

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
09 JULY 2015**

APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

15/0174 Subdivision, Little Harbour (Block 38711B/198) **Oden Smith**
Approved July 09, 2015

15/0181 Subdivision, The Farrington (Block 79114B/55) **Lisle Maximilian Pace Levon & Isidore Richard Pace**
Approved July 08, 2015

15/0184 Subdivision, Blowing Point (Block 38510B/127) **Lana Hoyoung**
Approved July 08, 2015

15/0187 Dwelling House, Blowing Point (Block 28310B/146) **Kareem Romney & Chelsea Connor**
Approved July 08, 2015

OUTSTANDING APPLICATIONS

14/0300 Gym, Office & Retail Building, The Farrington (Block 78914B/117) **Wilmoth Richardson**

Approved with the following conditions:

- i. the Facility shall not be operated 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;
- ii. the Facility must comply with the requirements as set out by the Director of Health Protection and shall be carried out in accordance with specifications approved by him/her and completed to his/her satisfaction prior to the occupation of the Facility erected on the land in accordance with the terms of this permission;
- iii. the service entrance to the site must be gated at all times; and
- iv. before an electrical certificate is granted for the development, a raised four feet (4ft.) wide sidewalk must be put in place on the site.

15/0120 Dwelling House, George Hill (Block 48713B/218) **Xinning Lim**
Deferred for consultation with the Airport Manager.

15/0128 Dwelling House, Island Harbour (Block 89319B/159) **Wendell Herbert**
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 sea;

- ii. the Dwelling House must comply with the requirements as set out by the Director of Health Protection and shall be carried out in accordance with specifications approved by him/her and completed to his/her satisfaction prior to the occupation of the Dwelling House erected on the land in accordance with the terms of this permission; and
- iii. all surface and wastewater shall be treated and contained on site.

15/0132 Guest House (13 Rooms), South Hill (Block 38411B/266) **Peterson Connor**

Approved with the following condition:

- i. the Guest House shall not be operated 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; and
- ii. the Guest House must comply with the requirements as set out by the Director of Health Protection and shall be carried out in accordance with specifications approved by him/her and completed to his/her satisfaction prior to the occupation of the Guest House erected on the land in accordance with the terms of this permission.

15/0141 Airplane Hanger, Wall Blake (Block 38813B/160 Lot 2) **Anguilla Air Services**

Deferred for consultation with the Airport Manager.

15/0148 Mechanical Workshop, Rey Hill (Block 78813B/79) **Marvell Gumbs**

Approved with the following conditions:

- i. the Mechanical Workshop shall not be operated 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;
- ii. the interior of the building must be equipped with a carbon monoxide monitoring alarm system; and
- iii. the Mechanical Workshop must comply with the requirements as set out by the Director of Health Protection and shall be carried out in accordance with specifications approved by him/her and completed to his/her satisfaction prior to the occupation of the garage erected on the land in accordance with the terms of this permission.

15/0153 Store, South Hill (Block 08412B/392) **Mingz Hu Cen**

Deferred for:

- i. as built drawings to be submitted for the entire development and for the plan to accurately reflect all amendments;
- ii. one single controlled entrance and exit point to be shown along the main road on the site plan; and
- iii. the parking lot to be redesigned to show a minimum of eleven (11) practical parking bays for the proposed extension to the shopping center and for the driveway to the existing garage to be shown on the site plan.

15/0160 Dwelling House, Welches (Block 89217B/125) **Sandra Vanterpool**

Approved

15/0165 Extension to a Porch, Blowing Point (Block 28411B/221) **Turvino Hodge**

Approved subject to the southern column being relocated so as to be in line with the center beam.

15/0167 Subdivision, West End (Block 17609B/1) **Albert Paul Pace**
Approved

15/170 Two (2) Dwelling Houses, South Hill (Block 28411B/74) **Magalt Donato**
Approved

PLANNING APPLICATIONS RECEIVED SINCE 18th June 2015

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.

15/0173 Condo Complex, Sandy Ground (Block 08412B/162) **Michele Deher**
Deferred for:

- i. a minimum of five (5) practical parking bays to be shown on the site plan;
- ii. all elevation drawings to be correctly labelled;
- iii. a site visit by the Land Development Control Committee;
- iv. the overall dimensions of the parcel to be correctly stated on the site plan;
- v. the setback distance of the building to the line of permanent vegetation to be stated on the site plan; and
- vi. the parcel as shown on the site plan to correctly reflect the true shape off the parcel represented on the Land Registry map.

15/0174 Subdivision, Little Harbour (Block 38711B/198) **Oden Smith**
Approved under delegated authority

15/0175 Reception, Office & Condo Units, Shoal Bay (Block 89118B/27) **Manoah Beach Resort**
Deferred for:

- i. the correct parcel to be highlighted on the location map.
- ii. the parcel to be highlighted on the site plan;
- iii. the entire parcel to be shown on the site plan;
- iv. all modes of access to be shown on the site plan;
- v. the sewage disposal to be shown on the site plan with stated setback distances;
- vi. all dimensions to be shown on the rooms of all drawings;
- vii. the correct scale to be stated on the floor plan & elevation drawings;
- viii. all elevation drawings to be labelled;
- ix. the overall height of the office and condominium building to be stated on the elevation drawings; and
- x. a site visit by the Land Development Control Committee.

15/0176 Solar Panels, Barnes Bay (Block 17910B/143, 198 & 200) **SOF 82 Anguilla Holding LLC**
Deferred for:

- i. consultation with the Ministry of Infrastructure, Communication, Utilities and Housing, Department of Disaster Management, Department of the Environment and the Economic Planning Unit; and

- ii. a project description explaining the details of the proposal to include but not limited to information on how the panels will be installed at the three locations whether rooftop or on the ground and indication as to whether the system will be off grid or grid tied.

15/0177 Boutique Resort, Meads Bay (Block 17810B/120, 136, 137 & 138) **Anguilla Land and Sea**

Deferred for:

- i. consultation with the Department of Fisheries & Marine Resources, the Economic Planning Unit the Department of the Environment & the Ministry of Tourism;
- ii. the proposed buildings shown on the coastal Parcel 120 to be setback a minimum distance of 100ft. from the line of permanent vegetation and stated on the site plan;
- iii. all existing structures on Parcel 120 to be shown on the site plan in broken lines; and
- iv. a site visit by the Land Development Control Committee.

15/0178 Dwelling House, Pond Ground (Block 99416B/309) **Christian Sutton**

Approved

15/0179 Subdivision, North Hill (Block 48613B/269) **Allister Richardson**

Deferred for:

- i. the proposed boundary between Lots 1 & 2 to be setback a minimum distance of 16ft. from the existing house;
- ii. the Right-of-Way to be redesigned, so that it is located a minimum distance of 16ft. from existing buildings; and
- iii. lot 2 to be a minimum size of 0.14 of an acre.

15/0180 Café, Toilets, Retail and Office Space and Renovation Works, East End (Block 99416B/357) **Anguilla National Trust**

Deferred for consultation with the Department of Lands & Surveys, the Ministry of Finance Economic Development Investment Tourism Lands & Planning and the Environmental Health Unit within the Department of Health Protection.

15/0181 Subdivision, The Farrington (Block 79114B/55) **Lisle Maximilian Pace Levon & Isidore Richard Pace**

Approved under delegated authority

15/0182 Subdivision, South Hill (Block 28311B/333) **Geoffrey Richardson**

Approved

15/0183 Subdivision, Blowing Point (Block 38410B/348) **Gifford Connor**

Approved subject to a turn-around area to be shown on the subdivision scheme.

15/0184 Subdivision, Blowing Point (Block 38510B/127) **Lana Hoyoung**

Approved under delegated authority

15/0185 Apartment, Island Harbour (Block 89319B/139) **Gideon Rogers**

Deferred for:

- i. the site plan to be submitted at a larger scale and the old approval stamp to be removed; and

- ii. the steps leading to the proposed second floor to be shown on the site plan with stated setback distance.

15/0186 Bar, South Hill (Block 08412B/370 & 290) **Livingston Hughes**

Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection and the Department of Disaster Management;
- ii. a minimum of four (4) practical parking bays to be shown on the site plan with a controlled entrance and exit point; and
- iii. a site visit by the Land Development Control Committee.

15/0187 Dwelling House, Blowing Point (Block 28310B/146) **Kareem Romney & Chelsea Connor**

Approved under delegated authority

15/0188 Apartment, East End (Block 89418B/189) **Lincoln Harrigan**

Approved