

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES FOR THE MEETING HELD ON
27 MAY 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.

95/122 Amendment to Dwelling House, The Forest (Block 38812B Parcel 133) **Okeith Gumbs**
Approved subject to a letter requesting the proposed amendment to the application.

14/0079 Amendment to Storage Tank, Corito (Block 38812B Parcel 87) **Delta Petroleum (Anguilla Ltd)**

Deferred for:

- i. submission of an Environmental Management Plan (EMP) detailing among other things the commissioning and decommissioning of the project and safeguarding of the environmental parameter;
- ii. the berm to be equal or greater than the storage capacity of the fuel tanks to be shown on the site plan;
- iii. the distances between the existing and proposed storage tanks to be shown on the site; and
- iv. further consultation with the Department of Disaster Mitigation Management, the Environmental Health Unit within the Department of Health Protection and the Anguilla Fire and Rescue Service.

20/0231 Subdivision, West End (Block 18011B Parcel 8) **Ivie Gibbs**

Approved with the following condition:

The proposed lots must remain as tourism use.

20/0392 Amendment to Dwelling House, Sachasses (Block 48714B Parcel 707) **Jaidel Richardson**

Approved Under Delegated Authority on 12 May 2021.

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

Deferred for a meeting to be convened with the stakeholders within the community that made written representations on the proposed development.

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

Refused for the following reasons:

- i. The electronic advertisement sign in the position proposed at the edge of the public road would affect the proposed development of the round-about to be located at the Landsome road and Carter Rey Boulevard junction;
- ii. The electronic advertisement signboard in the position proposed to be erected would prejudice the road upgrading works planned for the main road;
- iii. It is considered that such road intersections should be kept free of advertising material in the interest of public safety;
- iv. The proposed electronic advertisement sign would be contrary to the Signs and Advertisement Policy 2001 and the Anguilla Development Manual Policy 1988; and
- v. The erection and display of the sign in the position proposed would cause additional danger to users of the road by:
 - a. distracting the attention of drivers of vehicles and pedestrians alike;
 - b. being sited too close to a critical junction that is further proposed to be developed in a round-a-bout;
 - c. creating possible confusion with road signs to be sited in proximity to the junction/round-a-bout.

21/0099 Wall, Generator House and Office, Blowing Point (Block 38410B Parcel 215 & 216)

Andy Connor

Refused for the following reasons:

- i. The height of the solid wall is 5 feet 6 inches instead of the maximum height of 3 feet 3 inches, that is permissible under Government policy;
- ii. The footing of the wall as constructed straddles onto the public road;
- iii. The wall as constructed obscures the visibility along the road due to its siting, height and appearance;
- iv. The two floor building housing the generator house and office is constructed onto the public road's edge instead of the required 16 feet minimum setback distance from the edge of the road, as stipulated under the Anguilla Development Manual Policy 1998;
- v. The two floor building housing the generator house and office is constructed onto the edge of the road instead of the 18 feet minimum setback distance from the road required for a public space as stipulated under the Building Act 2000 and its Regulations;
- vi. The wall as constructed is less than 16 feet minimum setback distance required from the centre of the public road as stipulated under the Roads Act 2000, R.S.A.C R65;
- vii. The proposed wall would injure the amenity of the area because of its height, solid material content, external appearance and siting. It would be incongruous with existing buildings in the village and would therefore create a strident feature on the streetscape; and
- viii. The proposed two storey building in the position intended would be unsatisfactory in that adequate amenity space has not been provided at the road front of the proposed office and engine house. This proposal would injuriously affect the amenity of the area and constitute an obstructive feature on the streetscape.

21/0132 Change of Use from Dwelling House to Apartments (3 Units), North Side (Block 58715B Parcel 584) **Natalie Carty**

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

21/0138 Salon & Boutique, The Valley (Block 58715B Parcel 246) **Kayini Brooks Belle**

Approved with the following conditions:

- i. The development shall not be opened 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; and
- 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 Principal Environmental Health Officer of the Environmental Health Unit within the Department of Health Protection.

21/0139 Well for Agricultural Purposes, East End (Block 89417B Parcel 132) **Louvan Webster**

Approved with the following conditions:

- i. The well must be cleared of all dirt and debris from around the casing where it reaches the surface, and a concrete plug eighteen inches square must be cased around it extending down to a depth of three (3) feet below the surface;
- ii. The well must be operated in compliance with all requirements and directives, including possible stop orders that may be implemented by the Permanent Secretary within the Ministry of Infrastructure, Communication, Utilities and Housing; and
- iii. The well must be tested annually at the developers expense by the Water Lab within the Department of Health Protection to ensure that there are no significant negative changes to the salinity, total dissolved solids, conductivity, pH or bacterial content. This must be done in accordance with the requirements of and to the satisfaction of the Permanent Secretary within the Ministry of Infrastructure.

PLANNING APPLICATIONS RECEIVED SINCE 31 March 2021

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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.

21/0160 Dwelling House, Sandy Ground (Block 08413B Parcel 57) **Ornette Edwards c/o**

Government of Anguilla

Approved with the following conditions:

- i. All necessary measures shall be taken to prevent the run-off of silt, mud and other debris into the pond; and
- ii. All wastewater must be collected and stored on site and ultimately disposed away from the site in accordance with specifications approved by the Director of Health Protection within the Department of Health Protection.

21/0161 Subdivision, West End (Block 17609B Parcel 38) **Baldwin Bryan**

Approved

21/0162 Health Check Facility, Blowing Point (Block 38409B Parcel 85) **Anguilla Air &**

Seaport Authority

Deferred for:

- i. the correct parcel number to be stated on the application form;
- ii. the correct scale to be stated on the site plan;
- iii. the means of foul waste to be stated on the application form;
- iv. consultation with the Chief Medical Officer, the environmental Health Unit within the Department of Health Protection, the Ministry of Health, the Port Authority, the Director, Disaster Management; and
- v. the fuel depot to be shown on the site plan along with the onsite passenger circulation pattern.

21/0163 Change of Use from Store to Church, The Quarter (Block 78914B Parcel 13) **Christina Brooks-Abraham**

Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection;
- ii. section C of the application form to be correctly completed;
- iii. all parcels connected with the use to be included on the application form; and
- iv. a letter authorizing permission of use from the owner of the off-site parking lot to be submitted.

21/0164 Dwelling House, North Side (Block 58716B Parcel 381) **Kamaldai Bephia**
Approved Under Delegated Authority on 16 May 2021.

21/0165 Apartments (4 Units), Cauls Bottom (Block 69015B Parcel 360) **Alejandro Morillo**
Deferred for:

- i. the number of units to be reduced to a maximum of two (2);
- ii. a minimum of three practical parking bays to be shown on the site plan; and
- iii. the traffic circulation pattern to be shown on the site plan.

21/0166 Dwelling House, North Side (Block 58816B Parcel 560) **Peter & Jeannette Lamontage**
Approved Under Delegated Authority on 21 May 2021.

21/0167 Dwelling House, Little Harbour (Block 38712B Parcel 489) **Tanasha Gumbs**
Approved subject to the correct parcel number being stated on the application form.

21/0168 Duplex, South Hill (Block 28311B Parcel 470) **Kenyetta Allord**
Approved subject to:

- i. the septic tank being shown on the site plan with a minimum of 6 feet setback distance from the boundary; and
- ii. the steps being shown on the site plan.

21/0169 Apartments, Stoney Ground (Block 58915B Parcel 298) **Arlington & Shermiah Webster**

Approved subject to:

- i. the description of the use being correctly stated on the application form; and
- ii. the parking area being properly demarcated on the site plan.

21/0170 Apartments Blowing Point (4 Units), (Block 28309B Parcel 185) **George Romney**

Deferred for:

- i. section C of the application form to be properly completed; and
- ii. the building to be setback a minimum distance of 16 feet from the front and back boundaries.

21/0171 Apartments, Cauls Pond (Block 68914B Parcel 211) **Shanice Monzac**

Approved Under Delegated Authority on 20 May 2021.

21/0172 Duplex, Rock Farm (Block 48713B Parcel 206) **Gilley Connor**

Approved subject to:

- i. the description of the use being stated correctly on the application form;
- ii. the setback distance between the two buildings shown on the parcel being a minimum of 12 feet and stated on the site plan; and
- iii. discussion with the agent regarding a minimum of three (3) parking bays being provided for the development.

21/0173 Duplex, Rock Farm (Block 48713B Parcel 206) **Gilley Connor**

Approved subject to:

- i. the description of the use being stated correctly on the application form;
- ii. the setback distance between the two buildings shown on the parcel being a minimum of 12 feet and stated on the site plan; and
- iii. discussion with the agent regarding a minimum of three (3) parking bays being provided for the development.

21/0174 Dwelling House & Apartment Unit (1), Little Harbour (Block 38712B Parcel 316)

Charnissa Richardson

Deferred for:

- i. the correct block number to be stated on the application form;
- ii. the village name to be stated on the application form; and
- iii. a proper location map to be submitted.

21/0175 Workshop, Corito (Block 38812B Parcel 131 Part of) **Brian Richardson**

Deferred for:

- i. consultation with the Department of Lands and Surveys and the Ministry of Lands and Planning; and
- ii. clarification with the agent regarding the type of workshop to be stated on the application form.

21/0176 Dwelling House (Outline), West End (Block 17609B Parcel 38) **Ryan Weinstein**

Approved subject to:

- i. the means of foul waste and surface water being stated on the application form; and
- ii. section C of the application form being completed.

21/0177 Bar, Island Harbour (Block 99419B Parcel 143) **Sonia Richardson & Don Bethel**

Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection;
- ii. the description of the use to be correctly stated on the application form;
- iii. the ownership and date of certification to be stated on the application form; and
- iv. the south elevation to be drawn to correspond with the floor plan.

21/0178 Duplex, Black Garden (Block 58716B Parcel 340) **Cameca Edwards**
Approved Under Delegated Authority on 26 May 2021.

21/0179 Subdivision, Little Harbour (Block 38711B Parcel 152) **Marie Louise Whitton**

Deferred for:

- i. consultation with the Department of Lands and Surveys; and
- ii. the setback distance of the buildings to the newly created boundary to be stated on the subdivision scheme and to meet the minimum required standard.

21/0180 Dwelling House, Little Bay (Block 58715B Parcel 156) **J.J Properties Anguilla Ltd.**

Approved subject to:

- i. the right-of-way being shown on the site plan;
- ii. section C, certificate B of the application form being correctly completed;
- iii. the west elevation being drawn to correspond with the second floor plan; and
- iv. the septic tank being setback a minimum distance of 6 feet from the boundary and stated on the site plan.

21/0181 Dwelling House, Long Path (Block 79214B Parcel 38) **Ato and Tonya Wright**

Approved subject to:

- i. the village name being stated on the application form; and
- ii. the generator house being setback a minimum distance of 10 feet from the side boundary.

21/0182 Subdivision, Spring Path (Block 28310B Parcel 354) **Tamsyn Kayana Wilkinson and Ray Errol Johnson**

Deferred for consultation with the Department of Lands and Surveys.

21/0183 Dwelling House and Apartment Unit (1), Little Harbour (Block 38712B Parcel 588)

Stephan Burnette

Deferred for:

- i. the description of the use to be correctly stated on the application form;
- ii. the correct ownership to be stated on the application form;
- iii. the right-of-way to be shown on the site plan; and
- iv. the building to be setback a minimum distance of 16 feet from the back boundary.

21/0184 Dwelling House, Black Garden (Block 58716B Parcel 377) **Okiel and Shandi Fuller**

Approved

21/0185 Extension to Dwelling House, Shoal Bay (Block 59018B Parcel 50) **Jean Pierre Pichon**

Approved

21/0186 Duplex, Rock Farm (Block 48714B Parcel 758) **Kendra Gajadhar**

Approved

21/0187 Dwelling House, Long Bay (Block 18011B Parcel 22) **Verna Fleming**

Approved subject to the east elevation being drawn correctly.

21/0188 Solar PV Farm, Grid tied, (Outline), Rendezvous Bay (Block 28010B Parcels 16 and 97 and Block 28009B Parcel 31) **All Energy Solar Inc. (Resorts and Residences by Cuisinart)**

Deferred for:

- i. consultation with MICU, Department of Environment, Department of Disaster Management, Ministry of Tourism and Ministry of Economic Planning; and
- ii. a site visit by the Land Development Control Committee.

21/0189 Will be Tabled at Next Meeting

21/0190 Car Showroom, Long Path (Block 69114B Parcel 164) **René Harrigan & Ian Ingram**

Deferred for:

- i. consultation with the Department of Lands and Surveys and the Ministry of Lands and Planning;
- ii. the date of certification to be shown on the application form; and
- iii. the correct description of the use to be stated on the title block of all the plans.
- iv. the scale to be shown on the site plan.

21/0191-192 Will be Tabled at Next Meeting

21/0193 Subdivision, Cedar Village (Block 58716B Parcels 374, 375 and 376) **Sucurian Ltd.**

Approved

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Vincent Proctor
Secretary

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Aidan Harrigan
Chair