



**St Helena
Government**

MINUTES

Land Development Control Authority Meeting

Date : Wednesday, 24 November 2021
Time : 10 am
Venue : The St Helena Community College Large Conference Room, Jamestown

Present	Mrs Ethel Yon OBE	Chairperson
	Mr Paul Hickling	Deputy Chairperson
	Mr Gavin George	Member
	Mr Ralph Peters	Member
	Mr Lawson Henry	Member
	Mr Ismail Mohammed	Chief Planning Officer (CPO)
	Mr Shane Williams	Planning Officer (PO)
	Mrs Karen Isaac	Secretary
	Miss Kaylee O'dean-Piek	Admin Assistant
Apologies	Mr Ronald Scanes	Member
	Mr Gerald Yon	Member

Also in Attendance Two Members of the public

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. Application for LDCA Determination

Application 2021/90 – Development of a Satellite Earth Station Facility – Horse Point Plain, Bottom Woods - Network Access Associates Limited.

The CPO presented the application outlining the main issues for consideration as detailed in the “Handling Report”. It was acknowledged that this is a big project and the CPO apologised for the lengthy report and also for the long presentation. He advised that it was important to cover all aspects of the proposed development.

There were two public consultation meetings to seek the views of the community in respect of the proposal. A number of issues were raised at these meetings and clarifications were given. There were also a number of consultation responses which were considered. The CPO advised that the issues raised could be overcome with imposing conditions. It was highlighted that in the response from the Police Service, they advised that the development should include security lighting that are Dark Skies compliant. It was noted that an addendum had been produced in respect of the consultation response from the St Helena National Trust as a result of the Trust not meeting the consultation closing date. It was also noted that in the response from the Chief Environment Officer, she advised that to ensure the best possible outcome, a formal dialogue with Local Environmental Specialists and interested groups should be established.

The proposed development is supportive of the various LDCP policies. However, the issues that are of a concern are the assessment against the Coastal Zone Primary Policy and whether the EIA report assessing the impact on the local environment is sufficient.

The proposal would have an effect on the ecology of the area as this is a Greenfield site that has had no development activity. However, there are a number of developments and operations in close vicinity to the site. The site and the area in general has had a number of access tracks that are frequently used by vehicles that could be damaging to the area environment and the ecology.

The application could be supported as it could provide long term ecological benefits to the area as well as economic benefits that could enable further investment, encouraging economic growth and prosperity.

As the proposed development did not wholly complied with the LDCP policies, the Authority was advised to provide their observations and any concerns on the proposed development for referral to Governor in Council.

The Chairperson thanked the CPO for his detailed presentation.

Mr Andrew Pearce was allowed to speak in support of the comments received from the St Helena Heritage Society.

Members highlighted the environmental sensitivity of the area. It was also noted that wirebirds are in the area of the proposed development. It was stressed that careful consideration must be given to ensure that mitigation measures are in place, carried out and monitored. This should be reflected in the Decision Notice if the application by Governor in Council is approved. A condition should be imposed with regard to conservation management.

The comments from the St Helena Heritage Society were noted but it was felt that the Island has to develop and there would certainly be economical benefits. Members also advised that a Porta Loo should be on site and the Applicant be advised to take account of this. It was stressed that this should be tied in with the building and not constructed separately.

The Chief Environment Officer was commended by members on her assessment of this proposal.

There was unanimous support for the development from all members. The Chairperson advised that Executive Council would make the final decision on this application.

The Chairperson thanked members for their contribution.

Resolution: The Application for the development of a Satellite Earth Station facility was supported by the Authority as recommended by the CPO. Their comments regarding mitigation measures, the conservation management and the advice regarding the Porta Loo are to be referred to Governor in Council for final determination

4. Any Other Business

There were no other business to discuss.

5. Next Meeting

The next LDCA Meeting is scheduled for 01 December 2021.

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.

Chairperson to the LDCA

Date