

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES FOR THE MEETING HELD ON
18 MARCH 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.

19/0041 Amendment to Subdivision, West End (Block 17809B Parcel 239) **Evans Richardson**

Approved subject to:

- i. discussion with the agent regarding the alignment of the right-of-way in order to facilitate proper traffic flow;
- ii. the width of the right-of-way being increased to a minimum of twenty-three to twenty-five (23-25) feet and stated on the subdivision scheme; and
- iii. a turn around point being shown at the end of the cul-de-sac between lot 3 and lot 4.

20/0097 Guest House and Sports Bar, The Valley (Block 48814B Parcel 249) **Michel Morton**

Approved with the following condition:

This permission is granted in **OUTLINE ONLY**. Full planning permission is required before any development commences. An application for full planning permission should be submitted to the Land Development Control Committee and shall detail all matters relating to design and siting of the structures; external appearances of the structures; traffic circulation and parking layout; drainage; treatment and disposal of sewage; and landscaping of site.

21/0020 Dwelling House, Blowing Point (Block 38410B Parcel 377) **Roberto Del Rosario**

Approved

21/0021 Subdivision for Cemetery Use, Sandy Hill (Block 89315B Parcel 12) **Ronald E. Lake**

Deferred for consultation with the Environmental Health Unit within the Department of Health Protection.

21/0039 Dog Training Facility, The Quarter (Block 69014B Parcel 262) **Jammar Ruan**

Deferred for:

- i. consultation with the Environment Health Unit within the Department of Health Protection, and the Agricultural Unit within the Department of Natural Resources;
- ii. the parcel number to be stated on the application form;
- iii. the correct ownership to be stated on the application form; and
- iv. a short project description explaining the operations of the training facility to be prepared and submitted.

21/0045 Subdivision, Cedar Village (Block 58716B Parcel 61) **Ivor Roy Gumbs**
Deferred for consultation with MICUHT.

21/0051 Food Stall, The Valley (Block 48814B Parcel 281) **Virginia Richardson**
Approved with the following conditions:

- i. 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 Director of Health Protection within the Department of Health Protection; and
- ii. To comply with the Development scheme of the Anguilla Social Security Board when enacted.

21/0054 Extension to Dwelling House (Duplex), Little Harbour (Block 38712B Parcel 598)
Marvin & Marcia Holas
Approved

21/0061 Electronic Sign Board, George Hill (Block 48713B Parcel 120) **Hi-Tek Signs & Designs**
Approved with the following conditions:

- i. The Department of Infrastructure shall be notified at least 48 hrs. prior to the date and time on which it is proposed to erect the advertisement. Where 48 hrs. would fall on a Saturday, Sunday or public holiday, the notification should be on the preceding working day;
- ii. The advertisement sign must be placed a minimum distance of 10 feet from the edge of the road or 16 feet from the centre of the road, whichever is the greater; and
- iii. The siting, construction and maintenance of the advertisement shall be in accordance with the requirements and to the satisfaction of the Chief Engineer within the Department of Infrastructure and the Director of the Department of Disaster Management

21/0062 Electronic Sign Board, Long Bay (Block 28111B Parcel 142) **Hi-Tek Signs & Designs**
Deferred for further consultation with MICUHT.

21/0063 Electronic Sign Board, George Hill (Block 48713B Parcel 46) **Hi-Tek Signs & Designs**
Refused for the following reasons:

The advertisement signboard in the position proposed to be erected will be too close to the traffic light and road intersection and would therefore cause additional danger to users of the road by distracting the attention of motorist.

21/0068 Subdivision, Meads bay (Block 17910B Parcel 304) **Leonie Agatha Richardson & Verlyn Agatha Richardson**
Approved with the following condition.

Due to the fact that the purpose of the subdivision is for distribution of title among beneficiaries, this development is permitted exceptionally. The Lots created from the subdivided parcels must be amalgamated to adjacent parcels in order to achieve the minimum required acceptable lot ratio as stipulated under the Anguilla Development Manual and a restriction under Section 138 of the Registered Land Act be placed on the parcel at the Land Registry.

21/0070 Storage Facility, George Hill (Block 48713B Parcel 228) **Erica, Esline & Elmie Richardson**

Refused for the following reasons:

- i. The proposal is contrary to the Government's policy relating to mobile/portable and containerized units (approved on January 2011) which seeks to control the proliferation of these units throughout the island individually and combined which can have a negative impact on public health, safety, amenity and the image that Anguilla portrays as a high end tourism destination;
- ii. The containerised storage facility in the position it is erected would adversely affect the visual streetscape, aesthetics and amenity of the area; and
- iii. The proposal is detrimental to the residential amenity of the area.

21/0081 Bar and Grill, Long Path (Block 69114B Parcel 164) **James Bryson and Marressa Richardson**

Refused for the following reasons:

- i. The proposal is contrary to the Government's policy relating to mobile/portable and containerized units (approved on January 2011) which seeks to control the proliferation of these units throughout the island individually and combined which can have a negative impact on public health, safety, amenity and the image that Anguilla portrays as a high end tourism destination; and
- ii. The use of the containerised unit for storage pertaining to the operation of the bar and grill in the position it is erected, would adversely affect the visual streetscape, aesthetics and amenity of the area.

21/0082 Lottery Shop, Blowing Point (Block 38409B Parcel 60) **Madroka Anguilla Lottery**

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.

21/0095 Housing Development (53 Units), Little Harbour (Block 38611B Parcels 191 and 189) **Derry Coates**

Approved with the following condition:

This permission is granted in **OUTLINE ONLY**. Full planning permission is required before any development commences. An application for full planning permission should be submitted to the Land Development Control Committee and shall detail all matters relating to design and siting of the structures; external appearances of the structures; traffic circulation and parking layout; drainage; treatment and disposal of sewage; and landscaping of site.

5 PLANNING APPLICATIONS RECEIVED SINCE 10 February 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.

21/0083 Extension to Dwelling House, Blowing Point (Block 38410B Parcel 209) **Glenn Brooks**

Approved subject to:

- i. the description of the use being stated correctly on the application form; and
- ii. certificate B of the ownership section being completed on the application form.

21/0084 Dwelling House, Stoney Ground (Block 58915B Parcel 296) **Akaila Laing**
Approved Under Delegated Authority on 17 March 2021

21/0085 Extension to building, Apartments (2 Units), Wattices (Parcel 69016B Parcel 154)
Donavan Bryan
Approved subject to a minimum of 5 parking bays being shown on the site plan.

21/0086 Duplex, The Forest (Block 78912B Parcel 58) **Kenesha Babrow**
Approved subject to a proper site plan being submitted.

21/0087 Apartments (5 Units), Welches (Block 89217B Parcel 376) **Sharmaine Webster**
Approved subject to:

- i. the correct scale being shown on the site plan;
- ii. the septic tank being shown on the site plan with stated setback distance from the boundary;
- iii. density to be reduced to a maximum of four (4) units;
- iv. the shape of the parcel being correctly reflected on the site plan;
- v. the dimensions on the site plan being legible; and
- vi. discussion with the agent regarding the parking layout being redesigned.

21/0088 Container Car Show Room with Office, Long Path (Block 69114B Parcel 164)
René Harrigan & Ian Ingram
Deferred for consultation with the Department of Lands and Surveys, Ministry of Lands and Planning, Department of Disaster Management, the Department of Environment and MICUHT.

21/0089 Dwelling House, White Hill (Block 89418B Parcel 260) **Calston Julius**
Approved

21/0090 Dwelling House, Lockrum (Block 38611B Parcel 253) **Umesh & Maya Chhatlani**
Approved with condition in Outline Under Delegated Authority on 16 March 2021.
This permission is granted in **OUTLINE ONLY**. Full planning permission is required before any development commences. An application for full planning permission should be submitted to the Land Development Control Committee and shall detail all matters relating to design and siting of the structures; external appearances of the structures; traffic circulation and parking layout; drainage; treatment and disposal of sewage; and landscaping of site.

21/0091 Warehouse, Rey Hill (Block 78813B Parcel 85) **Government of Anguilla**
(Department of Infrastructure)
Approved

21/0092 Food Van, The Valley (Block 48814B Parcel 281) **Joan Johnson**

Approved with the following conditions:

- i. 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;
- 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 Director of Health Protection within the Department of Health Protection; and
- iii. To comply with the Development scheme of the Anguilla Social Security Board when enacted.

21/0093 Was discussed at meeting on 25 February 2021.

21/0094 Dwelling House, South Hill (Block 28210B Parcel 36) **Ileta Bennett**

Approved subject to:

- i. the correct village name being stated on the application form; and
- ii. the septic tank being shown on the site plan with a minimum setback distance of 6 feet from the boundary.

21/0095 Was Discussed at Meeting of 25 February 2021.

21/0096 Advertisement Sign, The Valley (Block 48814B Parcel 93) **Auran M. Hodge**

Deferred for consultation with MICUHT, Department of Lands and Surveys and the Ministry of Lands and Planning.

21/0097 Apartments (4 units), The Valley (Block 48714B Parcel 776) **Moreland Payne**

Approved Under Delegated Authority on 18 March 2021

21/0098 Storage & Stall, Welches (Block 89217B Parcel 245) **Claude Smith**

Deferred for:

- i. consultation with the Department of Disaster Management and the Environmental Health Unit within the Department of Health Protection; and
- ii. the dimensions on the site plan to be legible.

21/0099 Wall, Blowing Point (Block 38410B Parcel 215 & 216) **Andy Connor**

Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection;
- ii. the means of sewage disposal to be stated on the application form.
- iii. discussion with the agent regarding all unauthorized uses on the site to be reflected on the application, the site plan and drawings submitted;
- iv. dimensions to be stated on the site plan; and
- v. correct fees to be paid for all uses.

21/0100 Church & Auditorium, Cauls Pond (Block 69015B Parcel 276) **Iglesia Casa de Oracion**

Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection;
- ii. the correct scale to be stated on the site plan;
- iii. the septic tank being setback a minimum distance of 6 feet from the boundary; and
- iv. The application to be advertised on one type of public medium by the applicant for a minimum period of two weeks and for an advertisement sign to be placed on the site. The applicant is required to submit to the Land Development Control Committee a copy of the advertisement, a copy of the receipt demonstrating that the application is advertised for the minimum period of two weeks and a photograph of the advertisement sign to be erected on the site. (An advertisement example has been included)

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

Deferred for:

- i. consultation with the Quality Assurance Officer at the Clayton J. Lloyd International Airport;
- ii. the septic tank to be setback a minimum distance of 6 feet from the boundary and 5 feet from the building; and
- iii. the density to be reduced to a maximum of 4 units.

21/0102 Food Van, South Hill (Block 28411B Parcel 155) **Israel Villegas**

Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection; and
- ii. the toilet facilities to be shown on the site plan.

21/0103 Change of Use from Residential to Mixed Use (Store) and Extension to Building, Tackling (Block 58916B Parcel 304) **Elvin Richardson**

Deferred for:

- i. the description of the use to be correctly stated on the application form; and
- ii. a minimum of seven (7) practical parking bays being shown on the site plan.
- iii. a site visit by the Land Development Control Committee.

21/0104 Dwelling House, Wattices (Block 69016B Parcel 175) **Venroy Findlay**

Approved subject to:

- i. certificate B of the application form being properly completed;
- ii. the correct village name being stated on the application form.

21/0105 Change of Use from Storage to Restaurant, Mount Fortune (Block 89417B Parcel 29) **Ardis Vanterpool**

Approved with the following conditions:

- i. 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;
- ii. 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 prior to the occupation of the building erected on the land in accordance with the terms of this application; and
 - iii. 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 within the Department of Health Protection.

21/0106 Office, Shoal Bay (Block 89218B Parcel 481) **Aveline & Alan Wilson**
Approved subject to:

- i. all roads being shown on the site plan;
- ii. the building being setback a minimum distance of 16 feet from the back boundary; and
- iii. the footprint of the building on the site being drawn to correlate with the floor plan.

21/0107 Subdivision, Sandy Hill (Block 99315B Parcel 86) **Molly Mavourneen Hodge**
Deferred for:

- i. consultation with the Ministry of Lands and Planning, the Ministry of Tourism, the Economic Planning Unit within the Ministry of Finance and MICUHT; and
- ii. the right-of-way to be splayed.

21/0108 Dwelling House, Rock Farm (Block 48714B Parcel 754) **Jevohn Martin**
Approved subject to the north elevation corresponding with the floor plan.

21/0109 Training Facility, Wallblake (Block 38813B Parcel 190) **Government of Anguilla**
Approved

21/0110 Dwelling House, Little Harbour (Block 38712B Parcel 356) **Trevolyn Richards**
Approved Under Delegated Authority on 11 March 2021

21/0111 Duplex, The Quarter (Block 69215B Parcel 61) **Tyrone & Therese Hughes**
Approved

21/0112 Dwelling House, Stoney Ground (Block 58915B Parcel 33) **Orville Richardson**
Approved subject to:

- i. the correct ownership being stated on the application form; and
- ii. the number of existing units on the parcel being stated on the application form.

21/0113 Apartments (3 Units), Tanglewood (Block 79013B Parcel 32) **Heirs of Auckland Kentish**
Approved subject to:

- i. the number of units being stated on the application form; and
- ii. all elevations being correctly labeled.

21/0114 Dwelling House, South Hill (Block 28311B Parcel 420) **Royston Romney**
Approved subject to:

- i. the side and front elevations corresponding with the ground floor plans; and
- ii. the scale being shown on the floor plan.

21/0115 Villas, Sandy Hill (Block 99315B Parcel 307) **Gagan Gill**
Approved subject to:

- i. the sewage treatment plant being stated on the site plan; and
- ii. the west elevation being correctly labeled.

21/0116 Dwelling House, Spring Path (Block 28310B Parcel 412) **Anna-kay Clarke**
Approved Under Delegated Authority on 16 March 2021.

21/0117 Duplex, West End (Block 17810B Parcel 233) **Ann Rosenberg**
Approved subject to:

- i. certificate B of the application form being completed; and
- ii. the scale being shown on the floor plans.

21/0118 Dwelling House, Sachasses (Block 48714B Parcel 780) **Desron Bynoe**
Approved subject to all elevation drawings corresponding with the ground floor plan.

21/0119 Duplex, Tackling (Block 58916B Parcel 398) **Nicole David**
Approved Under Delegated Authority on 18 March 2021.

21/0120 Duplex, East End (Block 99416B Parcel 59) **Carema Carty**
Approved Under Delegated Authority on 16 March 2021.

21/0121 Dwelling House, Island Harbour (Block 99419B Parcel 123) **Thelma Rogers**
Approved subject to the west elevation drawing corresponding with the floor plan.

21/0122 Apartment Building (2 Units), Island Harbour (Block 89318B Parcel 383) **Lucia Fleming**
Approved subject to the correct ownership being stated on the application form.

21/0123 Dwelling House, Mount Fortune (Block 89417B Parcel 57) **Roslyn Rey and Campbell Rey**
Approved subject to:

- i. the description of the use being stated correctly on the application form; and
- ii. the south elevation correlating with the floor plan.

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Vincent Proctor
Secretary

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Aidan Harrigan
Chair