



St Helena
Government

MINUTES

Land Development Control Authority Meeting

Date : Wednesday, 3 February 2021
Time : 10 am
Venue : The Training Room One, opposite the St Helena Community College, Jamestown

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

Also in Attendance Two Members of the public (Applicant and Objector).

1. Attendance and Welcome

The 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 13 January 2021

The Minutes of meeting of 13 January 2021 were confirmed and signed by the Chairperson.

4. Matters Arising from Minutes of 13 January 2021

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 Exco. The Applicant had advised that it was intended to withdraw the application but no action had yet been taken. Feedback is awaited from the Applicant.

Application 2020/90 – Change of Use from Dwelling House and Storage Building to Tavern – Marble Hall, Half Tree Hollow – Adrian J Greentree

Members noted that an amended appeal had been submitted which included a further two Conditions of the Decision Notice. A meeting has been arranged with the President of the Land Developments Appeal Tribunal for 9 February 2021 for an administrative hearing as to whether the late submission against the two other conditions would be accepted. A statement has been provided by the CPO in respect of the Administrative Hearing. The CPO is preparing a Planning Statement in respect of the Appeal.

Application 2019/80 – Retention of the Widening of the Existing Road – Woodcot, Alarm Forest – W A Thorpe & Sons

This Application was approved on 13 January 2021 but the Authority requested that the Applicant be made aware of the consequences when carrying out development without the necessary permissions. To be followed up.

Application 2020/75 – Installation of Safety Rails to the Entrance Steps – Entrance Steps to Reception, Castle Building – St Helena Government

This application was approved on 13 January 2021, subject to the CPO confirming to Members of the Authority that the Applicant has met with the design issues as expressed by them. This has been conveyed to the Applicant but no details have been provided as yet. It was felt by the CPO that timber on top of the railings would not be a good idea. However, the Authority advised that the condition should remain and the Applicant should then submit a request for discharge of condition in respect of the design for the hand railing in timber.

5. Building Control Activities/Update

Members were given a list of Building Control Activities for the month of January 2021 for their information. The CPO informed the meeting that the Building Inspectors have been questioned by Applicants on the requirements for Building Regulations approval. It was stressed that the Building Regulations must be adhered to. Mention was made of the Developers Forum that took place in 2019.

6. Current Planning Applications

LDCA Members were given a list of current development applications. There were 19 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. It was noted that about six Applications are still to be registered.

7. Applications for LDCA Determination

1)	<p>Application 2020/21 – Proposed Extensions to Existing House to form a One and a Half Storey Extension – The Flag, Levelwood – Lina Peters</p> <p>The PO presented this application. The site falls within the Intermediate Zone and not in any proposed Conservation Area. The plot consists of a Bungalow. The Applicant had requested to extend out and up to form a Double Storey on the extended Ground Floor. However, in the Planning Officer’s opinion the design could be improved upon as the extension would be prominent on the building resulting in the development not being congruous to the original building. The Applicant provided revised drawings where the first floor would be enlarged thereby the building would be one and a half storey. There would be an increased floor area of the development resulting in quite a significant change of appearance. The Loft would cover just over half of the footprint of the building resulting in a more proportionate appearance to the initial design. The comments received from the Stakeholders were noted. In considering this proposal the development had been assessed against the LDCP Policies and complies with the Intermediate Zone Policies.</p> <p>Resolution: The application for Proposed Extensions to Existing House to form a One and a Half Storey Extension was approved with conditions as recommended by the PO. A Decision Notice to issue.</p>	PO
2)	<p>Application 2020/60 – Proposed Erection of a Notice Board – The St Helena Yacht Club, the Wharf, Jamestown – Stephen Coates: St Helena Yacht Club</p> <p>The CPO presented this application. The site falls within the Intermediate Zone and within the Heritage Coast Historic Conservation Area. The Yacht Club is a Grade 11 Listed two Storey Building. It is proposed to erect a wooden Notice Board consisting of two panels and fitted with clear glass. The Applicant had advised that the Notice Board was erected previously on the front elevation and was removed but no further information was available as to when and why it was removed. The Applicant is now seeking to re-erect the Notice Board back on to the Building which includes the inscription “ST HELENA YACHT CLUB”. The size of the Notice Board is slightly excessive to fit in any of the spaces between the openings without some overhang. The erection of the Notice Board needs to be appropriately placed. It was considered that the area between the windows to the right of the door would accommodate this proposal. It was noted that the St Helena Yacht Club has been in use for a number of years and there had been no signage on the front elevation to identify the building or its use. The erection of a Notice Board on the front elevation of the building was not considered to be an</p>	

	<p>advertisement and therefore it would not be considered under the Advertisement Regulations. It should be considered as an alteration and assessed against the Built Heritage and other appropriate policies of the LDCP.</p> <p>There was a representation to this proposal by Mr Andrew Pearce and he was given permission to address the meeting on behalf of the St Helena Heritage Society.</p> <p>The Authority in considering this application were concerned about the size of the Notice Board and where it was proposed to have it positioned as there would be an overhang. It was suggested that a free standing might be an alternative. After much deliberation, it was concluded that the Authority could not support the size of the Notice Board and colour but would consider a smaller version to include a different design if plans were presented to them. It was pointed out by the CPO that as this development is within 50m of the coast line, the decision on this application rests with the Governor in Council.</p> <p>Resolution: The Application for the Proposed Erection of a Notice Board was not supported by the LDCA for the reasons given. However the Authority would support a Notice Board of smaller size that would fit within the available space between the openings.</p>	<p>CPO</p>
<p>3)</p>	<p>Application 2020/92 – Proposed Construction of a Three Bedroom Dwelling – Alarm Forest - Karen and Timothy Thomas</p> <p>The PO presented this application. The site falls within the Intermediate Zone and is not within any proposed Conservation Area. The proposal is to construct a Three Bedroom Dwelling. The Authority was informed that the land had been excavated based upon the permission given in 2013. The extent of the excavation is quite significant and the site has been like this for many years prior to permission given in 2013. In comparison to the earlier application, reference 2013/81, this application is to construct a Three Bedroom Bungalow instead of a Double Storey Building. It was noted that the excavated material from the foundation would be used for the fill and compacted to create a large Platform. The development would be with an embankment that was cut with the approval of the 2013 development application. The PO informed the meeting that a site visit was undertaken with the Civil Engineer to assess if any remediation works were required to stabilise the land/embankment to ensure safety of the future occupants of the proposed development. Based upon the advice given by the Civil Engineer, a condition has been included with the permission to ensure limited risks to the occupants. In considering the impact of this development, it</p>	

	<p>would not detract from the amenity of the area. It will enhance the quality of the landscape. The development meets the aims of the LDCP policies and can be supported.</p> <p>It was noted that the embankment is steeper on the ground than what is shown on the actual drawing. The PO explained that only certain points were surveyed instead of all points. It was stressed at this time that this should be kept in view for future applications in that all points should be surveyed.</p> <p>In considering and taking into account the height of the embankment, it was felt that the Applicant should be advised that it would be in his interest to install D Blocks to stop erosion and to also consider other possible catchments to minimize the build-up of loose material at the back of the property. Condition three would therefore need to be amended accordingly.</p> <p>Resolution: The application for Proposed Construction of a Three Bedroom Dwelling was approved with conditions as recommended by the PO subject to condition three being amended. A Decision Notice to be issued.</p>	<p>PO</p>
<p>4)</p>	<p>Application 2020/77 – Proposed Construction of a Prefabricated Steel Building for Drainage Depot including minor Earthworks for access and Construction of the Base Slab and also a Vehicle Turning area – Red Hill Treatment Plant Work Site, St Pauls – Connect St Helena Ltd</p> <p>The CPO informed the meeting that the LDCA at their meeting on 4 November 2020, and also at their meeting on 13 January 2021 deferred their decision on this application as they had reservations on the details of the site layout and the impact on the landscape. Following their meeting on 4 November 2020, they undertook a site visit to view the impact of the proposal and to further assess the capacity of the Depot operation in respect of the various uses and the operation of the land. At the meeting on 13 January 2021, issues were raised on the exact siting and dimensions of the Platform for the Construction of the Building and the Vehicular access to the area and also the potential for landscaping. A continuing concern was that part of the proposed development would be in the Green Heartland Zone. The Applicant provided further revised plans to show how the building would sit on the site, the access into the area and how the potential visual impact of the building on the landscape could be minimised. In the revised plans the building would sit more closer to the western side fence against the existing containers. The vehicular access had also been revised and is now a longer start further north from the previous position. There is also a wider platform that would enable landscaping on the eastern side of the building to further reduce the visual impact on the landscape. With the proposed building now being placed closer</p>	

<p>to the fence on the western side of the site, there is a greater opportunity for a meaningful landscaping to be provided. The issue that was raised regarding the boundary of the Green Heartland do not have any legal status as it has not been subject to formal public consultation and there is no record of an official adoption of the revised zone. It was noted that the proposed development would have a visual impact on the landscape due to its position. Of note is that there are already a number of buildings and structure on the Depot site that is visible in the landscape.</p> <p>The proposed development is in compliance with the policies of the LDCP that are applicable. It was noted that the site abuts the Green Heartland Zone but is not within the Zone. The development is not considered to be detrimental to the amenity of the area although there would be some visual impact from the adjoining neighbourhood. The development could be supported with an additional condition requiring a strengthened landscaping scheme on the eastern boundary.</p> <p>Mr Andrew Pearce was given permission to address the meeting on behalf of the St Helena Heritage Society. Mr Pearce highlighted at this time that he was pleased that the concerns raised by the St Helena Heritage Society had been met.</p> <p>Members noted that the Applicant had taken into consideration the issues raised by them and stressed that it was an improvement. It was suggested that there should be a watching brief on how the development progresses and also a condition stating that top soil should be brought in for landscaping purposes.</p> <p>Resolution: The Application for Proposed Construction of a Prefabricated Steel Building for Drainage Depot including minor Earthworks for access and Construction of the Base Slab and also a Vehicle Turning area was approved with conditions as recommended by the CPO subject to a further condition being placed to take into account landscaping. A Decision Notice to be issued.</p>	<p>CPO</p>
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8. Approvals by CPO under Delegated Powers

<p>The following Four Development Applications were dealt with under Delegated Powers by the Chief Planning Officer.</p>	
<p>1)</p>	<p>Application 2020/86:</p> <ul style="list-style-type: none"> – Requested : Full Development Permission – Proposal : Alterations and Extensions to Existing House comprising a Change of Roof Design from Gable to Hip Design

	<ul style="list-style-type: none"> – Location : Alarm Forest – Applicant : Alexander Duncan – Official : Ismail Mohammed, CPO – Approved : 8 January 2021
2)	<p>Application 2020/79:</p> <ul style="list-style-type: none"> – Requested : Full Development Permission – Proposal : Extensions to Existing House to form Two Bedrooms, Shared Bathroom and Construction of a Double Garage – Location : Blueman’s Field, Thompsons Hill – Applicant : Christopher Wade – Official : Ismail Mohammed, CPO – Approved : 21 January 2021 <p>It was highlighted at this time that this application was quite a big extension to be dealt with under delegated powers but it was confirmed by the PO that it meets the scheme of delegation.</p>
3)	<p>Application 2020/88:</p> <ul style="list-style-type: none"> – Requested : Full Development Permission – Proposal : Installation of a Garage/Shed for storage purposes – Location : New Ground – Applicant : David and Fiona McDaniel – Official : Ismail Mohammed, CPO – Approved : 26 January 2021
4)	<p>Application 2020/91:</p> <ul style="list-style-type: none"> – Requested : Full Development Permission – Proposal : Extensions to Existing House to form a Carport and Storeroom – Location : Cow Path, Half Tree Hollow – Applicant : Dulcie Bowers – Official : Ismail Mohammed, CPO – Approved : 26 January 2021

9. Minor Variations Approved by CPO

<p>The following Three 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.</p>	
1)	<p>Application 2016/51/MV1:</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : To reorient the dwellings position in relation to the Garage, to reposition the Kitchen Door from the Garage to the external elevation, to omit the external Entrance and associated Hallway where it will be used as an En-suite and Storage, addition of Double Door and Window on the

	<p>front elevation to allow for more natural light and alternative access into the property</p> <ul style="list-style-type: none"> – Location : Red Hill, St Pauls – Applicant : Tiffany Lawrence – Official : Ismail Mohammed, CPO – Approved : 14 January 2021
2)	<p>Application 2018/28/MV1:</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : To remove the External Walls of the Garage to form a Carport and to construct a Balcony on the first floor – Location : Upper Cow Path, Half Tree Hollow – Applicant : Scott Stander – Official : Ismail Mohammed, CPO – Approved : 14 January 2021
3)	<p>Application 2014/86/MV1:</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : To alter the site excavation with a Terrace – Location : Plantation Square – Applicant : Cambrian Properties Ltd – Official : Ismail Mohammed, CPO – Approved : 15 January 2021

10. Discharge of Conditions by CPO

1)	<p>Application 2019/85/DC3:</p> <ul style="list-style-type: none"> – Requested : Discharge of Condition Three (Partial) – Proposal : In respect of a Walkover to assess the impact on any endemic vertebrate – Location : Deadwood Plain Site – Applicant : PASH (C/o Connect St Helena Ltd) – Official : Ismail Mohammed, CPO – Approved : 12 January 2021
2)	<p>Application 2019/85/DC4:</p> <ul style="list-style-type: none"> – Requested : Discharge of Condition Four (Partial) – Proposal : For an archaeological assessment of the area – Location : Deadwood Plain – Applicant : PASH (C/o Connect St Helena Ltd) – Official : Ismail Mohammed, CPO – Approved : 12 January 2021
3)	<p>Application 2014/86/DC4:</p> <ul style="list-style-type: none"> – Requested : Discharge of Condition Four – Proposal : For submission of the percolation test results – Location : Plantation Square, St Pauls – Applicant : Cambrian Properties

	– Official	:	Ismail Mohammed, CPO
	– Approved	:	15 January 2021
4)	Application 2018/04/DC7:		
	– Requested	:	Discharge of Condition Seven (Partial)
	– Proposal	:	For submission of details for the east facing window
	– Location	:	Half Tree Hollow
	– Applicant	:	Connie Stevens
	– Official	:	Ismail Mohammed, CPO
	– Approved	:	15 January 2021

11. Strategic Planning Matters

1)	Rupert's Valley Development Plan The CPO reported that there is a draft of the RVDP but has not been adopted. Work is in progress.
2)	Conservation Area Management Plan On hold. The Chairperson advised that this should continue as an item on the Agenda until finalised.
3)	LDCP Review The CPO reported that the completion date for the review of the LDCP is end of March/first week in April 2021.

12. Any Other Business

There were no further business to discuss.

13. Next Meeting

The next LDCA Meeting is scheduled for Wednesday, 3 March 2021.

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

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

Chairperson to the LDCA

Date