



**St Helena  
Government**

# MINUTES

## Land Development Control Authority Meeting

Date : Thursday 5 October 2023  
Time : 10 am  
Venue : Training Room 1, opposite 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 Gerald Yon	Member
	Mr Gavin George	Member
	Mr Shane Williams	Chief Planning Officer (Ag)
	Miss Petra Joshua	Planning Officer
	Miss Karen Isaac	Secretary
<b>Apologies</b>	Mr Lawson Henry	Member (Sick)
	Mr Ralph Peters	Member (Sick)
	Mr Ronald Scanes	Member (Sick)

**Also in Attendance** Two members of the public, including Applicant.

### 1. Attendance and Welcome

The Chairperson welcomed all present and thanked Members for their attendance.

### 2. Declarations of Interest

There were no Declarations of Interest to declare.

### 3. Confirmation of Minutes of 7 September 2023

The Minutes of meeting of 7 September 2023 were confirmed and signed by the Chairperson as a true record of the meeting.

#### **4. Matters Arising from Minutes of 7 September 2023**

##### **Land Development Control Plan (LDCP)**

On hold until a new CPO is recruited. It was noted that the applicant who was selected as the new CPO did not accept. No re-advertising had commenced as yet. The CPO (Ag) to follow up.

**ACTION:** New CPO/CPO (Ag)

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

On hold until a new CPO is recruited.

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

The CPO (Ag) advised that drawings have been received and the application would now be registered and actioned accordingly.

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

The CPO (Ag) advised that drawings have been received and the application would now be registered and actioned accordingly.

##### **Food Vendor at the Hospital**

The CPO (Ag) advised that he had sent an email to Ryan Backhouse stating that the Caravan needs to be removed when not in use or development permission should be sought in accordance with planning legislation. It was noted that a response was still awaited. The CPO (Ag) to follow up.

**ACTION:** CPO (Ag)

#### **5. Building Control Activities**

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

#### **6. Current Planning Applications**

LDCA were given a list of current Development Applications. There were 11 applications awaiting determination at the time of preparing the Agenda. It was noted that some applications are to be assessed and some are still in the advertising period. The Chairperson acknowledged that the Planning team have done extremely well in reducing the number of current planning applications.

## 7. Applications for LDCA Determination

1)	<p><b>Application 2023/40 – Construction of a Two Storey Dwelling – St Andrews Church, Half Tree Hollow: Diocese of St Helena</b></p> <p>The PO presented the Application.</p> <p>The site falls within the Intermediate Zone and has no conservation area restrictions.</p> <p>The application is for the Construction of a Two Storey Dwelling to house a new Vicar and also as the official meeting place for the Diocese of St Helena within the dedicated space for this. The building has been designed to sit upon a split level excavation to make best use of the natural gradient of the landscape and the available space within the property boundary. Some moderate excavation works would be required for the lower level of the development. Access would be gained from the north east side of the proposed dwelling, using an existing communal road within the neighbourhood. There would be sufficient space on the property for two parking spaces with enough room for manoeuvring. The proposed development would sit directly behind St Andrews Church and more towards the south side to minimise visibility from the main road and would not completely overshadow the prominent and longstanding Church which was noted is not a listed building.</p> <p>There were two Representations. The PO took members through and addressed the concerns raised in the representations.</p> <p>The PO, in assessing the proposal, advised that the proposed development would sit within a densely populated area of Half Tree Hollow with neighbouring properties in close proximity. There would be no issues regarding overlooking onto neighbouring properties as the development would face away from neighbours, overlooking St. Andrew's Church. The site visit by the Authority took note that space on the site was limited and was in close quarters with the neighbours. Therefore excavation and all development works would need to be carried out in an efficient manner to take into consideration the surrounding environment. The issue regarding the sewerage embargo on Half Tree Hollow, due to the area being fully capacitated, would require careful consideration by the Applicant. The concerns raised by a member of the public raised many issues which had been addressed in the Handling Report. Although the proposal deviates from the general design and scale of surrounding residential dwellings, it shares a very similar footprint to that of St Andrews Church.</p> <p>The Applicant spoke in support of the application.</p>
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	<p>Following discussion, Members had no issue in supporting the proposal in principle, as it is in accordance with the LDCP. It was acknowledged that while the new proposal would further add to the density of the built environment in Half Tree Hollow, it was possible to fit the proposed dwelling on to the site, but mitigation measures would need to be put in place to address the points of concern raised by a neighbour's representation. It was felt however that a 3D visual would be beneficial in terms of understanding how the development would appear in the immediate environment and the overall landscape. The Authority therefore requested that 3D visual would be beneficial in order to gain a better insight into the proposed development. The Application was deferred for the Applicant to produce 3D visuals.</p> <p><b>Resolution:</b> The application for Construction of a Two Storey Dwelling was deferred until 3D visuals are provided.</p>
2)	<p><b>Application 2023/43 – Alterations and Extensions to Existing House – Ropery Field, Longwood: Cherilee Thomas-Yon</b></p> <p>The PO presented the Application.</p> <p>The site falls within the Intermediate Zone and has no Conservation Area restrictions.</p> <p>The application is for alterations and extensions to existing house thus increasing the original footprint by more than fifty percent. The development would remain within the boundary lines with no requirement for excavation works. The extended areas are to the front and rear of the existing building. The external design and overall appearance of the building would be well proportioned. The proposal complies with the relevant policies of the LDCP and could be supported.</p> <p>Following discussion, the Authority did not have any concerns or queries and approved the Application.</p> <p><b>Resolution:</b> The application for alterations and extensions to existing house was approved with conditions, as outlined in the Handling Report. A Decision Notice to issue.</p>

**8. Approvals by CPO/PO under Delegated Powers: NIL**

**9. Minor Variations Approved by CPO/PO: NIL**

**10. Strategic Planning Matters**

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

## **11. Any Other Business:**

Member, Mr Gerald Yon advised that he would be leaving the island for a holiday on or about 21 October and returning on or about 11 November 2023. He was wished well for his UK holiday.

## **12. Next Meeting**

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

The Chairperson thanked Members for attending. The meeting closed at 11:05 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**