



St Helena  
Government

# MINUTES

## Land Development Control Authority Meeting

Date : Thursday 4 May 2023  
Time : 10 am  
Venue : The St Helena Community College Main Hall, Jamestown

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<b>Present</b>	Mrs Ethel Yon OBE	Chairperson
	Mr Paul Hickling	Deputy Chair
	Mr Ronald Scanes	Member (Present for part of the meeting)
	Mr Lawson Henry	Member
	Mr Gavin George	Member
	Mr Gerald Yon	Member
	Mr Ralph Peters	Member
	Mr Robert Thornhill	Chief Planning Officer
	Mr Shane Williams	Planning Officer
	Miss Karen Thomas	Secretary

**Also in Attendance** One member 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. Confirmation of Minutes of 6 April 2023

The Minutes of meeting of 6 April 2023 were confirmed and signed by the Chairperson subject to the following amendment:

Under Heading **9. Minor Variations, No 2** should read

**Application 2018/56/MV1:**

This was in respect of Construction of a Two Bedroom Dwelling that was approved on 14 August 2018.

#### **4. Matters Arising from Minutes of 6 April 2023**

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

The PO advised that the applicant had advised that he intended to reduce the footprint by making the design smaller and changing the materials. The Planning Officer said he would continue to liaise with the applicant on future plans.

**ACTION:** PO

##### **Land Development Control Plan**

The Chief Planning Officer said that he would prepare recommendations for the new CPO before he leaves his role.

**ACTION:** CPO

The Advert for the second round of recruitment for CPO will close on 10 May 2023. An initial offer to the new successful applicant for the PO position had been made.

##### **Conservation Area Management Plan**

On hold until other priorities have been addressed and finalised.

**ACTION:** CPO

##### **Unauthorised development – Cleughs Plain – Delray McDaniel**

Waiting further details. PO to follow up.

**ACTION:** PO

##### **Excavation Works – Near Young’s Valley – Owner, Delray McDaniel and Belfred McDaniel**

The PO advised that drawings have now been received. The Developer had proposed further development works and as a result another site visit would have to be carried out.

**ACTION:** PO

## 5. Building Control Activities

LDCA were given a list of Building Control Activities for the month of March 2023 for their information.

## 6. Current Planning Applications

LDCA Members were given a list of current Development Applications. There were 4 applications awaiting determination at the time of preparing the Agenda.

## 7. Applications for LDCA Determination

1)	<p><b>Application 2022/02 (Retrospective Application) Siting of a Communal Bin Enclosure, Seaview, Alarm Forest: Waste Management Services, St Helena Government</b></p> <p>The CPO advised that after carrying out a site visit to find an alternative location for the communal bin, it was established that the current siting was the most practical solution, as it was the closest location for property owners in the area who use the bin. The selected site would not require more works to be carried out nor would consent from other landowners would be needed.</p> <p><b>Resolution:</b> Approved as recommended retrospectively in the Handling Report.</p>
2)	<p><b>Application 2023/16 – Proposed Covered Area, Timber Deck, Storeroom and Toilet Extension: Cliff Richards and Latoya Scipio</b></p> <p>The CPO presented the Application.</p> <p>The extension is near Phillip John’s Shop, St Pauls and within the Intermediate Zone. No representations were received with regard to this application.</p> <p>Following discussion the Authority supported the application and therefore gave it approval.</p> <p><b>Resolution:</b> Approved as recommended in the Handling report.</p>
3)	<p><b>Application 2023/13 – Construction of a 2 Bedroom Dwelling, Mulberry Gut: Mara O’Bey</b></p> <p>The PO presented the Application.</p> <p>The proposed construction site is near the junction from the Coltsheds onto the Haul Road and within the Intermediate Zone. All services could be provided to the property and access would be gained from the Haul Road. There were no objections from</p>

	<p>Consultees except for a comment from the Roads section stating that the applicant would have to mark the proposed start of the road where it intersects with the Haul Road for visual inspection before a final decision could be made.</p> <p>Following discussion, the Authority supported the application. Approval was therefore given and for the recommended conditions to apply.</p> <p><b>Resolution:</b> Approved as recommended with approved conditions.</p>
<b>4)</b>	<p><b>Application 2023/15 – Construction of a 3 Bedroom Dwelling, The Briars: Jodi Joshua</b></p> <p>The PO presented the Application.</p> <p>The proposed construction of the dwelling would involve the demolition of a derelict stone house. The site is within the intermediate zone.</p> <p>There were comments from Connect St Helena objecting on the basis of the lack of sewage infrastructure serving the Briars and Jamestown. The infrastructure problem would however be brought to the attention of the Applicant.</p> <p>Following discussion, the Authority supported and approved the application as recommended by the PO.</p> <p><b>Resolution:</b> Approved as recommended with the relevant conditions in the handling report.</p>

**8. Approvals by CPO under Delegated Powers:**

Nil

**9. Minor Variations Approved by CPO:**

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

<b>1)</b>	<p><b>Application 2022/75/MV1:</b></p> <ul style="list-style-type: none"> <li>– Requested : <b>Minor Variation</b></li> <li>– Proposal : Change to the location of solar panels</li> <li>– Location : Ruperts, Near Sea Rescue</li> <li>– Applicant : Capital Programme section</li> <li>– Official : Robert Thornhill, CPO</li> <li>– Approved : 29 March 2023</li> </ul>
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2)	<p><b>Application 2022/76/MV1:</b></p> <ul style="list-style-type: none"> <li>– Requested : <b>Minor Variation</b></li> <li>– Proposal : Change to the location of solar panels</li> <li>– Location : Ruperts, Near the Power Station</li> <li>– Applicant : Capital Programme section</li> <li>– Official : Robert Thornhill, CPO</li> <li>– Approved : 29 March 2023</li> </ul>
3)	<p><b>Application 2019/52/MV2:</b></p> <ul style="list-style-type: none"> <li>– Requested : <b>Minor Variation</b></li> <li>– Proposal : Changes to include a proposed basement level and the reduction in size of the balcony</li> <li>– Location : Hunts Vale, Alarm Forest</li> <li>– Applicant : Axel Oberem</li> <li>– Official : Robert Thornhill, CPO</li> <li>– Approved : 10 April 2023</li> </ul>
	<p><b>Application 2023/04/MV1:</b></p> <ul style="list-style-type: none"> <li>– Requested : <b>Minor Variation</b></li> <li>– Proposal : Change window to slide door on the front ground floor elevation</li> <li>– Location : Near Bells Cottage, China Lane, Jamestown</li> <li>– Applicant : Marjorie Harding</li> <li>– Official : Robert Thornhill, CPO</li> <li>– Approved : 17 April 2023</li> </ul>
	<p><b>Application 2021/64/MV3:</b></p> <ul style="list-style-type: none"> <li>– Requested : <b>Minor Variation</b></li> <li>– Proposal : Demolish Store room</li> <li>– Location : Two Gun Saddle</li> <li>– Applicant : Leroy Thomas and Annabell Crowie</li> <li>– Official : Robert Thornhill, CPO</li> <li>– Approved : 17 April 2023</li> </ul>

## 10. Strategic Planning Matters

1)	<p><b>Conservation Area Management Plan</b> Dealt with under Matters Arising.</p>
2)	<p><b>Land Development Control Plan Review</b> Dealt with under Matters Arising.</p>

## 11. Any Other Business

None

## **12. Next Meeting**

The next LDCA Meeting is scheduled for Thursday, 1 June 2023.

The Chairperson thanked Robert Thornhill, CPO for his contribution and support to the LDCA during his tenor of office. She also thanked Members for attending. The meeting closed at 11:15 Hrs.

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

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**Chairperson to the LDCA**

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**Date**