

LAND DEVELOPMENT CONTROL COMMITTEE MINUTES FOR THE EXTRA- ORDINARY MEETING HELD ON 15 FEBRUARY 2021

OUTSTANDING APPLICATIONS

Please note that the following information clause is attached to the decision notice of all building applications in full that are approved with or without conditions:

NB. This permission does not in any way constitute a waiver of the need to obtain building permission for this proposed development and any other necessary Government licenses and or permits that may be required. The applicant is responsible for obtaining all necessary licenses that may be required.

20/0314 Port Terminal Building, Blowing Point (Block 28409B Parcels 26, 31, 35, 39 and Block 38409B Parcels 4 and 59) **AASPA/Government of Anguilla.**

Refused for the following reasons:

- i. The site forms part of a larger area of land identified in the 2008 Master Plan, Port of Blowing Point, including the recent lands acquired and allocated for port development for which a comprehensive scheme, had been prepared by Jacobs Consultancy, Canada. This Master Plan was subsequently accepted as GOA's policy for the Blowing Point Port development. The plan submitted for consideration constitutes piecemeal and disjointed development of the ferry terminal facility and does not demonstrate any interaction or correlation with the land previously earmarked in the comprehensive Master Plan. Therefore, this proposal is unsatisfactory as it would prejudice the future development of the remaining lands previously allocated for the wider port development;
- ii. The irregular shape and limited size of the land at the proposed site does not support the present layout and proper functionality of the ferry terminal. Furthermore, the inadequate and insufficient space do not allow for proper traffic circulation and vehicular maneuverability on the site;
- iii. Satisfactory provision has not been made in the layout plan for a proper carriageway that will be practical for two-way commercial traffic traversing to and from the ferry terminal. The existing Right-of-Way is 18 feet wide, which was approved for residential development when the parcels were subdivided. The minimum standard required for commercial use is 25 feet wide, which is the minimum width required under Government of Anguilla policy to ensure the safety of pedestrian and vehicular users;
- iv. The development proposed and in the position intended would adversely affect the coastline and marine environment being that it is approximately 6 feet from the boundary line and would therefore require reclamation works that are not planned for, nor critically assessed by the Land Development Control Committee in order to mitigate adverse impacts on the marine environment; and
- v. The development proposed and in the position intended would subsume the long established public road and restrict public access to the beach. The proposed development makes no provision for a suitable alternative access to the beach. This is contrary to and contravenes Government's long established policy of ensuring and providing public access to beaches.

21/0024 Duplex, George Hill (Block 48613B Parcel 370) **William Newton**

Approved with the following conditions:

- i. The development as being built supersedes all previously granted planning permits; and
- ii. The building shall not exceed 12 feet 6 inches' maximum height at any point.

21/0038 Parking Lot and Working Area for Heavy Equipment, South Hill (Block 08412B Parcel 260) **Mr. and Mrs. Peterson and Judica Connor.**

Approved subject to discussion with the agent regarding a 6 inch kerb being shown on the site plan with a swale of 12 inches.

This application will be approved with the following conditions:

- i. All engineering operations in connection with the proposed development shall be carried out in accordance with the approved specifications and shall be completed and maintained to the satisfaction of the Chief Engineer within the Department of Infrastructure prior to the occupation of any building erected on the land in accordance with the terms of this application; and
- ii. Any fence or barrier enclosure erected along the Hubert Hughes Drive must be setback a minimum distance of four (4) feet from the edge of the kerb.

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Vincent Proctor
Secretary

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Aidan Harrigan
Chair