The LCPO presented this application. The proposal will sit in the Green Heartland Zone. There was one objection. However, the issues were more to do with mitigation measures. It was noted that there would not be any permanent building works related to this application and everything could easily be removed. There would not be any permanent structures. It was noted that a Screening Opinion was carried out where it was ascertained that an EIA was not required.</p> <p>The Chairperson joined the meeting and welcomed everyone and said to the members that they knew of the reason why i.e. she had a Dr’s appointment is just at the meeting now. In discussing this application, it was noted that there were no comments from the Fire Service and neither from ANRD. Whilst it was felt that there were a lot of nice pictures accompanying this application, it was stressed that there should be proper plans available and more details. Members requested that a site visit be made after which the application to be brought back to the table at the next available meeting.</p> <p>Resolution: Application deferred until a site visit is carried out. To be arranged.</p>	<p>Secretary</p>
<p>5)</p>	<p>Application 2019/08 – Proposed Demolition of Brickwork Store and Construction of Disability Shower and Toilet (Wet Room), Brick House, Jamestown – Safeguarding Directorate</p> <p>The LCPO presented this application. The proposal will sit in the Intermediate Zone. It was noted that no drainage was indicated on the</p>	<p>LCPO</p>

	<p>Plans. However, Members were happy for this to be delegated to the LCPO, in that the Applicant indicated the drainage on the Location Plan. If a problem is encountered, the LCPO to advise the Chairperson, who will get back to the members accordingly.</p> <p>Resolution: The application for proposed Demolition of a Brickwork Store and Construction of Disability Shower and Toilet (Wet Room) was approved with conditions as recommended by the LCPO, subject to the Applicant indicating the drainage on the Site Plan. A Decision Notice to be issued.</p>	
6)	<p>Application 2019/11 – Proposed Change of Partial Roof Profile and Construction of Bedroom and Dining Room Extension – Thompson’s Yard, Jamestown – Colin Thomas</p> <p>The LCPO presented this application. The proposal will sit in the Intermediate Zone in the Jamestown Conservation Area. It was noted that the Existing Old Toilet will be knocked down that will leave a gap between the buildings. An amended plan was obtained. The matter is an issue for Building Control and will be picked up when the applicant applies for Building Regulations approval. The colour of the Roof is to be Dark Slate Grey.</p> <p>Resolution: The application for Change of Partial Roof Profile and Construction of Bedroom and Dining Room Extension was approved with conditions as recommended by the LCPO. A Decision Notice to be issued.</p>	LCPO
7)	<p>Application 2019/19 – Proposed Construction of a Three Bedroom Split Level Dwelling – Alarm Forest – Simon Francis</p> <p>The LCPO presented this application. The proposal will sit in the Intermediate Zone. It was noted that there is a structural issue with the plan and it Members asked that an Advisory be attached to highlight the fact that there is no structural support. This however, will be picked up by Building Control when the applicant applies for Building Regulations approval.</p> <p>Resolution: The application for Construction of a Three Bedroom Split Level Dwelling was approved with conditions as recommended by the LCPO with an advisory to take account of the structural support. A Decision Notice to be issued.</p>	LCPO

8)	<p>Application 2019/06 – Proposed Construction of a Two Bedroom Dwelling – Cleughs Plain – Petra and Richard Gardner</p> <p>The TPO presented an addendum to this application that was deferred from the meeting of 14 February 2019. This was due to the fact that there was no information regarding the percolation test and also that there was some inaccuracy on the site plan. A revised drawing was obtained and the percolation test results submitted with a satisfactory outcome.</p> <p>Resolution: The application for Construction of a Two Bedroom Dwelling was approved with conditions as recommended by the TPO. A Decision Notice to be issued.</p>	LCPO
9)	<p>Application 2019/13 – Proposed Construction of a Two Bedroom Dwelling – Bellstone, Levelwood – Cedric J Cooper</p> <p>The TPO presented this application. The proposal will sit in the Intermediate Zone. It was noted from this application that quite a number of Directorates are not responding with regards to the consultation process. The Chairperson undertook to speak with the Chief Secretary concerning this. Members felt that Condition no. 6 needed to be elaborated upon with regards to stabilisation.</p> <p>Resolution: The application for Construction of a Two Bedroom Dwelling was approved with conditions as recommended by the TPO with Condition no. 7 to be reworded. A Decision Notice to be issued.</p>	LCPO/CP
10)	<p>Application 2019/24 – Proposed Extensions to Existing House (Bedroom, Conservatory and Garage) – Deadwood – Andre Henry</p> <p>The TPO presented this application. The proposal will sit in the Intermediate Zone (Bottom Woods West Comprehensive Development Area). This was seen as a straightforward application.</p> <p>Resolution: The application for Extensions to Existing House (Bedroom, Conservatory and Garage) was approved with conditions as recommended by the TPO. A Decision Notice to be issued.</p>	LCPO
11)	<p>Application 2019/25 – Proposed Extension to Existing House to form an Enclosed Verandah – Head O’Wain, Blue Hill – Neil Thomas</p> <p>The TPO presented this application. The proposal will sit in the Intermediate Zone. It was noted that approval was given in 2010 for</p>	LCPO

	<p>this proposed development. However, the development was never completed hence the reason for this application. It was also noted that the area exceeds 50% of the original floor area.</p> <p>Resolution: The application for Extensions to Existing House to form an Enclosed Verandah was approved with conditions as recommended by the TPO. A Decision Notice to be issued.</p>	
<p>12)</p>	<p>Application 2019/28 – Proposed Change of Use from Shop to Café – The Bazaar, Market Street, Jamestown - Ann Clarke</p> <p>The TPO presented this application. The proposal will sit in the Intermediate Zone in the Jamestown Conservation Area. It was noted that this proposed development does not have any disabled toilet but it was highlighted that there is a toilet for the disabled within close proximity of this building.</p> <p>Resolution: The application for Change of Use from Shop to Cafe was approved with conditions as recommended by the TPO. A Decision Notice to be issued.</p>	<p>LCPO</p>

8. Approvals by CPO under Delegated Powers

There were no Development Applications dealt with under Delegated Powers by the Locum Chief Planning Officer.

9. Minor Variations Approved by CPO

The following two Development Applications were approved as Minor Variations by the Locum Chief Planning Officer. 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>1)</p>	<p>Application 2016/15/MV2</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : To erect a landscape wall, two separate access points and stone driveways and a vehicle turning circle on access road at the north-western corner of the property – Location : Lower Cleughs Plain – Applicant : Delia Du Preez
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	<ul style="list-style-type: none"> – Official : Andrew Chawora (LCPO) – Status : Approved on 28 February 2019
2)	<p>Application 2016/16/MV2</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : To erect a landscape wall, two separate access points and stone driveways and a vehicle turning circle on access road at the north-western corner of the property – Location : Lower Cleughs Plain – Applicant : Michelle Yon – Official : Andrew Chawora (LCPO) – Status : Approved on 28 February 2019

10. Strategic Planning Matters

1)	<p>Building Regulations</p> <p>The LCPO told the meeting that nothing has changed since the last sitting of the LDCA. Members wondered whether the Clerk of Councils had been informed that the Building Regulations is now ready for submission to EXCO.</p>
2)	<p>Rupert’s Valley Development Plan</p> <p>The draft RVDP is now with the LCPO. In an email from Tracey Williams, Project Manager (Rupert’s) Airport Directorate, she referred to the LDCA Agenda for 27 March 2019. She noted that there appeared an item on the Agenda– Rupert’s Valley Development Plan under Strategic Planning Matters (CPO feedback) and wondered if this could be shared with the Rupert’s Valley Working Group as she wanted to make sure that any time lines etc can be co-ordinated before they are released in the public domain. The Chairperson requested that the LCPO take this forward but she was informed by the LCPO that he would not be able to as this was his last meeting of the LDCA as he was leaving on Saturday (30 March 2019). To be picked up by Planning Section.</p>
3)	<p>Conservation Area Management Plan</p> <p>On hold. The Chairperson advised that this should continue as an item on the Agenda until finalised.</p>
4)	<p>LDCP Review</p> <p>It was reported that the review of the LDCP is on track. Another meeting is scheduled to take place on Monday, 1 April 2019.</p>

11. Any Other Business

1)	<p>Rupert’s</p> <p>One Member asked when Rupert’s will be functional. No one knew, it</p>	LCPO
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	<p>was stressed that it depends on the outcome of the RVDP. It was said that there is a lot of inappropriate information in the RVDP. It was noted the then CPO, Riana De Wet used to sit on the RVWG but it was understood that no CPO now sits on the Board. This should be investigated as to why.</p>	
2)	<p>LCPO Andrew Chawora</p> <p>The Chairperson thanked the LCPO for filling in. The LCPO said he had a nice stay on the island and it was an experience.</p>	

9. Next Meeting

The next meeting of the LDCA is proposed for 1 May 2019 but the Chairperson said that there could be a need for a special meeting.

The Chairperson thanked Members for their attendance.

The meeting closed at 13.05 hrs.

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

Chairperson to the LDCA

Date