



**St Helena
Government**

MINUTES

Land Development Control Authority Meeting

Date : Monday 19 December 2022
Time : 9.30 am
Venue : The St Helena Community College Main Hall, Jamestown

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

Also in Attendance Five members of the public including Applicant(s)/Objector(s)

1. Attendance and Welcome

The Chairperson welcomed all present and thanked Members for attending.

2. Declarations of Interest

Mr Paul Hickling, Deputy Chair advised that he is a member of the Utilities Regulatory Authority and asked whether he was required to declare an interest in respect of application 2022/86. The Chair, supported by the Members considered there was no conflict of interest in this case.

3. Confirmation of Minutes of 1 December 2022

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

4. Matters Arising from Minutes of 1 December 2022

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

It was noted that the Application was discussed at a Governor-in-Council meeting held on Friday, 18 November 2022. The Application was deferred by the Governor-in-Council. The CPO had met with the Applicants and explained to them the reason for the deferral.

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

A site visit to the property is being arranged by the Draughtsman together with the Engineer, Mr Christopher Peters. Revised drawings are still awaited. It was noted that the PO, who was dealing with this Application, was not available due to him attending a funeral, but the Authority would be updated at the next scheduled meeting.

ACTION: PO

Rupert’s Valley Development Plan

On hold whilst priority is being given to progressing the LDCP. It was questioned as to whether a RVDP is now in view of the developments that have already taken place there.

ACTION: CPO

LDCP

The CPO advised that there was nothing further to report since the last LDCA meeting. A special meeting would be arranged once the evidence based review of the LDCP is completed.

ACTION: CPO

Unauthorised development – Cleughs Plain – Delray McDaniel

A revised Site Plan is awaited. To be followed up by the PO.

ACTION: PO/CPO

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

Drawings are awaited. To be followed up by the PO.

ACTION: PO/CPO

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

Drawings are awaited. To be followed up by the PO.

ACTION: PO/CPO

5. Building Control Activities

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

6. Current Planning Applications

LDCA Members were given a list of current Development Applications. There were 13 applications awaiting determination at the time of preparing the Agenda.

7. Applications for LDCA Determination

1)	<p>Application 2022/79 – Construction of a Two Bedroom Dwelling – Near the Half Tree Hollow Supermarket – Chelsea Leo.</p> <p>CPO presented the Application.</p> <p>The site is located within the Intermediate Zone and there were no Conservation Area restrictions.</p> <p>The design has been given much thought to ensure it suited the size of the land. The comments received from Connect St Helena Limited and the Roads Section have been noted.</p> <p>The Application was assessed and it complied with the LDCP Policies and was therefore recommended for approval.</p> <p>Following discussion, it was noted that the proposed development would sit very close to the existing house and it was wondered whether the existing house would be demolished?</p> <p>A question was asked what were the current plans regarding the sewerage problem in Half Tree Hollow? The CPO said that Connect St Helena have been working on a proposal and it was hoped that this would come to some fruition in due course.</p> <p>Resolution: The Application for Construction of a Two Bedroom Dwelling was approved with conditions as outlined in the Handling Report. A Decision Notice to issue. ACTION: CPO</p>
2)	<p>Application 2022/83 – Balcony and Verandah - The Yacht Club, the Wharf, Jamestown – Iryna Moloshniak</p> <p>CPO presented the Application.</p>

	<p>The site is located within the Intermediate Zone and the Heritage Coast Conservation Area. The building is Grade Two Listed.</p> <p>The proposal was to Install a replica of the former small Balcony outside the first floor central doorway and Construct a free-standing larger Balcony/Verandah to be accessed from the smaller Balcony.</p> <p>The comments received from the Roads Section, Sure SA and Port Control have been noted.</p> <p>Two Representations were received, one in support of the Application and the other highlighting potential concerns.</p> <p>The Application was assessed against the LDCP Policies and was recommended that it be supported. A model of the proposal were shown to Members which they said were very helpful. The Application would need to be referred to Governor-in-Council and the views of the LDCA would be conveyed to GIC for final determination.</p> <p>Mr Andrew Pearce spoke in support of his Representation.</p> <p>Following discussion, it was highlighted that the proposal may impact the public walkway and that containers would still be transported along the wharf. It was pointed out that the area in front of the Yacht Club is a highway for pedestrians and it should be protected and therefore it was felt that this should be conditioned. It was noted that Port Control did not have any objection. Property Division did not respond even though the Applicant would need to obtain permission from them to carry out the proposal. It was further noted that the area is already being used for catering and that everything would change at the Wharf when the Port Facilities are removed to Rupert's. The proposed works could be taken away, if need be, as they were not attached to the building. Members supported the Application subject to a condition being added to take account of the pedestrian highway.</p> <p>Resolution: The Application for Balcony and Verandah were supported with the conditions as outlined in the Handling Report subject to a further condition being added regarding the pedestrian highway. To Governor-in-Council for final determination.</p> <p>ACTION: CPO</p>
3)	<p>Application 2022/84– Extension to Shop in construction to form Ground Floor Patio and 3 x 1 Bedroom Apartments on the First Floor – Near MTB's Shop, Half Tree Hollow – Melvin Benjamin</p> <p>CPO presented the Application.</p>

	<p>The site is located within the Intermediate Zone and has no Conservation Area restrictions.</p> <p>Development permission was granted in August 2022 for the Construction of a Shop on this site. The Applicant now wishes to construct a First Floor Extension of the Shop to form three One Bedroom Apartments.</p> <p>The comments received from Connect St Helena Limited and Sure SA were noted.</p> <p>The Application was assessed against the LDCP Policies and was recommended for approval.</p> <p>Following discussion, the Authority while noting that the Applicant had been in dialogue with the Building Inspectors, stressed that the Applicant should be advised to maintain the dialogue to ensure the building complied with the Building Regulations.</p> <p>Resolution: The Application for Extension to Shop in Construction to form Ground Floor Patio and Three by One Bedroom Apartments on the First Floor were approved with conditions as outlined in the Handling Report with an advisory to take account of the Building Regulations. A Decision Notice to issue.</p> <p>ACTION: CPO</p>
4)	<p>Application 2022/85 – Installation of a Window – Main Street, Jamestown – Cyril George</p> <p>CPO presented the Application.</p> <p>The site falls within the Intermediate Zone and the Historic Conservation Area.</p> <p>It is proposed to install a New Window to allow natural lighting into the Kitchen.</p> <p>The Application was assessed against the LDCP Policies and was recommended for approval.</p> <p>Following discussion, the Authority did not have any concerns or queries relating to the Application and therefore approved it.</p> <p>Resolution: The Application for Installation of a Window was approved with conditions as outlined in the Handling Report. A Decision Notice to issue</p> <p>ACTION: CPO</p>
5)	<p>Application 2022/86 Construction of a Reservoir and Expansion to Existing Reservoir - High Ridge, Levelwood - Connect St Helena Limited</p>

CPO presented the Application.

The site falls within the Green Heartland Zone with no Conservation Area restrictions.

It is proposed to Construct a New Reservoir as well as enlarging the Existing Reservoir.

An Environmental Impact Assessment (EIA) was undertaken where it was determined that all was in order to proceed.

The Application was assessed against the LDCP Policies and was recommended for approval.

The Applicant spoke in support of the Application.

Following discussion, one Member asked if other locations had been considered as he felt that an alternative could have been Sharks Valley. The Member further said that he would like to see some statistics on the rate of water collection and how long would it last. It was felt that Sharks valley has water flowing freely all through the year and would be a better place for the proposal. It was also asked whether there would be sufficient water to fill the Reservoir in a drought period. The Member highlighted that his property is adjacent to the Existing Reservoir and during the backwash process, he was concerned that water might run onto his land and could damage a private access road.

The Applicant was given the opportunity to address the Members concerns and gave an undertaking with regard to water entering his land to be looked into.

Resolution: The Application for Construction of a Reservoir and Expansion to Existing Reservoir were supported with the conditions as outlined in the Handling Report subject to an added condition to ensure water from the back washing process is appropriately managed and does not run onto neighbouring property. To Governor-in-Council for final determination.

8. Approvals by CPO under Delegated Powers: NIL

9. Minor Variations Approved by CPO:

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

1)	Application 2021/37/MV1: <ul style="list-style-type: none">– Requested : Minor Variation– Proposal : To Construct a Covered Walkway. This was in respect of Construction of a Fuel Station and Convenience Store that was approved on 29 November 2021– Location : Bottom Woods– Applicant : Crown Central Limited– Official : Robert Thornhill, CPO– Approved : 14 November 2022
-----------	--

10. Strategic Planning Matters

1)	Rupert's Valley Development Plan On hold until other priorities have been addressed.
2)	Conservation Area Management Plan On hold until other priorities have been addressed.
3)	Land Development Control Plan Review Reported upon under Matters Arising.

11. Any Other Business

There was no further business to discuss.

12. Next Meeting

The next LDCA Meeting is scheduled for Thursday, 2 February 2023.

The Chair took the opportunity of wishing everyone a happy Christmas and New Year and thanked them for their input and attendance throughout 2022. The meeting closed at 10:50 Hrs.

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

Chairperson to the LDCA

Date