



**St Helena
Government**

MINUTES

Land Development Control Authority Meeting

Date : Thursday 7 March 2024
Time : 10 am
Venue : The St Helena Community College Main Hall, Jamestown

Present	Mrs Ethel Yon OBE	Chairperson
	Mr Gerald Yon	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 Ralph Peters	Member (Sick)
	Mr Gavin George	Doctor's Appointment
	Mr Ronald Scanes	Member (Sick)

Also in Attendance Two members of the public. (Applicant/Objector)

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 8 February 2024

The Minutes of meeting of 8 February 2024 were confirmed and signed by the Chairperson as a true record of the meeting.

4. Matters Arising from Minutes of 8 February 2024

Land Development Control Plan (LDCA)

The matter on hold until the arrival of a new CPO.

ACTION: New CPO

Conservation Area Management Plan

The matter on hold until the arrival of a new CPO.

ACTION: New CPO

Unauthorised Development – Young’s Valley– Delray McDaniel

A revised design is awaited from the Applicant.

ACTION: CPO, Ag.

Food Vendor at the Hospital

Mr Ryan Backhouse had been contacted and had now submitted an application. The Acting Chief Planning Officer however said he is awaiting some further information before the application could be registered. To be followed up.

ACTION: CPO, Ag

Works at the Jamestown Swimming Pool

An amenity notice had been issued to Crown Estates. This would be followed up in six months’ time to ascertain whether the notice had been adhered to.

ACTION: CPO (Ag)

5. Building Control Activities

LDCA was given a list of Building Control Activities for the month of February 2024 for their information.

6. Current Planning Applications

LDCA was given a list of current Development Applications. There were 3 applications awaiting determination at the time of preparing the Agenda. One application awaiting revised drawing and two are awaiting assessment. Congratulations were extended to the PO and CPO, Ag for the reduction in the number of Development Applications that were outstanding.

7. Applications for LDCA Determination

1) Application 2023/34 – New Roof and Covered Area – Opposite Barracks Square, Upper Jamestown: Anthony Essex

The CPO, Ag presented the Application

The site falls within the Intermediate Zone and Jamestown Historic Conservation Area.

The property is Grade II Listed and is a two storey dwelling with ancillary structures to the rear. The proposal submitted initially was to construct a covered area at the rear of the building and alter the roof structure to tie the existing house roof into the extension. The roof change was to also fix the issue of water leaks due to insufficient roof pitch on the property at present.

One representation was received during the first consultation period.

It was determined that the proposal would adversely affect the appearance of the building by the introduction of an asymmetrical design, this would in turn alter what is considered the general character of symmetrical gables along the street frontages in Market Street. It was recommended to the applicant to re-consider the design of the roof.

A revised scheme was then submitted and was re-advertised for further comments from stakeholders and the public. Responses were received from Connect St Helena Water and Sewerage, Environment Management Division and Sure South Atlantic Limited with no objections one representation from a member of the public.

The building itself is listed and is situated within the Jamestown Historic Conservation Area. Much of the building's character however had been significantly altered since its listing with extensions and most notably a change to the roof style from hip to a shallow gable. The homeowner now suffers with continuous leaks particularly around the rear slope of the gable roof and where it joins onto the lean-to extension. The representation submitted highlighted an alternative solution of restoring the hip design and a lean-to for the extension. The homeowner advised however that this option was unaffordable. It was noted this was not a material planning consideration for the Authority.

In assessing the proposal, the Authority considered the setting of the development and the general context of Market Street, where most properties fronting Market Street has

symmetrical gables. Whilst it would have been better to have the roof style restored to a hip, it was a matter for Planning to assess what had been submitted for consideration and approval. Given that the roof gable would now incorporate the extension under one structure, this would inevitably affect the appearance of the original building as it would not retain its separation from the extension. Due to the siting of the building, particularly when viewed from the southern elevation, the proposed symmetrical gable would be seen as protecting the character of the area with its design in terms of the portion and details, and would be seen as an enhancement aesthetically.

Mr Andrew Pearce spoke in support of his representation.

A site visit by the Authority had been carried out at which it had been noted that the building was no longer in its original state. A number of changes have taken place such as the hip to now gable roof and the extension to the front and rear of the property. Considering the context of the area and the importance of the conservation area, it was considered by the Authority that the proposal would improve the appearance of the building and make it more aesthetically pleasing and therefore gave its approval.

The CPO Ag, noted that although the proposal did not conserve the building in its current state, he considered the proposal as protecting the character of the area within its design and overall could be seen as an enhancement to the appearance of the building and its setting.

Resolution: The application for a new Roof and Covered area was approved with conditions as outlined in the Handling Report. A Decision Notice to be issued.

2) Application 2023/54 – Construction of a Two Bedroom Split Level Dwelling – Young’s Valley: Belfred McDaniel

The CPO, Ag presented the application.

The site falls within the Intermediate Zone and has no conservation area restrictions.

Development permission was granted in 2003 where a three bedroom bungalow was to be constructed. A site plan was submitted and approved with a two terraced embankment. No section could be found on record, however in geo-referencing the approved site plan on GIS, from the top of the embankment to the site platform it would have measured approximately 12 metres in height. Vehicular access was to be formed from the north. Over the last twenty years excavation has been carried out to remove large boulders, however this had resulted in significant amount of excavation of the hillside which had deviated to what was approved, resulting in a new application being requested.

The proposal now is to construct a split level dwelling on the plot, the design would comprise a partially open planned kitchen and dining area, lounge, two bedrooms, shared bathroom and patio on the first floor, and carport on the ground floor. The external walls would be constructed from concrete blockwork, plastered then painted. The roof style of the dwelling would be of a gable design with the roof sheeting being IBR. Access would be gained from the existing track to north, where access will traverse over Crown land. A gabion had been proposed to provide some form of retainment. Electricity and water infrastructure is available south west of the plot, and sewage could be connected into a proposed septic tank and existing soakaway within the gut.

No representations were received.

Following discussion, the Authority felt that the site visit was very helpful. Concern was raised as to whether the gabion wall would need to be extended for the full height of the embankment along the access road. The Authority felt development needs to be carried out on the land as it would be very difficult to reinstate and would most likely be more of an eyesore. Furthermore it was believed that appropriate landscaping measures would soften the impact of what had been carried out and was content with the condition added by the CPO Ag in his recommendation and therefore gave its approval.

Resolution: The application for the construction of a Two Bedroom, Split Level Dwelling was approved with conditions as outlined in the Handling report. A Decision Notice to be issued.

3) Application 2024/03 – Construction of a One Bedroom Dwelling - Half Tree Hollow: Dave Yon

The PO presented the application.

The site falls within the Intermediate Zone and has no conservation area restrictions.

The developer proposes to construct a one-bedroom flat on his privately owned and vacant land, located behind his existing home. The design of the flat is a compact living space that consists of an adequately sized kitchen-dining area, a generous sized bedroom with ensuite shower and toilet, a separate guest toilet and a good sized lounge that leads on to a small patio area. It is proposed that the new development would be connected to the communal sewage system and rainwater and surface water would be captured in storage tanks and collected for landscaping. A new access road would be created off the main road to the new flat. Proposed materials are blockwork with plastered finish and IBR sheets for the roof.

There were no representations or objections from members of the public. There was one objection however from Connect St Helena Sewerage Division concerning the sewage embargo.

The development proposal is a compact design, approximately half the footprint of surrounding residential dwellings. The skillion styled roof reflects that of the applicant's other existing flat, that is also located on the same site, offering some consistency in the architectural style within the surrounding landscape. This added dwelling to the applicant's site would require some excavation, with a portion crossing over Crown land for the new access road, however, the applicant has engaged with Crown Estates and Roads Section and there were no objections to what was proposed. The applicant's agent had been made aware of Connect St Helena's objection regarding the embargo on sewage in Half Tree Hollow and an alternative solution had been suggested. Considering there had been an alternative solution, by means of an independent sewage treatment plant the proposal was progressed on this basis.

The overall design of the proposed flat is coherent in itself; a simple design of a smaller scale, made with same materials and finishes and matching roof design to existing flat, offer a signature aesthetic to the immediate area. Bearing this in mind, the development proposal could be supported as it has no adverse effect on the amenity or aesthetic of the immediate area. The proposal complies with the Intermediate Zone policies and therefore could be supported.

Following consideration, the Authority did not have any concerns, however a question was raised concerning the condition regarding the sewage embargo, and what was meant by 'or equivalent.' The CPO, Ag clarified that this covered any eventuality that should Connect St Helena Ltd cease to exist then it makes reference to whoever is the new Utility Service Provider.

The Authority gave approval for this development.

Resolution: The application for the construction of a One Bedroom Dwelling was approved with conditions as outlined in the Handling Report. A Decision Notice to be issued.

4) Application 2024/04 – Access Road - Deadwood: Councillor Rosemary Bargo

The CPO, Ag presented the application.

The location of the proposed development is situated on the Haul Road near Winifred Thomas's residence, and is designated within the Intermediate Zone and has no

conservation area restrictions. The proposal is to cut a 6 x 5m road to link the Haul Road and Deadwood Road, which will benefit residents within Deadwood access onto the Haul Road without needing to use the single track to the junction with Foxy's Garage.

No representations or objections were received from stakeholders or the public.

Following consideration, the Authority did not have any concerns or comments and therefore gave its approval.

Resolution: The application for Access Road was approved with conditions as outlined in the Handling Report. A Decision Notice to be issued.

5) Application 2024/06 – Construction of a One Bedroom Dwelling – Coltsheds, Longwood: Michael Richards

The PO presented the application.

The site is within the Intermediate Zone and has no conservation area restrictions.

The applicant proposes to construct a one-bedroom bungalow with garage attached, orientated toward the west, on his privately owned land. The site requires some excavation but the dwelling footprint sits well within the boundary lines. The layout of the bungalow consists of an open plan kitchen, dining and lounge area, a generous sized bedroom, an ample sized bathroom and toilet combined and a single garage with store room to the rear. The proposed roof would be a hip design with a total of twenty four photovoltaic (PV) panels affixed. The total footprint of the bungalow would be 128m² approximately. It is proposed that sewage would be dealt with by means of a new septic tank and soak away system, but due to an unsatisfactory percolation test result, the developer had been advised that an independent sewage treatment plant would have to be used instead. Rainwater and surface water would be captured in storage tanks. An improved access road would be created from the existing, coming from the South. Proposed materials are blockwork and IBR sheeting for the roof.

No representations or objections were received from stakeholders or the public.

The development proposal is a simple bungalow design with a similar footprint of surrounding residential dwellings. The entire development sits within the applicant's boundary lines including the proposed sewage and soakaway system. Materials used to construct the development are in keeping with that of buildings in the local area. The overall design of the proposed bungalow is coherent in itself and with neighbouring properties. The proposal could be supported as it has no adverse effect on the amenity

	<p>or aesthetic of the immediate area. The proposal complies with the Intermediate Zone policies and therefore could be supported.</p> <p>Following consideration, the Authority did not have any concerns or comments and therefore gave its approval.</p> <p>Resolution: The application for the construction of a One Bedroom Dwelling was approved with conditions as outlined in the Handling Report. A Decision Notice to be issued.</p>
6)	<p>Application 2024/08 – Extensions to Existing House – Cow Path, Half Tree Hollow: Danica Ellick</p> <p>The site is within the Intermediate Zone and has no conservation area restrictions.</p> <p>The development proposal is an extension to existing house to form an additional bedroom, bathroom and patio area to the northeast side, creating an ‘L’ shaped dwelling. A decking area to the west side of the extension, at the front of the house, is also proposed. The modifications doubles the footprint of the existing dwelling, however, it remains within the confines of the property boundary lines. No excavation is required for the new development. The materials used would be in keeping with the existing building, using concrete blockwork and IBR sheeting for the roof. The new roof covering the extension would also comply with the existing gable style.</p> <p>No representations or objections were received from stakeholders or the public.</p> <p>The overall design of the finished proposal is coherent within itself and with neighbouring properties. Therefore, the development proposal could be supported as it has no adverse effect on the amenity or aesthetic of the immediate area. The proposal complies with the Intermediate Zone policies and therefore could be supported.</p> <p>Following consideration, the Authority did not have any concerns or comments and therefore gave its approval.</p> <p>Resolution: The application for Extensions to Existing House was approved with conditions as outlined in the Handling Report. A Decision Notice to be issued.</p>

8. Approvals by CPO/PO under Delegated Powers:

The following Development Application was dealt with under Delegated Powers by the CPO, Ag/PO:

1)	Application 2024/01:		
	– Requested	:	Full Development Permission
	– Proposal	:	Construction of a Double Garage
	– Location	:	The Briars
	– Applicant	:	Mr Cyril Fowler
	– Official	:	Petra Joshua, PO authorised by CPO (Ag)
	– Approved	:	1 February 2024

9. Minor Variations Approved by CPO/PO:

The following Development Application was approved as Minor variation by the CPO, Ag. As is normal practice, key stakeholders are approached when and where needed for minor variation evaluation.

1)	Application 2021/90/MV2:		
	– Requested	:	Full Development Permission
	– Proposal	:	To relocate Satellite Antenna Pads and interconnecting Access Roads. This was in respect of the development of a Satellite Earth Station Facility that was approved on 24 December 2021.
	– Location	:	Horse Point Plain, Bottom Woods
	– Applicant	:	Network Access Associates Ltd C/o Mr Adam Yon
	– Official	:	Shane Williams, CPO (Ag)
	– Approved	:	8 February 2024

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. Both the CAMP and the LDCP should be brought to the attention of the new CPO to deal with.

11. Any Other Business:

The CPO, Ag requested permission from the Authority to issue an Amenity Notice on a property within Jamestown, as it was considered injurious to the amenity of the neighbouring development and was not in a safe condition. The CPO, Ag and the Civil Engineer had visited the property and a list of recommendations were presented to the Authority in a form of a draft

notice. The Authority was content for the notice to issue subject to some amendments on the wording of the notice, giving three months for the recommendations to be implemented by the landowners.

The CPO, Ag provided some additional information on the minor variations that had been processed in relation to the Cannery and Space Park at Horse Point. It was mentioned that communication between both developers were good, with regard to both projects.

12. Next Meeting

The next LDCA meeting to be agreed.

The Chairperson 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.

Chairperson to the LDCA

Date