



**St Helena
Government**

MINUTES

Land Development Control Authority Meeting

Date : Wednesday, 3 March 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 Karl Thrower	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

Also in Attendance Five Members of the public (Applicants and Objector).

1. Attendance and Welcome

The Chairperson welcomed all present and thanked members for attending. The Chairperson together with the members paid tribute to the late Member, Raymond Williams for his contribution and wise counsel given to LDCA and said how deeply saddened they were not to have him here with us today. Condolences were expressed to Raymond's wife and his family.

2. Declarations of Interest

There were no declarations of interest to declare.

3. Confirmation of Minutes of 3 February 2021

The Minutes of meeting of 3 February 2021 were confirmed and signed by the Chairperson.

4. Matters Arising from Minutes of 3 February 2021

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

It was noted that the Appeal Hearing took place on 24 February 2021 and the Decision was withheld. Full permission was therefore granted and the three conditions (2, 4 and 9) were removed. It was noted that an agreement has been signed between the Community Care Complex (CCC) and the Appellant to ensure that persons visiting the Tavern at Marble Hall do not park their vehicles at the CCC.

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

It was noted that details in respect of the design for the hand railing in timber had been received but the condition had not yet been discharged.

Application 2020/60 – Erection of a Notice Board – the St Helena Yacht Club, the Wharf, Jamestown – Stephen Coates: St Helena Yacht Club

It was noted that this application would be presented to Governor in Council on 16 March 2021.

Press Release to the Public regarding planning procedures

It was noted that the CPO had commenced drafting the Press Release and hopefully would be completed before the next meeting of the LDCA that is due on 7 April 2021.

5. Building Control Activities/Update

Members were given a list of Building Control Activities for the month of February 2021 for their information.

6. Current Planning Applications

LDCA Members were given a list of current development applications. There were 16 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 progress has been made with regard to the number of development applications that are being processed. The Chairperson thanked the Planning Team for this. The CPO however said that other work is not getting done because of getting development applications processed.

7. Applications for LDCA Determination

<p>1)</p>	<p>Application 2020/94 – Proposed Removal of one of the Water Tanks and Replacing with a Smaller Water Tank – the Hospital Tank Site, upper Jamestown – Connect St Helena Limited</p> <p>The CPO presented this application. The site falls within the Intermediate Zone and the proposed Jamestown Conservation Area. Currently, there are two large Water Tanks installed on the eastern side of Market Street at the junction of the Quarry Road serving the area with water. The tanks are of galvanised steel and were royal blue in colour with a very shallow double pitched roof. But over the years the colour of the tanks have faded and considerable rust have taken place and are coming to the end of their useful life. Due to the prominent location and being in the Conservation area, the proposal would have an adverse impact on the Historic and Heritage amenity of the area. It is proposed to remove the water tank that sit close to the Quarry Road and to replace it with a smaller water tank of the same width and height with a shorter length of 4.9m and set away from the Quarry Road junction. The design would be as the existing one. The plinth on the site would be removed and the area levelled off. The development would have minimal impact on the street scene and as the raised area remains, it would not provide any opportunity for the realignment of the Quarry Road junction. The comments received from Stakeholders were noted.</p> <p>The proposal has been assessed against the LDCP Policies and is considered to be acceptable. It was noted that there would now be a wider gap at the Quarry Road junction but is not considered to be detrimental to the area. It was noted that the Applicant had no intention to replace the other tank at present. It was suggested that vertical pipes should be placed at the back of the tanks and as a condition, the tanks to be painted the same colour.</p> <p>Resolution: The application for Proposed removal of one of the Water Tanks and Replacing with a smaller Water Tank was approved with conditions as recommended by the PO with an additional condition for the tank to be painted the same colour and an “informative” for the vertical pipes to be placed at the back of the tank. A Decision Notice to issue.</p>	<p>CPO</p>
<p>2)</p>	<p>Application 2021/07 – Stevedores Building, Public Facilities and Siting of two Hyperbaric Chambers – lower Rupert’s Valley, adjacent to Rupert’s Lines – Programme management Unit (PMU)</p> <p>The PO presented this application. Following consultation with the St Helena Fire Service and the need for further details on the potential impact on the siting of the Two Hyperbaric Chambers in this location, the applicant has amended the proposal to exclude the two Hyperbaric Chambers from the development application. It was noted that the Planning Section was consulted prior to the submission of the development application with a</p>	

request that these proposals be considered as a minor variation to development permission 2020/41 for the container handling facilities. The request was not considered to be a minor variation due to the volume of the development. The site falls within the Coastal Zone and is not within any proposed conservation area. The land is relatively flat where no excavation works are proposed. As a result of the imminent development of Rupert's and its container handling facilities, this proposal relates to improving the current arrangements for both the Stevedores and facilities for the general public for recreational purposes and leisure of the Rupert's Beach area.

The development now includes:

Construction of a Modular Building for Stevedores

Construction of a Modular Building for Public Facilities

Installation of a Demountable Gate to the opening in Rupert's Line and Fencing

The Stevedores Mess was initially approved in a temporary location on the eastern side of the Wharf Road and adjacent to the proposed site within the vicinity of the Rupert's Lines. The Mess would now be positioned on the northern side of the shower facilities and the public facilities to the south. The footprint would replicate that of a standard 20ft Container and finished with an external treatment that is a smooth metal cladding.

The public facilities would be of the same dimensions and type where the external treatment would be smooth painted metal cladding. The building would be positioned parallel to the gabion wall, west of the new footpath. Although there are currently existing Toilets and Wash Facilities in the vicinity of the opening in Rupert's Lines to the Beach area, these would not always be available to the public when access to some areas would be limited. The showers installed in a recessed area between the buildings would provide a more Courtyard like environment with the orientation of the building, thereby creating an area that can provide natural surveillance for personal safety and prevention of vandalism. The black and grey water connection would be through the existing manhole that would be connected into the proposed sewage treatment plant.

It is proposed that the Demountable Gate be positioned in front of the existing opening in the Rupert's Lines, adjacent to the Cable Landing Station and the existing Toilet Block. The gate would be made from metal and painted in black and would be fixed to posts. The posts and the Gate would offset into the Rupert's Lines opening. As an objective, the gate could be

	<p>erected in the opening when access to the area is controlled due to port freight operations, as part of the wider security requirements and then removed when not required.</p> <p>The Fencing and the double Gate would be situated just north of the Sea Rescue Building. It would be erected away from the Historic Wall to the new Footpath measuring approximately 1.2m high with a design similar to those used for the Modular Cable Landing Station Compound and Port Container Compounds. It was noted that approval had been given by the Harbour Master for a lower height fence to be erected. It was also noted that the fencing details have not been fully assessed and therefore condition six relating to application 2020/41 states that the details of the security fencing in terms of its design, material and colour should be submitted and approved in writing by the CPO before it is erected.</p> <p>There were representations to this proposal. Mr Andrew Pearce was given permission to address the meeting on behalf of the St Helena Heritage Society. Mr Pearce did not have anything more to add.</p> <p>It was noted that there is no shielding for the external showers and it was suggested that some form of screening should be requested.</p> <p>Resolution: The Application for Proposed Stevedores Building and Public Facilities were supported by the Authority with a request for screening to the shower area. This application would be reported to the Governor in Council for final determination.</p>	<p>CPO</p>
<p>3)</p>	<p>Application 2020/89 – Proposed Construction of a Double Storey, One Bedroom Dwelling – Near Coleman’s Tower, Sapper Way – Sylvia Voce</p> <p>The CPO presented this application. The site falls within the Intermediate Zone and is not within any proposed Conservation Area, however it was noted that this development would sit very close to Coleman’s Tower, a listed structure. The access to this proposed development is by way of a footpath. The proposal is to cut an access down onto the site where a level platform would be created for the Construction of a Double Storey, One Bedroom Dwelling. There would be a shallow embankment of less than one metre at the centre of the site. There are car parking spaces to the west of the proposal and would form part of the landscaping at the front of the building. The footpath would be a much better access to serve both developments and the listed tower.</p>	

	<p>Members were reminded that in November 2020, a development proposal was approved adjacent to the northwest to Coleman’s Tower, however this development is much closer.</p> <p>There was a representation to this proposal. Mr Andrew Pearce was given permission to address the Authority on behalf of the St Helena Heritage Society.</p> <p>It was felt that there could be a possible safety issue with regards to the undermining of Coleman’s Tower and it was suggested whether Crown Estates, working closely with the St Helena Heritage Society, could make it safe and maintain it. Crown Estates to be made aware of the improved access. It was mentioned that the relevant SHG Authorities should consult with interested parties when contemplating excising land from protected uses that are no longer required, to make them available for future development. This should be brought to the attention of SHG.</p> <p>The Authority, in considering this application, requested that condition four in respect of the landscaping scheme be strengthened and that the colour of the proposed dwelling be the same as that of the previous application. A condition relating to an archaeology brief is also to be included.</p> <p>Resolution: The application for Proposed Construction of a Double Storey, One Bedroom Dwelling was approved with conditions as recommended by the PO subject to condition four being amended and an additional condition in respect of the archaeology brief. A Decision Notice to be issued.</p>	<p>PO</p>
<p>4)</p>	<p>Application 2018/88 – Proposed Construction of a Three Bedroom Dwelling – Red Gate, Blue Hill – Damon Bowers</p> <p>The PO presented this application. The site falls within the Intermediate Zone with no additional Conservation Area restrictions. The application is to construct a Three Bedroom Dwelling. With regard to positioning of the development, the site has moved approximately 4m further south to allow for sufficient on site manoeuvrability and better utilisation of the plot. There would be an embankment of 3m vertically in height. Water and electricity infrastructure would be arranged and connected by the Developer and approved by Connect St Helena Limited. The existing low voltage line running across the site is to be relocated. It is proposed to construct a Septic Tank Soakaway System within the property boundary. The percolation tests proved a satisfactory result. The proposal is consistent with development in the area and complies with the relevant LDCP policies. It was noted that the roof would be extremely high and no justification was submitted. The</p>	

	<p>Authority requested the PO to speak with the Applicant about this and subject to this being done, approved the application.</p> <p>Resolution: The Application for Proposed Construction of a Three Bedroom Dwelling was approved subject to the PO speaking with the Applicant regarding the height of the roof. A Decision Notice is then to be issued.</p>	PO
5)	<p>Application 2020/93 – Proposed Construction of a Two Bedroom Dwelling – Near Harlyn, Half Tree Hollow – Sheldon Grobler</p> <p>The PO presented this application. The site falls within the Intermediate Zone and not affected by any proposed Conservation Area. The application is to construct a Two Bedroom Dwelling within a metre of the dwelling to the North and also close to the property to the West of the site. The comments received from Stakeholders were noted. A legal agreement would be signed in respect of the sewage issue for that area. Concern was also expressed on the proximity of the fill and requested that this be conditioned.</p> <p>There was a representation from the owner of a neighbouring property which had been fully considered.</p> <p>The Authority expressed concern that Connect St Helena have no current plans to alleviate the problem of sewerage in Half Tree Hollow. It was stressed that there should be an alternative solution as there are homes being built but cannot be occupied because of the sewage capacity problem in the area. This should be brought to the attention of Connect St Helena.</p> <p>Resolution: The Application for Construction of a Two Bedroom Dwelling was approved as recommended by the PO with an additional condition to be placed in respect of the fill. A Decision Notice to issue.</p>	PO
6)	<p>Application 2021/01 – Proposed Construction of a Two Bedroom Dwelling – Upper Cleughs Plain – Nicole Anne Peters</p> <p>The PO presented this application. The site falls within the Intermediate Zone and not within any proposed Conservation Area. The application is to construct a Two Bedroom Dwelling. Excavation works would be undertaken where the platform would measure 20m x 12m at its widest point. Access to the site will be from the existing estate road on the western corner of the plot. The proposal would not detract from the amenity of the area. It meets the aims of the LDCP policies and can be supported.</p> <p>Resolution: The application for Construction of a Two Bedroom Dwelling was approved with conditions as recommended by the PO. A Decision Notice to issue.</p>	PO
7)	<p>Application 2021/02 – Proposed Alterations and Extension to Existing House to form a Dining Room, Bedroom and Verandah and Change of Roof Design.</p>	

	<p>The PO presented this application. The site falls within the Intermediate Zone and not within any proposed Conservation Area. The application is for alterations and extensions to the Existing House. As a result of the extension, the applicant also wishes to change the roof design that would drastically change the appearance of the building, where it was originally a gable and lean-to-roof and now the proposal is for a hip design. The proposal would not detract from the amenity of the area. It meets the aims of the LDCP policies and can be supported.</p> <p>Resolution: The application for Proposed Alterations and Extension to Existing House to form a Dining Room, Bedroom and Verandah and Change of Roof Design was approved with conditions as recommended by the PO. A Decision Notice to issue</p>	PO
8	<p>Application 2021/03 – Proposed Loft Extension – Thompsons Hill – Derek Henry</p> <p>The PO presented this application. The site falls within the Intermediate Zone and not within any proposed Conservation Area. The application is for alterations and a loft extension. The siting and orientation of the proposal would coincide with the existing house where it will be situated on the eastern gable end and facing a north easterly direction. The foot print would not protrude beyond the width of the existing property but as the proposal is one and a half storey, it would protrude beyond the current ridge line. It has been designed to correlate with the existing roof of the property. This proposal would not detract from the amenity of the area. The development meets the aims of the LDCP Policies and can be supported.</p> <p>Resolution: The Application for Proposed Loft Extension was approved with conditions as recommended by the PO. A Decision Notice to issue.</p>	PO

8. Approvals by CPO under Delegated Powers

<p>The following Development Application were dealt with under Delegated Powers by the Chief Planning Officer.</p>	
1)	<p>Application 2021/04:</p> <ul style="list-style-type: none"> – Requested : Full Development Permission – Proposal : Extensions to Existing House to form a Garage and a Patio – Location : Cow Path, Half Tree Hollow – Applicant : Shayla Ellick – Official : Ismail Mohammed, CPO – Approved : 24 February 2021

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)	<p>Application 2020/88/MV1:</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : To move the proposed Garage by approximately four feet to the South of the site – Location : New Ground – Applicant : David and Fiona McDaniel – Official : Ismail Mohammed, CPO – Approved : 28 January 2021
2)	<p>Application 2019/14/MV1:</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : To omit the proposed Patio Glass Doors and convert the Room from the approved Bedroom into an open Kitchen, Dining and Lounge area – To omit the Window within the proposed Kitchen to allow for cupboard space – To convert the Kitchen, Dining and Lounge area into Bedroom – To omit the intervening Lobby and – To omit Single Interior Door – Location : Wranghams, Sandy Bay – Applicant : Deborah Fantom – Official : Ismail Mohammed, CPO – Approved : 1 February 2021

10. Strategic Planning Matters

1)	<p>Rupert's Valley Development Plan</p> <p>The CPO reported that there has been little progress with regard to the completed draft of the RVDP. Work is in progress.</p>
2)	<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>
3)	<p>LDCP Review</p> <p>The CPO reported that the completion date for the review of the LDCP is the end of March or first week in April 2021.</p> <p>One Member highlighted that in a meeting held on the evening of 2 March 2021, it was mentioned that the Programme Management Unit (PMU) had already implemented the construction of the works at Rupert's Valley and that Crown Estates had already allocated crown land to St Helena Air Line (SHAL). The Member said that he would get</p>

	the recording of the meeting to all members of the Authority. It was requested that the CPO speak to PMU on this matter and to report back to the Authority.
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12. Any Other Business

There were no further business to discuss.

13. Next Meeting

The next LDCA Meeting is scheduled for Wednesday, 7 April 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