

**LAND DEVELOPMENT CONTROL COMMITTEE  
MINUTES FOR THE MEETING HELD ON  
16 SEPTEMBER 2021**

***1. 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.*

21/0101 Apartments (8 Units), George Hill (Block 38713B Parcel 198) **Moises Oliver**

***Approved with the following condition:***

The building shall not be utilised until the on-site accesses (roads etc.) and parking lots have been paved with concrete, asphalt, or any other hard surface approved by the Chief Engineer of the Department of Infrastructure. They must be constructed and maintained to the satisfaction of the Chief Engineer at the Department of Infrastructure.

21/0166 Amendment to Dwelling House, North Side (Block 58816B Parcel 560) **Peter & Jeannette Lamontagne**

***Approved exceptionally:*** Bearing in mind that the building is 15ft 9inches from the right-of-way and the acceptable standard is 16ft, the Committee decided to approve it.

21/0191 Food Mobile Trailer, The Valley (Block 48814 Parcel 281) **Andrie Connor**

***Refused*** for the following reasons:

- i. the proposed development does not have any running water and bathroom and is therefore considered to be unsafe on health and safety grounds;
- ii. the development of a food mobile trailer at that particular site is considered to be dangerous and unacceptable on road safety grounds due to its proximity to a major junction and a school. There is particular concern regarding the potential conflict that exists with vehicles travelling along the main road and the patrons congregating beside the food trailer which is in very close proximity to the busy carriageway; and
- iii. the proposed development as sited would not provide suitable accommodation within the curtilage of the site for parking, loading and unloading of vehicles in connection with the use of the site. Such development would result in the parking of vehicles in the junction and on the carriageway, thereby increasing the hazards along this section of the roadway.

21/0206 Subdivision, South Hill (Block 38511B Parcel 299) **Vincent K. Carty**

***Deferred*** for a registered access from the parcel to the main road.

21/0211 Subdivision, North Hill (Block 08413B Parcel 140) **David Carty**

***Deferred*** for:

- i. a registered access from the parcel to the main road; and
- ii. a meeting of the LDCC with Mr. Carty and/or his agent scheduled for Monday 27 September 2021.

**Note:** *As a result of deliberations coming out of Vincent K. Carty's, David Carty's and many other previous applications in which development has deferred for registered access, the Committee agreed on a decision to approach the Ministry of Infrastructure requesting that they take the lead develop a program to remedy road registration. The ExCo. has previously mandated the need to address such issues (see Ex Min 19/479).*

21/0235 Pig Pen, The Farrington (Block 69014B Parcel 272) **Cordell Richardson**

**Approved** with the following conditions:

- i. Permission is granted for a period of one (1) year effective from 16 September 2021-15 September 2022. If there is a desire to continue the business for another year or more, then permission must again be sought from the LDCC to do this 60 days before the date of expiry of this permission. Upon expiration of planning permission, the use of the land for the pig pen shall be discontinued unless otherwise agreed upon in writing with the Land Development Control Committee;
- ii. The owner/operator is responsible for the removal of all garbage and waste material and shall carry out such works in accordance with specifications approved by the Principal Environmental Health Officer of the Environmental Health Unit within the Department of Health Protection;
- iii. All operations in connection with the proposed development shall be carried out in accordance with specifications approved by the Principal Environmental Health Officer of the Environmental Health Unit within the Department of Health Protection and completed to his or her satisfaction.

**Note:** *The Principal Planning Officer asked for documentation of his objection to the Committee approving a pigpen in this neighborhood and made a clarion call for the Committee to reconsider its decision against the guidelines set out in the National Land use Plan. He stated that over the years, the Plan has been used as a guide thereby encouraging landowners and developers to develop their land accordingly. He added that lands along the main road have been used for mixed uses while the interior (exactly where the farm is located) have been earmarked for residential development. He further argued that those lands in the area (including the subject parcel) were recently subdivided for residential purposes and there are legitimate expectations among the new beneficiaries that any development on those lands would be compatible with the use set out in the Plan.*

*He pointed out that he has had several verbal objections from the existing school, businesses, and some landowners in the area. He also indicated that the Committee had granted permission for several residences in the area and that some of these landowners have already begun to build their homes and therefore he could not support the decision.*

21/0276 Dwelling House, Island Harbour (Block 89319B Parcel 111) **Darnley Hodge**

**Approved**

21/0290 Food Stall, The Valley (48814B Parcel 243) **Juan Mejia**

**Approved** with the following condition:

Permission is granted for a period of one (1) year effective from 16 September 2021-15 September 2022. If there is a desire to continue the business for another year or more, then permission must again be sought from the LDCC to do this 60 days before the date of expiry of

this permission. Upon expiration of planning permission, the use of the land for a food stall shall be discontinued unless otherwise agreed upon in writing with the Land Development Control Committee.

21/0299 Subdivision, Stoney Ground (Block 68915B Parcel 32) **Annette Michelle Brazier and Anthony James Rogers.**

***Approved***

## ***2. PLANNING APPLICATIONS RECEIVED SINCE 6 August 2021***

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.

21/0232 Food Stall, The Valley (Block 58814 Parcel 68) **Roxanne Benjamin**

***Refused for the following reasons:***

- i. the proposed development will be located in a major traffic island which is surrounded by four roadways. There is particular concern regarding the potential conflict that exists with vehicles travelling along the main road and the students and patrons congregating beside the food stall which is in very close proximity to the carriageway. This is a hazard and therefore unacceptable on road safety grounds;
- ii. the proposed development as sited would not provide suitable accommodation within the curtilage of the site for parking, loading and unloading of vehicles in connection with the use of the site. Such development would result in the parking of vehicles on the carriageway, thereby increasing the hazards along this section of the roadway and negatively impacting the traffic circulation; and
- iii. the stall would be located in close proximity to a garage that does auto body repairs, which includes spray painting. The risk of air borne contaminants delivered to food through spray painting would be too great a risk.

21/0253 Dwelling House, Cauls Bottom (Block 69014B Parcel 298) **Shakeema Carty**

***Approved Under Delegated Authority on 13<sup>th</sup> September 2021***

***21/0303 Cancelled***

21/0304 Apartment (3 Units) Cauls Pond (Block 69014B Parcel 78) **Melissa Meade**

***Approved Under Delegated Authority on 15 September 2021.***

21/0305 Additional Unit, Cul-De-Sac (Block 28309B 254) **Shayne Richardson**

***Approved*** subject to the description of the use being correctly stated on the application form.

21/306 Subdivision, Long Bay (Block 28010B Parcel 263) **Barbara Kenworthy**

***Deferred*** for:

- i. the area of the parcel to be stated on the application form; and

- ii. discussion with the agent regarding seeking alternative access to Lot 1.

21/0307 Subdivision, South Hill (Block 28311B Parcel 288) **Shana Sloane Diandra Hughes Attorney for Sandra A. Hughes**

*Deferred* for a registered access from the parcel to the main road.

21/0308 Subdivision, Little Dix (Block 68915B Parcel 115) **Samuel Smith**

*Approved.*

21/0309 Subdivision, West End (Block 18010B Parcel 187) **Elflida & Vernetta Hughes**

*Approve* subject to:

- i. a turn-around point being shown; and
- ii. all buildings being shown on the subdivision plan.

21/0310 Office, Storage & Garage, (Block 28211B Parcel 412) **Calypso Charters**

*Approve* subject to the parcel being highlighted on the location map.

21/0311 Duplex, Cauls Bottom (Block 69015B Parcel 253) **Rose-El Richardson and Radyka Adams**

*Approve* subject to:

- i. the front and back elevation being correctly labeled; and
- ii. the description of the use being correctly stated.

21/0312 Subdivision, The Cove (Block 28010B Parcel 335) **Rhona V. Richardson**

*Approve* subject to the straightening out of the curve in the proposed 20ft wide right-of-way.

21/0313 Dwelling House, South Hill (Block 38411B Parcel 295) **Tameisha J. Ible**

*Approve* subject to correct labelling of the elevation plans.

21/0314 Duplex, North Side (Block 55816B Parcel 596) **Heather Morris**

*Approved Under Delegated Authority on 10 September 2021.*

21/0315 Was tabled at the meeting of 26 August 2021.

21/0316 Duplex, Cauls Pond (Block 69014B Parcel 297) **Yvonne Baird**

*Approved Under Delegated Authority on 07 September 2021.*

21/0317 Change of Use from Commercial Retail, Offices to Hardware Store, West End (Block 18010B Parcel 99) **Zhuopin Chen**

*Approve* subject to the scale being shown on the floor plan.

21/0318 Dwelling House, South Hill (Block 38511B Parcel 205) **Nicole Alleyne**

*Approved Under Delegated Authority on 13 September 2021.*

21/0319 Dwelling House, Sachasses (Block 48714B Parcel 757) **Shaquan Charles**

*Approved Under Delegated Authority on 10 September 2021.*

21/0320 Subdivision, West End (Block 28010B Parcel 112) **Clint Lake**  
*Approved*

21/0321 Duplex, Black Garden (Block 58716B Parcel 407) **Alexander and Genefa Fedee**  
*Approve* subject to the description of the use being correctly stated as ‘Duplex’ on the application form.

21/0322 Subdivision Long Pond (Block 79113B Parcel 59) **Claudius Antonio Matthew**  
*Approve* subject to the correct ownership being stated on the application form. This application will then be approved with the following condition:

*Lot 2 must be amalgamated to Parcel 186 and a restrictive covenanat shall be entered on the Land Register.*

21/0323 Dwelling House and Studio Apartment, Cauls Pond (Block 69016B Parcel 213) **Leah Foster Vanterpool**  
*Approve* subject to the description of the use being correctly stated on the application form.

21/0324 Housing Development, West End (Block 17809B Parcel 146) **Ira and Bonnie Bloom`**  
*Approved* with the following condition:  
The building shall not be utilised until the onsite accesses (roads etc.) and parking lots have been paved with concrete, asphalt or any other hard surface approved by the Chief Engineer of the Department of Infrastructure.

21/0325 Dwelling House, Tackling (Block 58816B Parcel 431) **Alan Webster**  
*Approved Under Delegated Authority on 13 September 2021.*

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*Vincent Proctor*  
Secretary

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*Aidan Harrigan*  
Chair