

LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
11 April 2013

1. OUTSTANDING APPLICATIONS

07/0405 Amendment to Dwelling House, North Side (Block 58815B/413) **Maureen Richardson**
Approved

10/0018 Amendment to Dining Deck, Storage Container & Kitchen, The Lower Valley (Block 58715B/135) **Benedict Hodge**
Deferred for consultation with the Ministry of Infrastructure, Communication and Utilities on the parking layout shown on the site plan.

13/0049 Communication Tower, Rey Hill (Block 78813B/138) **Digicel**
Deferred for a site visit by the Land Development Control Committee.

13/0051 Food Stall, Island Harbour (Block 89318B/39) **Cathleen Thomas**
Deferred for:

- i. site visit by the Land Development Control Committee; and
- ii. a sink to be shown on the floor or plan for proper hygiene purposes.

13/0057 Commercial Building, Little Dix (Block 58916B/24) **Odan Smith**
Deferred for:

- i. site visit by the Land Development Control Committee; and
- ii. consultation with the Department of Lands & Surveys in order to determine the roadside boundaries of the parcel.

13/0063 Restaurant, The Valley (Block 48814B/27) **Diane Smith**
Approved with the following conditions:

- i. the Restaurant shall not be operated 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 ingress and egress point to the parcel must be taken from the existing secondary road in accordance with the site plan.

13/0067 Dwelling House, Rendezvous (Block 28210B/121) **Derrys Richardson**
Approved with the following conditions:

- i. 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 Saturday or public holiday the notification should be given on the preceding day. All proposed works shall be properly set out for inspection by the Principal Planning Officer or his representatives;

- ii. all necessary measures shall be taken to prevent the run off of silt, mud and other debris into the pond;
- iii. all wastewater shall be treated and contained on site; and
- iv. the site must be landscaped and maintained to the satisfaction of the Principal Planning Officer.

2. PLANNING APPLICATIONS RECEIVED SINCE 30th January 2013

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.

13/0078 Wall, Wallblake (Block 38813B/160) **Lloyds Aviation**

Deferred for:

- i. a cross section of the area to be submitted that includes the road reserve and the wall and shows a further 6ft. setback distance of the wall from the road reserve; and
- ii. the estimated cost of works to be stated on the application form.

13/0079 Subdivision, North Side (Block 58815B/250) **Rosalin Gumbs**

Approved

13/0080 Advertisement, Blowing Point (Block 38409B/60) **Crocus Bay Development**

Refused for the following reasons:

- i. the advertisement sign does not conform to the Government of Anguilla's Policy relating to the Signs and Advertisements (EX MEM 01/238, approved on 8th November 2001) which seeks to control the proliferation of signs throughout the island; and
- ii. the Land Development Control Committee wishes to limit the proliferation of advertisements displayed throughout the island in order to protect the amenity of the area along the roadside.

13/0081 BBQ Tent, Stoney Ground (Block 68914B/181) **Walwyn Gumbs**

Deferred for:

- i. a site visit by the Land Development Control Committee; and
- ii. discussion with the agent regarding the existing unoccupied structure on the parcel.

13/0082 Shed (Agriculture), The Quarter (Block 69014B/262) **William & Angela Culbertson**

Approved subject to a proper location map being submitted.

This application will be 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.

13/0083 Subdivision, West End (Block 17709B/229) **Mangrove Ltd.**

Approved subject to discussion with the agent regarding the 6ft. wide strip of land labeled on the subdivision scheme as a right-of-way being correctly labeled as a right-of-benefit.

13/0084 Subdivision, Shoal Bay (Block 89218B/522) **Lee Roland Rogers**
Approved

13/0085 Club House and Golf Course, Brimegin (Block 58817B/98 – 101) **Jacques Samani & Pierre Teillac**
Deferred for:

- i. consultation with the Ministry of Tourism; and
- ii. the four (4) parcels shown on the site plan to be used for a club house and golf course to be amalgamated at the Land Registry within the Department of Lands & Surveys.

13/0086 Extension to Store Room, Meads Bay (Block 18011B/45) **Carimar Beach Club**
Approved

13/0087 Subdivision, Long Pond (Block 79214B/236) **Molly Hodge & Palmavon Webster**
Approved

13/0088 Subdivision, Stoney Ground (Block 58915B/211) **William Hawley**
Deferred for a grant of easement form to be submitted for access to lots 1 & 2.

13/0089 Subdivision, The Cove (Block 18010B/112) **Albert Hughes**
Approved

13/0090 Subdivision, West End (Block 17809B/166) **Albert Hughes**
Approved

13/0091 Extension to Villa, Cul-De-Sac (Block 28309B/71) **Vista Villa**
Approved subject to the right-of-way being shown on the site plan.

13/0092 Snackette, Hughes Estate (Block 28211B/430) **Tessa Hall**
Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection; and
- ii. a minimum of five (5) practical parking bays to be shown on the site plan.

13/0093 Subdivision, Lockrum (Block 38611B/311) **Rosalia V. Richardson**
Approved

13/0094 Dwelling House, South Hill (Block 38512B/246) **Clyde Laurian Bryan & Gele Bryan**
Deferred for:

- i. all roads to be shown on the site plan;
- i. the north arrow to be shown on the site plan;
- ii. the description of the use to be correctly stated on the application form;
- iii. a proper location map to be submitted; and
- iv. the scale to be stated on all the plans.

13/0095 Dwelling House (1st Floor), North Side (Block 58816B/44) **Vivian Middleton**
Approved subject to the description of the use being stated correctly.

13/0096 (2) Two Dwelling Houses, Shoal Bay (Block 89218B/504) **Joseph Vanterpool**
Approved

13/0097 Subdivision, Meads Bay (Block 17910B/50) **Suresh Bhalla**
Refused for the following reasons:

- i. the subdivision as proposed contravenes Government of Anguilla's policy which restricts the use of land adjacent to sandy beaches for residential homes;
- ii. the Land Development Control Committee wishes to reduce the fragmentation of beach front land into small house lots that would give rise to promote the establishment of residences on the beach; and
- iii. the subdivision scheme as submitted exceed the width to length ratio of 2:5 which is the minimum ratio requirement for subdivisions under Government of Anguilla Subdivision Policy.

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Vincent Proctor
Secretary

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Aurjul Wilson
Chair