



**St Helena
Government**

MINUTES

Land Development Control Authority Meeting

Date : Wednesday, 10 June 2020
Time : 10 am
Venue : The St Helena Community College, Jamestown

Present	Mrs Ethel Yon OBE	Chairperson
	Mr Paul Hickling	Deputy Chair
	Mr Raymond Williams	Member
	Mr Karl Thrower	Member
	Mr Gavin George	Member
	Mr Ismail Mohammed	Chief Planning Officer (CPO)
	Mr Shane Williams	Planning Officer (PO)
	Mr Paul Scipio	Planning Assistant (PA)
	Mrs Karen Isaac	Secretary

Apologies Mr Ralph Peters Member

Also in Attendance One Member of the public.

1. Attendance and Welcome

The Chairperson welcomed all present and thanked members for attending.

2. Declarations of Interest

Member, Mr Raymond Williams declared his interest in respect of applicant of application 2020/28. It was noted however that this application had already been dealt with under delegated powers.

3. Confirmation of Minutes of 6 May 2020

The Minutes of meeting of 6 May 2020 were confirmed and signed by the Chairperson.

4. Matters Arising from Minutes of 6 May 2020

Application 2019/44 – Extensions to Existing House to form a Double Storey – Sea View, Alarm Forest – Brian Paul Fuller

At the meeting of 4 March 2020, it was reported that the Agent would be submitting revised drawings for this proposal. Since then a meeting was held with the applicant on 6 March 2020, and feedback from the Applicant was awaited.

Exco Memoranda

Application 2020/06 – Proposed Erection of a Sign (2m x 1m) – Lower Wharf, Jamestown – Craig Yon

Application 2020/07 – Proposed Change of Use from Class B1 to Class A1 (Storage Warehouse to Fishmongers) – Old Customs House, Lower Wharf, Jamestown – Andrew Yon

Application 2020/27 – Proposed Zulu Remembrance Monument – Jacobs Ladder Viewing Platform – Tourism, St Helena

The above three development applications were approved by Executive Council on 2 June 2020. Decision Notices to be issued.

Application 2020/05 – Change of Use from Residential Care Home to ten units of one Bedroom Social Housing Flats – Barn View, Longwood – Property Division, St Helena Government

This application is still with Executive Council.

5. Building Control Activities/Update

LDCA Members were given a list of Building Control Activities for the month of May 2020 for their information.

6. Current Planning Applications

LDCA Members were given a list of current development applications. There were 22 applications awaiting determination at the time of preparing the Agenda. Some are awaiting further information whilst others are in the consultation period or being addressed. The CPO said that it was hoped that those applications for the years 2018 and 2019 would be sorted soon.

7. Applications for LDCA Determination

<p>1)</p>	<p>Application 2020/20 – Proposed Construction of a two Bedroom Split Level Dwelling and Double Garage/Workshop – “KAREG”, Clay Gut – Reginald Williams</p> <p>The Planning Officer presented this application. The site falls within the Intermediate Zone. The PO informed the meeting that full development permission was granted in 2019 for this application site where it was noted that the proposal led to the embankment measuring seven metres, contravening policy IZ1f. It was recommended to the applicant that he consider a change in design. This application is now for a split level dwelling where the site excavation would consist of a 13m x 7m platform to be created on the ground floor level and a 13m x 3m for the first floor level. Embankments will measure approximately 1.3m in height on the first floor and 2.6m on the ground floor. Access into the dwelling would be from an external staircase. Overall the development was not considered detrimental to the existing amenity of the area and was in keeping with the surrounding development and could therefore be supported.</p> <p>Resolution: The application for the proposed construction of a two Bedroom Split Level Dwelling, Double Garage & Workshop was approved with conditions as recommended by the PO. A Decision Notice to issue.</p>	<p>PO</p>
<p>2)</p>	<p>Application 2020/37 – Proposed Covered Area for Glass Crusher incorporating a 20ft Container – Nr Ambledale Workshop, Half Tree Hollow – Chris Bargo</p> <p>The Planning Assistant presented this application. The site falls within the Intermediate Zone. The application is to build a covered area for a Glass Crusher facility and the placement of a 20ft Container within the same covered area on land that has a mix of commercial and industrial uses. It was noted that this proposal is being relocated from the Horse Point Landfill Site. It was also noted that part of the structure around the Glass Crusher would be cladded with IBR sheeting. The roof would also be of IBR sheeting. The proposal would be some distance away from residential properties and is considered to be in compliance with the LDCP Policies. Members were concerned that the plot to which this proposal would take place is an unnecessary acquisition of additional land and advised that the Planning Officer should carry out a site visit to ascertain if this development proposal would be sited on the applicant’s existing land. It was agreed that the application be deferred until clarity is sought.</p> <p>Resolution: The application for proposed covered area for Glass Crusher incorporating a 20ft Container was deferred until the Planning Officers seek further clarification of the site.</p>	<p>PA</p>

3)	<p>Application 2020/31 – Proposed Construction of the Meteorological Station Office – Bottom Woods – Meteorological Department</p> <p>The Planning Officer presented this application. The site falls within the Coastal Zone. It was noted that the original Met Station Office was deemed unsafe and was therefore demolished. This new proposal would be constructed on the existing slab, at a slightly smaller footprint than the original building. The proposal has been submitted to meet the Meteorological Department’s requirements, ensuring that the development is sustainable for the future. Overall the development is in context with the buildings in the surrounding vicinity and would not cause any detrimental impacts on the natural appearance and ecology of the area.</p> <p>Resolution: The application for proposed Construction of the Meteorological Station Office was approved with conditions as recommended by the PO. A Decision Notice to issue</p>	PO
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8. Approvals by CPO under Delegated Powers

<p>The following two Development Applications were dealt with under Delegated Powers by the Chief Planning Officer.</p>	
1)	<p>Application 2020/24</p> <ul style="list-style-type: none"> – Requested : Full Development Permission – Proposal : Removal of Limbs to Silky Oak Trees – Location : The Moat, Jamestown – Applicant : Crown Estates Management, St Helena Government – Official : Shane Williams, PO (authorised by Ismail Mohammed, CPO) – Status : Approved on 1 May 2020
2)	<p>Application 2020/28</p> <ul style="list-style-type: none"> – Requested : Full Development Permission – Proposal : Demolition of Existing Kitchen and Extension to Existing House to form a Bedroom, Bathroom, Kitchen and Laundry – Location : Church Ground Point, St Paul’s – Applicant : Raymond Williams – Official : Shane Williams, PO (authorised by Ismail Mohammed, CPO) – Status : Approved on 4 May 2020

9. Minor Variations Approved by CPO

The following two Development Applications were approved as Minor Variations by the Chief Planning Officer. As normal practice key Stakeholders are approached when and where needed for Minor Variation Evaluation.

1)	Application 2018/87 MV1 <ul style="list-style-type: none">– Requested : Minor Variation– Proposal : To omit the Window on the rear elevation of room labelled Bedroom one and enlarge the Window in Bedroom one on the eastern elevation– Location : Half Tree Hollow– Applicant : Clint Stevens– Official : Ismail Mohammed, CPO– Status : Approved on 18 May 2020
2)	Application 2019/87 MV1 <ul style="list-style-type: none">– Requested : Minor Variation– Proposal : To invert the Floor Layout as well as relocate the Septic Tank and Drainage Lines– Location : Alarm Forest– Applicant : Scott Stander– Official : Ismail Mohammed, CPO– Status : Approved on 18 May 2020

10. Strategic Planning Matters

1)	Rupert's Valley Development Plan <p>The CPO reported that no progress has been made on the RVDP.</p>
2)	Conservation Area Management Plan <p>On hold. The Chairperson advised that this should continue as an item on the Agenda until finalised.</p>
3)	LDCP Review <p>The CPO reported that owing to the two public holidays in June no meetings had taken place. A meeting would be arranged with the LDCA to go through the document before it goes out for public consultation.</p>

11. Any Other Business

There were no further business to discuss.

12. Next Meeting

The next LDCA Meeting is scheduled for Wednesday, 8 July 2020.

The Chairperson thanked Members for their attendance. The meeting closed at 12.10 hrs.

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

Chairperson to the LDCA

Date