

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
02 NOVEMBER 2016**

1. APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

None

2. OUTSTANDING APPLICATIONS

16/0189 Chicken Farm and Well, East End (Block 99415B/128) **Quincy Gumbs**

Refused for the following reasons:

- i. the development is proposed to be located on a 0.72 acre of land with a narrow width of 82 feet which does not allow for sufficient buffer area between the farm/slaughter house and neighbouring residential properties;
- ii. the development proposed and in the position intended would be prejudicial to the amenities of adjacent residential properties due to the presence of the Chicken Farm and Slaughter House; and
- iii. the development as proposed, and in the position intended, would be prejudicial to the amenity of adjacent residential properties due to the likely unpleasant odour that may permeate the vicinity and the persistent noises associated with the operation of the chicken farm and slaughter house

16/0092 Dwelling House, Lower South Hill (Block 28211B/341) **Nicolson Connor**

Approved

16/0215 Change of Use from Dwelling House (Part of) to Bar and Lounge and Extension to Bar, South Hill (Block 28311B/7) **Sheldon Richardson**

Approved with the following condition:

Permission shall be granted for a period of two (2) years effective from 02 November 2016 to 01 November 2018. Upon expiration of planning permission the use of the land for the operation of the bar shall be discontinued unless otherwise agreed upon by the Land Development Control Committee.

16/0217 Subdivision Amendment, Rey Hill (Block 78813B/22) **Nigel B. Richardson**

Approved

16/0219 Office Building & Apartments (5 Units), Rey Hill (Block 78813B/10) **Tara Carter**

Approved Exceptionally with the following conditions:

- i. the development 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;
- ii. all civil and engineering operations in connection with the proposed development, including the means of drainage thereof, shall be carried out in accordance with the approved specifications and shall be completed 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
- iii. all storm water must be contained on site and shall be carried out in accordance with the approved specifications and shall be completed 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.

Information Clause:

There are other commercial, institutional and industrial uses existing in the vicinity of the parcel; it is for this reason that the application was approved exceptionally.

16/0243 Boat Storage and Rental Office, Sandy Ground (Block 08413B/138) **James Richardson**
Deferred for the applicant to be notified of the objection on file from the land owner regarding the development constructed on the parcel.

16/0246 Villa, West End (Block 17609B/66) **Anguilla Asset Holding**
Approved subject to the development being setback a minimum distance of 25ft. from the seaward side of the parcel boundary.

16/0252 Repair to Retaining Wall, West End (Block 17810B/29 & 1) **Laurie Schoen**
Deferred for:

- i. all parcel numbers to be stated on the application form; and
- ii. the submission of a management plan showing detailed mitigative measures to safeguard the marine environment to be put in place during the proposed repairs to the retaining wall. The details should include but not be limited to:
 - a. identification of a site for the storage of displaced sand;
 - b. volume of sand to be removed;
 - c. particulars of earthworks to be done;
 - d. submission of a survey plan showing the seaward portion of the boundary and the extent of the proposed works; and
 - e. means of preventing increased turbidity during the repair of the wall.

16/0256 VIP Lounge, Blowing Point (Block 28409B/31 & 35) **Anguilla Air and Sea Port Authority**

Approved with the following conditions:

- i. the development 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;
- ii. all civil and engineering operations in connection with the proposed development, including the means of drainage thereof, shall be carried out in accordance with the approved specifications and shall be completed 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;
- iii. the Principal Planning Officer shall be notified at least 48 hours prior to the date and time on which it is proposed to commence any clearing of land and building or engineering operations to which this permission relates. Where 48 hours would fall on a weekend or public holiday the notification should be given on the preceding work day. All proposed

works shall be properly set out for inspection by the Principal Planning Officer or his representatives; and

- iv. all necessary measures shall be taken to prevent the run off of silt, mud and other debris into the sea.

PLANNING APPLICATIONS RECEIVED SINCE 11 October 2016

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.

16/0253 Commercial Complex – Offices, The Valley (Block 48813B/91 & 92) **Zarna Brokerage & Trucking**

Deferred for consultation with the Ministry FEDICTLP, the Department of Lands and Surveys and the Department of Agriculture.

16/0254 Dwelling House, The Quarter (Block 68914B/282) **Kishma Nisbett**

Approved subject to:

- i. the setback from the building to the Right-of-Way being a minimum distance of 16ft. and taken from the closest point of the building to the Right-of-Way; and
- ii. the steps being shown on the site plan and setback a minimum of 16ft. from the boundary.

16/0255 Change of Use from a Dwelling House to a Multi-Family Dwelling - 2 Units, Little Harbour (Block 38711B/124) **Deloris Griffith**

Approved subject to:

- i. all staircases being shown on the floor plans;
- ii. all rooms on the ground floor being labelled; and
- iii. the septic tank being shown on the site plan.

16/0256 WAS TABLED AT PREVIOUS MEETING

16/0257 Subdivision, Shoal Bay (Block 89117B/317) **Vernon Rogers**

Approved subject to the 18ft. wide access way being increased to a minimum width of 20ft.

16/0258 Containerized Dwelling House, North Hill (Block 08513B/438) **Gillian Kaneps**

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 nature of the material of the containerized Dwelling House puts it at risk to withstand adverse weather conditions during storms and hurricanes in that the light construction material makes it susceptible to damage from flying objects; and
- iii. the proposed development is not in keeping with the Government's policy and the image that Anguilla portrays as a high end tourism destination.

16/0259 Change of Use from Dwelling House to Restaurant, Rey Hill (Block 78813B/28) **Carlos Gumbs**

Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection;
- ii. the description of the use to be properly stated on the application form;
- iii. the road to be shown on the site plan;
- iv. a minimum of six (6) parking bays to be shown on the site plan;
- v. the proposed use to be reflected on the floor layout plan;
- vi. the applicant's name to be shown on all drawings; and
- vii. the scale to be shown on the floor plan.

16/0260 Multi Family Dwelling, Corito (Block 38711B/516) **Kareema Smith**

Approved subject to:

- i. the correct block number being stated on the application form; and
- ii. a proper location map being submitted showing the correct block on which the parcel is located.

16/0261 Dwelling House, West End (Block 28010B/294 Lot 2) **Ki Hughes & Lakisha Proctor**

Approved subject to the correct ownership being stated on the application form.

16/0262 Food Stall, West End (Block 28010B/109) **Gavin Williams & Faustina Richardson**

Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection; and
- ii. all wording on the site plan to be of a legible size; and
- iii. discussion with the agent regarding the description of the use as proposed.

16/0263 Car Wash, West End (Block 28010B/85) **Crisino Gomez**

Deferred for:

- i. section B6 of the application form to be completed;
- ii. consultation with MICUHAFIT and the Environmental Health Unit within the Department of Health Protection;
- iii. a minimum of six (6) parking bays to be shown on the site plan; and
- iv. a drainage plan to be submitted for the development.