



**St Helena
Government**

No: 03/2023

GOVERNOR IN COUNCIL MEETING

Subject: DEVELOPMENT APPLICATION 2023/29:

Proposed Renovation of the HM Prison Workshop for Additional Cells & Conversion of the Pipe Store into a Rehabilitation Area

Presented by: Minister for Environment, Natural Resources and Planning Portfolio

Background

A development application was previously submitted for alterations to the Pipe Store referenced 2023/21. The proposal consisted of converting the southern section of the Pipe Store, where the steam engine is located, into dormitory cells with toilet and shower facilities, and communal area. This development application was deferred at the Land Development Control Authority (the Authority) meeting on 1st June 2023 as the Authority believed the steam engine was an important feature, which was not initially indicated on the drawings, and that a method statement should be submitted by the applicant to demonstrate how the steam engine could be removed before any decision could be made. Following the deferral of this application, the applicant has now submitted this revised scheme referenced 2023/29 to be considered by Governor in Council.

Decision Sought:

Governor in Council is asked to consider and advise whether Full Development Permission should be granted, with Conditions, as recommended for the Proposed Renovation of the HM Prison Workshop for Additional Cells & Conversion of the Pipe Store into a Rehabilitation Area.

Reason for Referral

The Development Application is being referred to Governor in Council in accordance with the Direction issued under section 23(1) of the Land Development Control Ordinance 2013 which requires the development of land which is (or is proposed to be) used for the custody of persons sentenced or ordered by a court to be imprisoned or otherwise detained, whether for a fixed period or indefinitely or otherwise for purposes connected with the administration of justice or emergency services to be referred to Governor in Council.

Comments of Land Development Control Authority

At the 6th July 2023 meeting of the Land Development Control Authority (the Authority), considered the Officer Report on the development application seeking FULL Development Permission. The report to the Authority is included as Annex A to this Report and sets out the relevant factors in relation to this application.

The Authority agreed with the Officers recommendation to grant permission for the proposal taking into account relevant policies in the Land Development Control Plan 2013.

The Authority recommends Governor in Council grant development permission subject to conditions in the Planning Officer Report (Annex A) and that Governor in Council should authorise the Attorney General (acting on behalf of His Majesty in right of His Government of St Helena) enter into a Section 25 Development Agreement with the developer stipulating the following:

- (a) All of the proposed work to the Pipe Store and the work to conserve and protect the Robey steam engine shall be agreed in advance with the Heritage Society and carried out in accordance with that agreement; and
- (b) On a date not later than three months after the new prison has been brought into operation, the use of the Pipe Store by the prison shall cease and the building shall be made over to the St Helena National Trust in perpetuity for museum purposes.

Christine Scipio
Minister,
Environmental, Natural Resources & Planning

28 July 2023