



**St Helena  
Government**

# MINUTES

## Land Development Control Authority Meeting

Date : Wednesday, 3 July 2019  
Time : 10am  
Venue : Training Room One opposite the St Helena Community College, Jamestown

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<b>Present</b>	Mr Paul Hickling	Deputy Chairperson
	Mr Ralph Peters	Member
	Mr Raymond Williams	Member
	Mr Karl Thrower	Member
	Mr Gavin George	Member
	Mr Ismail Mohammed	Chief Planning Office (CPO)
	Mr Shane Williams	Planning Officer (PO)
	Mr Paul Scipio	Planning Support Officer (PSO)
	Mrs Karen Isaac	Secretary (S)

<b>Apologies</b>	Mrs Ethel Yon OBE	Chairperson
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### 1. Attendance and Welcome

The Deputy Chairperson welcomed all present and thanked members for attending.

### 2. Declarations of Interest

There were no declarations of interest to declare.

### 3. Confirmation of Minutes of 5 June 2019

Members confirmed the Minutes of 5 June 2019 subject to the following amendments:-

Under Item 8 – Approvals by CPO under Delegated Powers, page 7 – Application 2018/61 the words “It was noted that Environmental Health was involved with this application” to be inserted.

Under Item 9 - Minor Variations approved by CPO, page 8 - Application 2016/26/MV1 to read Application 2019/26/MV1 and the sentence reading "It was noted that Environmental Health was involved with this application" to be deleted.

On page 9 - Application 2019/19/MV2 to read application 2016/106/MV2.

#### **4. Matters Arising from Minutes of 5 June 2019**

##### **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)**

This application was presented to Exco and approved on 28 June 2019. The CPO informed the meeting that Condition 3 has been amended and Condition 3a has been included and this will be discharged by him. Consideration will also be given to alternative safety measures in relation to the proposed fencing of the area.

##### **Application 2018/77 – Outline for Construction of a New Prison and Police Custody Building – Bottom Woods – Prison Project Board**

At the last meeting it was noted that this application would go ahead as agreed. A date was still to be arranged for it to be heard by Exco. However, LDCA was advised that the applicant intended to withdraw the application. This was confirmed in a letter from the Governor dated 30 May 2019. It was noted that the CPO had written to the Governor asking whether there is an opportunity to reconsider the decision to withdraw the current planning application for the proposed Prison. The CPO informed the meeting that he has met with the Governor to further discuss this matter and that the planning application will be suspended visiting further information to be submitted. It was noted that the normal procedures will be followed when the new information is received and planning application has reactivated.

##### **Rupert's**

The New CPO would be sitting on the Rupert's Valley Development Group when future meetings are arranged. However, the CPO informed the meeting that no progress has been made as yet but this is one of the items that he is aware of.

##### **Current Applications**

The CPO had commenced the process of writing to those applicants whose applications are awaiting further information. If no reasonable dialogue is commenced to resolve the issues, the applications will be deemed as "refused" in accordance with the Land Development Control Legislation. The CPO will keep the LDCA updated. The CPO will endeavour to revisit these applications.

##### **Applications deferred from the meeting of 1 May and 5 June 2019**

###### **1 May 2019**

Application 2019/15 – Derek and Bridget Henry

The PO had spoken with the applicant to obtain the necessary agreement in writing from Connect St Helena Ltd. This information is still awaited.

### **5 June 2019**

Application 2018/21 – Proposed Construction of a Three Bedroom Dwelling – Lower Cleughs Plain – Roxanne Yon-Thomas

The applicant has been contacted with regards to concerns raised over the excavation that had taken place. The applicant advised that the previous Planning Officer had given the go ahead to excavate the ground in 2016. No written consent was obtained. The works took place in 2017. The Authority requested that the applicant supply properly engineering designs for mitigation purposes. Once this is received the Planning Section to revisit the application.

Application 2019/18 – Proposed Construction of a Two Bedroom Dwelling – Nr High Knoll – Claire George

Discussions took place with the Applicant, Planning and Building staff. The applicant agreed to re-consider altering the design to satisfy the Building Regulations requirements and improve the aesthetics of the building. A re-design to follow.

### **Minor Variations approved at the last meeting (5 June 2019)**

Application 2018/25/MV1 – Change from Single Entrance Doorways to Double Doors with Sidelights (The Canister)

It was stressed by the Authority that this Minor Variation should have come to them to action. The CPO was asked to act under Section 13 of the Land Development Control Ordinance. The Authority requested that this application be brought to them at the next meeting, this is in respect of the altering of the foot path.

## **5. Building Control Activities**

LDCA Members were given a list of Building Control Activities for the period 1 – 28 June 2019 for their information.

## **6. Current Planning Applications**

LDCA Members were given a list of Current Development Applications.

There were 29 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)	<p><b>Application 2019/45 – Proposed Installation of a Prefabricated Steel Workshop/Store Building and Vehicle Port – Red Hill Treatment Plant Work Site – Connect St Helena Ltd</b></p> <p>The Planning Officer presented this application. The site is located within the Red Hill Treatment Plant and falls within the Intermediate Zone with no additional Conservation Area restrictions. It was noted that originally development permission was to erect three Prefabricated Steel Buildings for storage around the site. The storage building (LOT 2) was identified as being outside of the chain linked fence that defines the Depot boundary. A site visit was carried out where it was considered that LOT 2 was unacceptable as it would have a detrimental visual impact on the landscape. The applicant was therefore requested to relocate LOT 2 and has complied whereby a revised plan was submitted on 26 June 2019, by removing this proposed storage building. This application is now for the development of two Storage Buildings.</p> <p><b>Resolution:</b> The Application for the proposed Installation of a Prefabricated Steel Workshop Building and Vehicle Port was approved with conditions as recommended by the Planning Officer. A Decision Notice is to be issued.</p>	PO
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## 8. Approvals by CPO under Delegated Powers

There were no applications dealt with under delegated powers.
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## 9. Minor Variations Approved by CPO

The following Development Application were approved as Minor Variation by the Chief Planning Officer. As normal practise key Stakeholders are approached when and where needed for Minor Variation Evaluation.
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1)	<p><b>Application 2017/79/MV2</b></p> <ul style="list-style-type: none"> <li>– Requested : Minor Variation</li> <li>– Proposal : Extend East Elevation by 200mm to utilize the existing Slab</li> <li>– Location : Half Tree Hollow</li> <li>– Applicant : Deborah Peters-Williams</li> <li>– Official : Ismail Mohammed, CPO</li> <li>– Status : Approved on 25 June 2019</li> </ul> <p>The PO explained this Minor Variation in detail.</p>
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## 10. Strategic Planning Matters

1)	<p><b>Building Regulations</b></p> <p>The Building Regulations was discussed by Exco on 28 May 2019 and were approved subject to clarification on two points, as follows:</p> <ul style="list-style-type: none"><li>• Are Building Control answerable to the LDCA</li><li>• Can Building Inspectors relax the regulations</li></ul> <p>These were to be checked and referred back to EXCO. It was noted that further clarification was awaited from the AG's Chambers. The Regulations are going through the process subject to the two bullet points as mentioned above. The CPO has since met with the AG's Chambers and he informed the meeting that the BR's will be bought to the next meeting.</p>
2)	<p><b>Rupert's Valley Development Plan</b></p> <p>The Project Manager (Rupert's) Airport Directorate wondered if any updates from the Authority could be shared with the Rupert's Valley Working Group. This is to make sure that any time lines etc. can be co-ordinated before they are released in the public domain. The CPO at the time (David Goodrick) is in the process of preparing documentation for the new CPO.</p>
3)	<p><b>Conservation Area Management Plan</b></p> <p>On hold. The Chairperson advised that this should continue as an item on the Agenda until finalised.</p>
4)	<p><b>LDCP Review</b></p> <p>It was noted that a Skype conversation will be taking place with the Consultant Riana De Wet and the CPO on Friday, 5 July 2019. The CPO will report back at the next meeting.</p>

## 11. Any Other Business - NIL

## 12. Next Meeting

The next meeting of the LDCA is proposed for 7 August 2019.

The Chairperson thanked Members for their attendance. The meeting closed at 12 noon.

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

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Chairperson to the LDCA

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Date