

**LAND DEVELOPMENT CONTROL COMMITTEE  
MINUTES OF THE MEETING HELD ON  
12 NOVEMBER 2015**

***OUTSTANDING APPLICATIONS***

12/0112 Amendment to Fire Station, Wallblake (Block 38813B/160) **Government of Anguilla**  
***Deferred*** for consultation with Ministry of Infrastructure Communication and Utilities and  
Anguilla Fire and Rescue Services.

14/0236 Subdivision, The Valley (Block 48813B/24, 54, 53 & 52) **Island Real Estate Company  
Limited**  
***Approved***

14/0237 Amendment to Subdivision, West End (Block 28010B/166) **Hamlet & Frederick  
Harrigan**  
***Approved***

15/0104 Subdivision, North Hill (Block 08513B/273) **Gordon Andrews**  
***Deferred*** for:

- i. discussion with the Land Development Control Committee on the newly proposed 25ft.  
Right-of- Way; and
- ii. a site visit by the Land Development Control Committee.

15/0123 Amendment to Subdivision, Blowing Point (Block 28410B/87) **Ambrose Richardson**  
***Approved***

15/0237 Chicken Farm, South Hill (Block 38411B17 & 18) **Rhona Richardson**  
***Refused*** for the following reasons:

- i. the proposed Chicken Farm is located within a residential area and is considered to be  
incompatible with the existing and proposed residential development in the area. As a  
result it will compromise the residential amenity of the area; and
- ii. 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 raising of chickens.

15/0247 Three (3) Tiki Huts, West End (Block 17909B/5) **Judson Burdon c/o Council Limited**  
***Refused*** for the following reasons:

- i. the proposed parcel on which it is proposed to erect the Tiki Huts has already been leased  
by Crown to Leeward Islands Resort for a development; and
- ii. the Tiki Huts as proposed will be straddling onto the beach and would therefore affect  
the free movement of beach users within that area of the beach.

15/0275 Relocation of Restaurant & Extension to Dwelling House, South Hill (Block 08412B/392) **Mingz Hu Cen**

**Approved** with the following conditions:

- i. a 4ft. wide raised sidewalk must be constructed on the parcel before operation of the restaurant and dwelling unit;
- ii. 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;
- iii. a gate must be installed at the rear of the eastern boundary of the parcel; and
- iv. the existing wall erected along the eastern boundary of the parcel must be reduced to a maximum height of one (1) metre or be designed of a non-solid type enclosure.

15/0281 Subdivision, Blowing Point (Block 28310B/374) **Macklon Davis**

**Deferred** for the newly proposed subdivision scheme to be submitted.

### ***PLANNING APPLICATIONS RECEIVED SINCE 25 September 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.*

15/0282 Dwelling House, Shoal Bay (Block 89117B/385) **Keith Fabian**

**Approved** subject to:

- i. the site plan to reflect the true shape of the parcel as shown on the Land Registration map; and
- ii. steps being shown on the west elevation drawing.

15/0283 WAS TABLED AT PREVIOUS MEETING

15/0284 Dwelling House, Island Harbour (Block 89218B/425) **Kathelon Vanisha Smith**

**Approved** subject to all the rooms being labeled.

15/0285 Villa, Black Garden (Block 58716B/1) **Sheldon Rogers**

**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 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;
- ii. all necessary measures shall be taken to prevent the run off of silt, mud and other debris into the sea; and
- iii. all top soil removed during excavation of footings shall be set aside and stored on site until it is required for re-spreading.

*The Chair declared an interest in the application and opted not to participate in the discussion.*

15/0286 Dwelling House, Little Harbour (Block 38712B/571) **Cleavon Saunders**  
*Approved*

15/0287 Subdivision, Seafeathers (Block 99415B/181) **Javaughn Delaney**  
*Approved*

15/0288 Dwelling House, North Valley (Block 58715B/549) **Shaunette Reid**  
*Deferred* for:

- i. the site plan to be drawn to scale;
- ii. the site plan to be drawn to correspond with the shape of the floor plan;
- iii. the septic tank to be setback a minimum distance of 6ft. from the boundary; and
- iv. the north arrow to be correctly oriented on the site plan.

15/0289 Subdivision, West End (Block 17709B/25) **Jessica Hughes**  
*Approved*

15/0290 Subdivision, Shoal Bay (Block 59018B/127, 128 & 129) **Ronal Harrigan & Sonia A. Dalmat**  
*Deferred* for:

- i. the acreage of Lot 13 as stated on the application form and on the subdivision scheme to correlate;
- ii. a cross section of the proposed road to be submitted; and
- iii. markers to be placed on the site to demarcate the proposed alignment of the road.

15/0291 Subdivision, West End (Block 18011B/268) **Rupert Hughes**  
*Approved* subject to the setback distance from the existing building to the 18ft. right-of-way to be stated on the subdivision scheme.

15/0292 Subdivision, South Hill (Block 58816B/121) **Seymour R. Hodge**  
*Approved* subject to the width of the right-of-way being a minimum of 20ft., splayed and stated on the subdivision scheme.

15/0293 Dwelling House, Spring Path (Block 28310B/205) **George Richardson**  
*Approved* subject to:

- i. the site plan being drawn correctly to reflect the true shape of the parcel as reflected on the Land Registry map;
- ii. the estimated cost of works of the dwelling house being stated properly on the application form;
- iii. the north arrow being shown on the site plan; and
- iv. the setback distance of the septic tank to the boundary being stated on the site plan.

15/0294 Subdivision, South Hill (Block 38512B/14) **Ursilla Connor**  
*Approved*

15/0295 Subdivision, South Hill (Block 08512B/28) **Ursilla Connor**  
*Approved*

15/0296 Dwelling House & Seamstress Building, Blowing Point (Block 28310B/168) **Donilia Reid**

*Approved* subject to the number of existing units being stated on the application form.

15/0297 Change of Use from Storage to One (1) Unit Apartment, Limestone Bay (Block 58715B/243) **Judith C. Reid**

*Approved*

15/0298 Dwelling House, Corito (Block 38712B/565) **Celine Carty**

*Approved* subject to:

- i. the building being setback a minimum of 16ft, from the back boundary; and
- ii. all internal dimensions being shown on the floor plan.

15/0299 Dwelling House, South Hill (Block 08412B/289) **Christobell Pradel**

*Deferred* for:

- i. site visit by the Land Development Control Committee; and
- ii. the description of the use to be stated correctly.

15/0300 Commercial Building, The Valley (Block 48814B/270) **Duquaine Brooks**

*Deferred* for consultation with the Department of Lands and Surveys and the Ministry of Finance, Economic Development, Investment, Tourism, Commerce, Lands & Surveys and Physical Planning. (FEDICTLP).

15/0301 Change of Use from Dwelling House (Part of) to Studio Apartment East End (Block 99416B/450) **Carema Carty**

*Approved* subject to a proper location map being submitted.

15/0302 Airplane Hanger, Wallblake (Block 38813B/96) **Anguilla Air Services**

*Deferred* for consultation with the Department of Lands and Survey, the Ministry of Finance, Economic Development, Investment, Tourism, Commerce, Lands & Surveys and Physical Planning (FEDICTLP), the Anguilla Air and Sea Port Authority and the Airport Manager.

15/0303 Three (3) Bedroom Expansion, Little Harbour (Block 38712B/453) **Cindy Romney Singh**

*Deferred* for:

- i. the description of the use to be correctly stated on the application form; and
- ii. the extension to be setback a minimum of 16ft. from the back boundary.

15/0304 Dwelling House, South Hill (Block 38611B/271) **Jacqueline Ebner**

*Deferred* for:

- i. landmarks to be shown on the location map;
- ii. the internal dimensions to be stated on the floor plan;
- iii. the correct scale to be stated on the site, floor and elevation drawings;
- iv. the basement floor plan to be submitted;
- v. the stairs shown on the floor plan to be shown on the western elevation drawing; and
- vi. the railing to be shown on the staircase.

15/0305 Subdivision, Island Harbour (Block 89218B/436) **Hamlet Harrigan**  
*Approved*

15/0306 Commercial Complex, The Valley (Block 48814B/270 (Part of) **Zarna Brokerage and Trucking**  
*Deferred* for:

- i. consultation with the Department of Lands and Surveys and the Ministry of Finance, Economic Development, Investment, Tourism, Commerce, Lands & Surveys and Physical Planning (FEDICTLP); and
- ii. a copy of the application for lease of Crown Land to be submitted.

15/0307 Subdivision, Stoney Ground (Block 58915B/38) **Evan Mc Neil Rogers**  
*Approved* subject to:

- i. the Right-of-Way being labeled; and
- ii. the width of the Right-of-Way being a minimum of 20ft. and stated on the subdivision scheme.