



**St Helena
Government**

MINUTES

Land Development Control Authority Meeting

Date : Thursday, 6 October 2022
Time : 10 am
Venue : The St Helena Community College Main Hall, Jamestown

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| Present | Mr Paul Hickling | Deputy Chair |
| | Mr Gerald Yon | Member |
| | Mr Ralph Peters | Member |
| | Mr Lawson Henry | Member |
| | Mr Robert Thornhill | Chief Planning Officer |
| | Mr Shane Williams | Planning Officer |
| | Mrs Karen Isaac | Secretary |
| Apologies | Mrs Ethel Yon OBE | Chairperson (Sick) |
| Absent | Mr Ronald Scanes | Member (off island) |
| | Mr Gavin George | Member (off island) |

Also in Attendance One Member of the public

1. Attendance and Welcome

The Deputy 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 1 September 2022

The Minutes of meeting of 1 September 2022 were confirmed and signed by the Deputy Chairperson.

4. Matters Arising from Minutes of 3 August 2022

Application 2021/45 – Construction of a Three Bedroom Dwelling – Head O’Wain – Marjorie and David Harding

It was noted that the matter was discussed with the Ministers on 30 August 2022. No date for the Governor in Council meeting has been set. To be kept in view.

Application 2021/93 – Demolition of Existing House and Construction of a Two Storey Dwelling – Barracks Square, Jamestown – Neil George

Revised drawings are awaited.

Rupert’s Valley Development Plan

To be kept in view. Priority is being given to progressing the LDCP.

ACTION: CPO

LDCP

The CPO reported that good progress has been made with the LDCP. Consideration would have to be given to the timing of consultation on the document in the new year.

ACTION: CPO

Application 2020/87 – Rehabilitation of Field and Side Path Roads – PMU

A response to the letter is awaited from the Minister.

Unauthorised development – Cleughs Plain – Delray McDaniel

A revised Site Plan is awaited. Draughtsman is off island.

ACTION: PO/CPO

Excavation Works – Near Young’s Valley – Owner, Delray McDaniel

It was noted that while the owner’s family member is back on island, the Draughtsman is off island. Drawings are therefore awaited.

ACTION: PO/CPO

Excavation works – Near Youngs’s Valley – Owner, Belfred McDaniel

It was noted that while the owner’s family member is back on island, the Draughtsman is off island. Drawings are therefore awaited.

ACTION: PO/CPO

5. Building Control Activities

LDCA Members were given a list of Building Control Activities for the month of August 2022 for their information.

6. Current Planning Applications

LDCA Members were given a list of current Development Applications. There were 20 applications awaiting determination at the time of preparing the Agenda.

7. Applications for LDCA Determination

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| 1) | <p>Application 2022/54 – Construction of a Patio and Covered Area – Head O’Wain – Mario James Yon</p> <p>PO presented the application, outlining the main issues for consideration as detailed in the “Handling Report” and recommended approval.</p> <p>Following discussion, the Authority did not highlight any concerns or had any queries relating to the application.</p> <p>Resolution: The Application for Construction of a Patio and Covered Area was approved with conditions as set out in the Handling Report. A Decision Notice to issue.</p> <p>ACTION: PO</p> |
| 2) | <p>Application 2022/56 – Alterations and Extensions to Existing House – Guinea Grass – Jacqueline Williams</p> <p>PO presented the application, outlining the main issues for consideration as detailed in the “Handling Report” and recommended approval.</p> <p>Following discussion, the Authority did not highlight any concerns or had any queries relating to the application.</p> <p>Resolution: The Application for Alterations and Extensions to Existing House was approved with conditions as set out in the Handling Report. A Decision Notice to issue.</p> <p>ACTION: PO</p> |

8. Approvals by CPO under Delegated Powers:

The following Two Development Applications were dealt with under Delegated Powers by the CPO/PO.

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| 1) | <p>Application 2022/51:</p> <ul style="list-style-type: none"> – Requested : Full Development Permission – Proposal : Construction of a Double Garage – Location : Woody Ridge, Levelwood – Applicant : Simon Mendey – Official : Shane Williams, PO (authorised by Rob Thornhill, CPO) – Approved : 7 September 2022 |
| 1) | <p>Application 2022/53:</p> <ul style="list-style-type: none"> – Requested : Full Development Permission – Proposal : Construction of a Gabion Wall – Location : Longwood Hangings – Applicant : Karen Cooper and Katie West – Official : Shane Williams, PO (authorised by Rob Thornhill, CPO) – Approved : 7 September 2022 |

9. Minor Variations Approved by CPO:

The following Two Development Applications were approved as Minor Variations by the CPO. As is normal practice, key Stakeholders are approached when and where needed for Minor Variation Evaluation.

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|-----------|---|
| 1) | <p>Application 2019/67/MV2:</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : Alterations to the Construction of Garage and Deck. This was in respect of Construction of a Garage and Deck Extension to Existing House that was approved on 2 March 2020 – Location : Brewery Yard, Jamestown – Applicant : Ivy and Phillip Newman – Official : Robert Thornhill, CPO – Approved : 18 August 2022 |
| 2) | <p>Application 2017/93/MV1:</p> <ul style="list-style-type: none"> – Requested : Minor Variation – Proposal : Extension to form a Storeroom at the South West Side of Dwelling. This was in respect of the Construction of a Two Storey, Two Bedroom Dwelling that was approved on 1 November 2017 – Location : Near Three Tanks, half Tree Hollow – Applicant : Dave Yon – Official : Robert Thornhill, CPO – Approved : 23 September 2022 |

10. Strategic Planning Matters

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| 1) | Rupert's Valley Development Plan As advised at the last LDCA meeting, this is being dealt with by the CPO. The CPO to ascertain whether, in view of the amount of work already carried out in Rupert's, it is necessary to have a RVDP. To be addressed by the CPO once he has dealt with the LDCA. |
| 2) | Conservation Area Management Plan On hold whilst priority is given to a new LDCA. To continue as an item on the Agenda until finalised. |

11. Any Other Business

There was no further business to discuss.

12. Next Meeting

The next LDCA Meeting is scheduled for Thursday, 3 November 2022.

The Deputy Chair thanked Members for their attendance. The meeting closed at 1015 Hrs.

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

Deputy Chairperson to the LDCA

Date