



**St Helena
Government**

MINUTES

Land Development Control Authority Meeting

Date : Monday, 24 August 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 Ralph Peters	Member
	Mr Ismail Mohammed	Chief Planning Officer (CPO)
	Mr Shane Williams	Planning Officer (PO)
	Mrs Karen Isaac	Secretary

Apologies

Also in Attendance Five Members of the public, including applicant(s)/Objector(s).

1. Attendance and Welcome

The Chairperson welcomed all present to this special meeting and thanked members for attending.

2. Declarations of Interest

There were no declarations of interest to declare.

3. Application for LDCA Determination

1)	Application 2020/41 – Proposed Container Handling Facilities incorporating Office Buildings, Warehousing, Secure Compounds and Car Parking – Lower Rupert’s Valley - Programme management Unit, St Helena Government	
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The Chairperson announced that this special meeting had been called to consider Application 2020/41 that had been previously discussed. The CPO had provided a further Handling Report and this was also made available on the web site. The Chairperson stressed that this is a much needed development in Rupert's that will also provide employment opportunities and needs to come to an amicable conclusion. She emphasised that approval for this application could have been given weeks ago. This application, the CPO said was discussed on two previous occasions by LDCA and was also presented to Executive Council on 11 August 2020. Executive Council deferred the decision to obtain further information for its consideration on 25th August.

CPO advised that this report provided an update for Members on the progress following their recommendations at the previous LDCA meetings i.e to fully assess the impact of the proposed development in respect of the heritage and cultural assets, remediation works to assess the fuel contamination following the recent fuel leak and details on accessibility to the beach area.

The meeting noted that a Plan showing the access arrangement to the beach for the public had been provided but did not include any supporting statement setting out how the different day to day port operational activities would be managed. Other information submitted included a report on the ground contamination assessment undertaken following the fuel leak and photographic information on the heritage assets to indicate their current condition and what reinstatement works that would be undertaken to make good some of the existing damage to the to the heritage assets, particularly the condition of the dry wall. This would be included as a Condition.

The proposed development is subject to assessment against the LDCA policies and limited support set out in the draft Rupert's Valley Development Plan in respect of the various land uses within the development site and as such there is considerable development plan policy to support the proposed development. It was pointed out that while the development is considered to not be in compliance with the principle objectives of the coastal zone policy, there was sufficient justification in the number of other development plan policies that provide support. It was considered that the proposed development would have little or no effect on the historical importance of the area, in particular the areas, buildings and structures that were identified and considered to be of heritage importance to the island and its community. The proposed development and the use of the area the CPO said were in

<p>many ways no different from the current use and activity. The proposal is more related to the intensification of the freight operation that would be more in use during certain times of the month. In view of the assessment, the CPO recommended that Members support the proposed development and their comments and observations would be reported verbally to Executive Council. The application would be subject to conditions.</p> <p>The Chairperson asked the CPO to ensure that the discharge of conditions are carried out and monitored. One Member said if the footpath cannot go alongside the fisheries building then it should be diverted somewhere else through the site. Members also asked that if any damage done with the implementation of the cable project, could it be repaired. It was noted that the Heritage Society would like to see a survey undertaken by qualified people who knows about Heritage. With regards to the Screening Opinion, there were two omissions in that it did not state who wrote the report and there is no date on it. The CPO would make sure dates are inserted in future.</p> <p>Although the CPO stressed that a screening opinion rests with the Planning Officers and not the LDCA, it was noted that Executive Council had asked that all documents relating to applications be shared with the LDCA and also posted on the web page.</p> <p>Members gave their support in respect of this proposed development. They confirmed that conditions 6, 9 and 10 must come back to them for approval. There should also be proper construction methods in respect of condition 10 whereby the SHNT and Heritage could be involved. The wording for Condition number 4 to be strengthened.</p> <p>Resolution: The Authority supported the application for a Container Handling Facilities incorporating Office Buildings, Warehousing, Secure Compounds and Car Parking. The CPO would report verbally to Executive Council on 25 August 2020.</p>	<p>CPO</p>
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The Chairperson thanked Members for their attendance. The meeting closed at 10.40hrs.

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

Chairperson to the LDCA

Date