



**St Helena
Government**

MINUTES

Land Development Control Authority Meeting

Date : Thursday 7 December 2023
Time : 10 am
Venue : The Training Room One, opposite the St Helena Community College Main Hall,
Jamestown

Present	Mrs Ethel Yon OBE	Chairperson
	Mr Ronald Scanes	Member
	Mr Gavin George	Member
	Mr Lawson Henry	Member
	Mr Shane Williams	Chief Planning Officer (Ag)
	Miss Petra Joshua	Planning Officer
	Miss Karen Isaac	Secretary
Apologies	Mr Paul Hickling	Deputy Chair (Sick)
	Mr Gerald Yon	Member (Work commitments)
	Mr Ralph Peters	Member (Overseas)

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

1. Attendance and Welcome

The Chairperson welcomed all present for the last meeting of 2023 and thanked Members for their attendance.

2. Declarations of Interest

There were no Declarations of Interest to declare.

3. Confirmation of Minutes of 2 November 2023

The Minutes of meeting of 2 November 2023 were confirmed and signed by the Chairperson as a true record of the meeting.

4. Matters Arising from Minutes of 5 October 2023

Land Development Control Plan (LDCP)

The matter is on hold until the arrival of a new CPO in January 2024.

ACTION: New CPO

Conservation Area Management Plan

On hold until the arrival of a new CPO. It was noted that the CAMP and the LDCP would be additional work to be undertaken by the new CPO. It was further noted that a Committee was set up to take the LDCP forward. A question was asked whether the former CPO would consider completing the LDCP by working remotely on it. The Chair to speak with Rob Thornhill on the matter.

ACTION: Chairperson

Unauthorised Development – Old Block Yard, Cleughs Plain – Delray McDaniel

To be considered at the next LDCA meeting that is scheduled for 18 January 2024.

Excavation Works – Young's Valley – Delray and Belfred McDaniel

To be considered at the next LDCA meeting that is scheduled for 18 January 2024.

Food Vendor at the Hospital

The CPO (Ag) advised that he had sent an email to Georgina Young at Environmental Health asking for a date when Mr Backhouse was given a licence to operate but is still awaiting a reply. The Secretary to follow up.

ACTION: Secretary

Works at the Jamestown Swimming Pool

The CPO (Ag) advised that works have stopped at the Swimming Pool. A meeting is being arranged with the Works Team and the outcome when known would be communicated to LDCA.

ACTION: CPO (Ag)

Processes for Retrospective Applications

To be placed on a future LDCA Agenda for discussion.

5. Building Control Activities

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

6. Current Planning Applications

LDCA were given a list of current Development Applications. There were 12 applications awaiting determination at the time of preparing the Agenda. It was noted that there was a slight increase in development applications. Some applications are to be assessed, some are still in the advertising period and one awaiting the revision of the LDCP.

7. Applications for LDCA Determination

1)	<p>Application 2023/50 – Formation of Access Road – North Entrance to Wrangham’s, Sandy Bay: Pennell Fowler</p> <p>The PO presented the Application</p> <p>The site falls within the Intermediate Zone and has no Conservation Area restrictions.</p> <p>One Representation was received from a member of the public.</p> <p>The Application is for the formation of an Access Road to the Existing property. It is proposed that the new access road would begin to veer off the main road approximately 100m North of the entrance to Wrangham’s House, continuing along the perimeter of Mr Gregory Cairns-Wick’s land heading westward, following the contours of the terrain, below the main road and in the canopy of trees for the first 138 metres or so. The road would then make a 90-degree turn southward to proceed down towards Beale’s Cottage. The length of the entire Access Road would be 204 metres approximately. The material for the road surface would be crushed rubble. The proposal demonstrates the availability of safe vehicular access and would not be materially damaging to the amenity of the immediate area. No objections were received for the proposal.</p> <p>The proposal complies with the Intermediate Zone and Roads and Transport Policies in that it would serve as an Access Road to an existing property, that is the principal home of the applicant. A site visit was conducted on 24 October 2023 with the Planning Officer, Ag Chief Planning Officer and Mr Gregory Cairns-Wicks, whereby part of the path for the proposed new Access Road that runs in parallel with and below the main road was walked. The walkover proved to be a very useful exercise as it confirmed that the proposal was a viable development project that would serve the family and/or future users for many years to come.</p>
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	<p>The Applicant had been in consultation with the neighbouring property owner who was in agreement with the proposed development and also the Highways Authority. The proposal complies with relevant policies of the LDCP and could therefore be supported.</p> <p>Following discussion, it was noted that part of the land is crown to which Crown Estates was consulted. A question was asked whether there would be a scar if the proposal were to go ahead, but the advice given was that the scar would not be visible.</p> <p>The Authority did not have any further concerns or queries and approved the Application.</p> <p>Resolution: The Application for the Formation of Access Road was approved with conditions as outlined in the Handling Report. A Decision Notice to issue.</p>
2)	<p>Application 2023/52 – Removal of Water Tank Two – near the General Hospital, upper Jamestown: Connect St Helena Ltd</p> <p>The PO presented the Application.</p> <p>The site falls within the Intermediate Zone and the Jamestown Historic Conservation Area.</p> <p>A development Application (2020/94) was received in March 2020 for the Removal of the old Water Tank located closest to the Quarry Road in Upper Jamestown and Replaced with a slightly smaller Water Tank, but of the same design as the old Tank.</p> <p>The removal of the first old and corroded Water Storage Tank resulted in a new replacement Potable Water Tank that was commissioned earlier this year and is located on the same site. There are no provisions to erect any additional new Storage Tanks as an assessment of the existing new water storage that currently supports Jamestown, was not considered necessary at this time.</p> <p>The Removal of the second old Water Storage Tank that was proposed was supported by the ex- Chief Planning Officer, Mr Rob Thornhill, when he was approached by the applicant with the proposal, agreed that it should be removed for health and safety reasons as a result of the deterioration of the remaining Tank.</p> <p>The Application is to Dismantle, Remove and Dispose of the second, remaining deteriorated Steel Tank and all of the supporting structures, located near the General Hospital, Upper Jamestown. The reason for removing the old Water Tank is to mitigate any potential health and safety concerns in relation to the structural integrity of the tank and to also free up the footprint that it occupies for alternative use. There are no plans to replace the water Storage Tank as it had been established that the new potable water Storage Tank commissioned earlier this year, was sufficient support for Jamestown.</p>

In assessing the proposal, the primary considerations were the health and safety and structural integrity concerns, due to advanced corrosion of the remaining Water Tank. It is not categorised or listed as a conservation or heritage structure. Therefore, when considering the policies pertaining to conservation and built heritage, this old water storage tank could be permitted to be removed. In addition, due to the tank being in such a poor state, it does not positively contribute to the aesthetic within the street scene or the setting of the conversation area. The removal of the water tank would also mean creating opportunity for potential, alternative use of the vacant site. Furthermore, the recently installed potable water tank is considered to be sufficient water storage infrastructure for the demand of Jamestown. This development proposal would therefore be supported on the basis that it complied with elements of the Intermediate Zone and Jamestown Historic Conservation Area policies.

The Applicant spoke in support of the Application.

The Authority did not have any further concerns or queries and approved the Application.

Resolution: The Application for the Removal of Water Tank Two was approved with conditions, as outlined in the Handling Report. A Decision Notice to issue.

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

9. Minor Variations Approved by CPO/PO:

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

1)	<p>Application 2022/21/MV1:</p> <ul style="list-style-type: none">– Requested : Minor Variation– Proposal : To Continue with Development based upon site as excavated, relocate external staircase to south east elevation and installation of door and relocation of window in the Utility Room. This was in respect of the Construction of a Two Bedroom Dwelling that was approved on 2 June 2022– Location : Upper Cleughs Plain– Applicant : Melvyn Nandy– Official : Shane Williams, CPO (Ag)– Approved : 3 November 2023
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	Application 2018/75/MV1: <ul style="list-style-type: none">– Requested : Minor Variation– Proposal : Additional Concrete Columns at the front of the Dwelling. This was in respect of the Construction of a Four Bedroom Dwelling that was approved on 16 August 2019– Location : Terrace Knoll, St Paul's– Applicant : Andrew Crowie– Official : Shane Williams, CPO (Ag)– Approved : 27 November 2023
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10. Strategic Planning Matters

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

11. Any Other Business:

There were no further business to discuss.

12. Next Meeting

The next LDCA Meeting is scheduled for Thursday, 18 January 2024.

The Chairperson thanked Members for attending and wished everyone a very happy Christmas and new year. The meeting closed at 10:35 Hrs.

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

Chairperson to the LDCA

Date