

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
13 May 2014**

1. OUTSTANDING APPLICATIONS

05/0156 Amendment to Apartments, Corito (Block 38812B/65) **Menelva Proctor**
Approved

10/0246 Dwelling House, Long Bay (Block 18011B/232) **Rohan Maynard**
Approved

12/0163 Amendment to Subdivision, George Hill (Block 48713B/31) **Doreth Gumbs**
Approved Exceptionally

Information Clause: The setback distances are inadequate, however the buildings were established many years ago with different owners on undivided lands. The owners of the buildings are now securing tenureship, hence for this reason the application was approved exceptionally.

14/0053 Hotel, Crocus Bay (Block 58715B/202, 59, 60 & part of 353) **Crocus Bay Development**
Approved with the following conditions:

- i. this permission is granted in **OUTLINE ONLY**. An application for full planning permission is required before any development commences 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;
- ii. all development must have a minimum distance of 30ft. from all points along the cliff;
- iii. a report and design scheme on mitigative measures to safeguard against further scouring and cliff erosion must be submitted to the Land Development Control Committee prior to full planning permission being granted;
- iv. a drainage plan must be submitted to the Land Development Control Committee prior to full planning permission being granted; and
- v. in consideration of the bearing capacity of the soil, the overall site coverage must meet the requirements as outlined by the Land Development Control Committee.

14/0065 Dwelling House, Sandy Ground (Block 08412B/79) **Victor Connor**
Deferred for the accurate setback distance in between the two buildings to be stated correctly on the site plan.

14/0075 Change of Use from Bar to (3) Apartment Units (Block 38410B/54) **Erin Hodge**
Approved subject to the total number of apartment units being stated on the application form.

The application will be approved with the following condition:

The Apartment Units 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.

14/0084 (2) Apartment Units, South Hill (Block 08412B/204) **Rhona Proctor**
Approved

14/0093 Dwelling House, The Farrington (Block 79114B/156) **Joan Mcloed**
Approved

2. PLANNING APPLICATIONS RECEIVED SINCE 09 April 2014

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.

14/0097 Restaurant, The Valley (Block 58814B/68) **Thelma Richardson**
Deferred for:

- i. consultation with the the Department of Lands & Surveys, the Ministry of Education; and
- ii. a proper location map to be submitted.

14/0098 Subdivision, South Hill (Block 28211B/191) **Steve & Cathy Barton**
Deferred for clarification with the agent regarding the particulars of the easement to be stated on the application form.

14/0099 Subdivision, South Hill (Block 28211B/192) **Cinda McKinney**
Deferred for clarification with the agent regarding the particulars of the easement to be stated on the application form.

14/0100 Dwelling House, South Hill (Block 28311B/60) **Joycelyn Greenaway**
Deferred for:

- i. the proposed and existing buildings to be clearly delineated on the floor and site plans; and
- ii. a proper location map to be submitted.

14/0101 BBQ Pit, Blowing Point (Block 38411B/225) **Jason Lloyd**
Approved with the following condition:

The BBQ Pit 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.

14/0102 Change of Use from Dwelling House to Relaxation Lounge, Blowing Point (Block 28309B/215) **Courtney Williams & Maite Nouaille**
Approved with the following condition:

The Relaxation Lounge 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.

14/0103 Renovate House & Construct Extension, South Hill (Block 28211B/ 195) **Teri & Bud Staut**

Deferred for:

- i. the correct parcel number to be stated on the application form; and
- ii. the proposed building extension to be setback a minimum of 16ft. from the right-of-way and stated on the site plan.

14/0104 Subdivision, Little Harbour (Block 38612B/424) **Preston Richardson**

Deferred for:

- i. discussion with the agent regarding the existing wetland; and
- ii. the realignment of the public road.

14/0105 Subdivision, Pope Hill (Block 58915B/46) **Jerome Gumbs**

Deferred for registered through access to be provided to the parcel.

14/0106 Subdivision, North Side (Block 58815B/511) **Jere Stevens & Adolph O'Flarharty**
Approved

14/0107 Two (2) Dwelling Houses, Blowing Point (Block 38410B/268) **Deshaun & Delvin Davis**

Approved subject to:

- i. the description of the use being correctly stated on the application form;
- ii. the septic being setback a minimum of 6ft. from the boundary and stated on the site plan;
- iii. the number of existing units on the parcel to be stated on the application form; and
- iv. a minimum of three (3) parking bays being shown on the site plan.

14/0108 Bar, Island Harbour (Block 89319B/74) **Taffy Hodge**

Refused for the following reasons:

- i. the Island Harbour beach is frequently utilised as a popular recreational area used for cultural practices and events for both locals and tourist. Any further commercialisation of the parcel would be injurious to the amenity of the area restricting and confining the use for which the land was acquired by Crown in 1993;
- ii. there are two (2) existing beach bars already existing on that portion of the beach in close proximity to the proposed bar. To permit a third (3) establishment would result in the overcrowding of that portion of the beach and compromise the aesthetic integrity of the beach;
- iii. the proposed building would be in an active coastal zone, therefore to allow yet another beach bar and restaurant on the narrow sandy beach would contribute to the further reduction of the width of the beach; and
- iv. the proposed development represents an obstruction to free access along the foreshore and if permitted would be a precedent for similar proposals which would result in a detrimental effect on the waterfront environment of Anguilla.

14/0109 Dwelling House, Water Swamp (Block 48613B/356) **Kenneth Fedee**

Approved subject to the left side elevation being correctly labeled.

14/0110 Dwelling House, Cauls Bottom (Block 69014B/229) **Leonard Lake**

Deferred for:

- i. grant of easement forms to be submitted for access to the parcel; and
- ii. the right-of-way to be shown on the site plan.

14/0111 Change of Use from Storage Building to Retail Craft Shop, Sandy Ground (Block 08412B/36) **Lenox Proctor**

Deferred for the applicant to erect a sign on the site giving notice of the application. It should be appropriately located so as to be visible from the main right-of-way running north to south and the Department notified of the date of placement.

14/0112 Dwelling House, (Block 89218B/449) **Ralph Webster**

Approved

14/0113 Subdivision, Little Dix (Block 59016B/5 & 11) **Thomas Maclean Petty**

Deferred for:

- i. completed grant of easement forms to be submitted to utilise the existing 6ft. right-of-way running over parcel 37;
- ii. all the details regarding the width of the right-of-way to be correctly represented on the subdivision scheme; and
- iii. the setback distance of the existing building to the right-of-way to be stated on the subdivision scheme.

14/0114 Subdivision, The Farrington (Block 69114B/72 & 77) **Herbert A. Lake**

Approved

14/0115 Subdivision, The Valley (Block 58814B/53) **Victor F. Banks**

Approved subject to the proposed right-of-way being setback a minimum of 16ft. from the existing house shown on Lot 1.

This application will be approved with the following condition:

The house shown on Lots 5 must be removed.

14/0116 Dwelling House, Mount Fortune (Block 89417B/59) **Judith Ruan**

Approved subject to:

- i. the north arrow being shown on the site plan; and
- ii. the house being setback a minimum of 16ft. from the back boundary.

14/0117 Guest House, Little Harbour (Block 38711B/37) **Michael Taylor**

Approved subject to the building being setback a minimum of 6ft. from the side boundary and stated on the site plan.

14/0118 Dwelling House, Blowing Point (Block 38410B/376) **Joseph Davis**

Approved