



**St Helena  
Government**

# MINUTES

## Land Development Control Authority Meeting

**Date** : Monday, 17<sup>th</sup> June 2024  
**Time** : 10 am  
**Venue** : St Helena Community College Main Hall, Jamestown

---

<b>Present</b>	Mrs Ethel Yon OBE	Chairperson
	Mr Gavin George	Member
	Mr Ian Gough	Member
	Mr Ronald Scanes	Member
	Ms Patricia Coyle	Head of Planning & Building Control (HoP&BC)/Chief Planning Officer (CPO)
<b>Apologies</b>	Miss Petra Joshua	Planning Officer (PO)
	Miss Caitlyn Buckley	Secretary
	Mr Paul Hickling	Deputy Chair (Medical Overseas)
	Mr Gerald Yon	Member
	Mr Lawson Henry	Member
	Mr Shane Williams	Planning Officer (Overseas Conference)

### Also in attendance:

Minister Christine Scipio; Miss Alfreda Yon and Mr Paul Scipio, EDIP Representatives

### 1. Attendance and Welcome

The Chairperson welcomed all present and thanked Members for their attendance. A warm welcome was extended to Mr Ian Gough, new member of LDCA.

### 2. Declarations of Interest

There were no Declarations of Interest to declare.

### 3. Applications for LDCA Determination

**1) Application 2024/17 – Amendments to Application 2020/41 – Rupert’s Container Handling Facilities – Lower Rupert’s Valley: Programme Management Unit, St Helena Government**

CPO gave a brief outline of the original application submitted/approved and made Members aware that several minor changes had been made to it. CPO referred to the site visit to Rupert’s that took place on Tuesday, 11<sup>th</sup> June 2024 and briefed the Members of the Authority of the proposed changes after showing the original layout and provided an update on the progress of the development. The Authority was made aware that there were limited external changes that would adversely alter the appearance of the building.

Some concerns were raised from some members of the public with regard to the effect this building development would have on the surrounding area. CPO advised that there would be no impact to any historic assets or on occupiers of residential properties. Chair and Members gave opinion that the proposed development might enhance the building.

Members questioned the garage doors and as they are still a part of the revised layout, would they still be used as previous planned. It was confirmed that this section of the PCB building would still be used as planned.

A Member asked if there were standards for WCs. CPO said this would be dealt with under the Building Regulations which would follow if the Development Application is approved.

It was queried if the increase of number of people to occupy the building would be a safety issue when it comes to evacuating in the case of a fire. CPO said this was to the discretion of the Fire Department. Members felt that the Fire Department should be involved but there had been no response from them. CPO would follow up with them for a report. However, EDIP Representative (who was present in the audience) informed the meeting that the Fire Department had provided a signed report pointing out that the fire layout had been redesigned. The report had been passed to Building Inspectors.

Chairperson pointed out the number of responses to the application was poor and she would need to speak with Chief Secretary about this.

Members asked if there would be enough parking spaces available if occupants decided not to use the transport service that would be provided. CPO confirmed.

The Authority recommended approval and that the Application be referred to Governor-in-Council (GiC) for consideration and approval.

**2) Application 2024/16 – Installation of Sump Tank with Macerator and Lift System – Colt Sheds, Longwood: Marvin Benjamin, C/o Russell Yon**

PO gave an outline and the reason for the Application. It was made known that Connect St Helena had given permission to the applicant to carry out excavation works on the public highway. However due to the excavation on public highway, the access road for residents would need to be closed. PO advised that there is another access road for the affected residents. After a review, it

was stated that this development would have no effect on the surroundings as this development would be within the applicant's boundary.

Following discussion, the Authority gave approval with conditions as recommended by the Planning Officer.

**3) Application 2024/13 – Installation of Fence (Retrospective Application) – The Coffee Shop, Jamestown: Jill Bolton**

CPO gave an outline of the application. It was stated that the fence was installed for security reasons due to vandalism. Two representations were received: one from a member of the public and the other from the Heritage Society, both objecting to this development.

Members were concerned as the fence had been installed in a Conservation Area. It was felt that the fencing was out of place and was incongruous. It was mentioned that CCTV should have been enough to secure the Coffee Shop.

CPO recommended that an Enforcement Notice be given for the fencing to be removed to enable another option to be found. If the applicant wished to install another fencing of some kind, planning permission would need to be sought.

The Authority supported the recommendation of the CPO for refusal and the proposed Enforcement Notice of three months.

The Application to be referred to Governor-in-Council with recommendation that it be refused.

**4) Application 2024/14 – Erection of a Carport/Shade – Villa Le Breton, Upper Jamestown: Virginia Benjamin**

PO gave an outline and the reason for the Application. It was mentioned that there were no objections or concerns from members of the public or any of the stakeholders. A Member questioned whether roofs of buildings in Jamestown required to be a specific colour and, if so, did this requirement applied to this Carport/Shade. PO advised that she would look further into this and possibly recommend change of colour to the applicant. CPO suggested that a planning condition could be attached to reflect the existing roof colour of the building in line with the adopted Roof Colour Policy.

The Authority approved the Development Application with conditions, as proposed in the Handling Report, plus an additional condition regarding the roof colour.

**4. Any other Business**

No other business to discuss

**5. Next Meeting - 04<sup>th</sup> July 2024**

The Chairperson thanked Members for attending. The meeting closed at 11.27 Hrs.

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

---

**Chairperson to the LDCA**

---

**Date**