

**LAND DEVELOPMENT CONTROL COMMITTEE  
MINUTES OF THE MEETING HELD ON  
13 JULY 2016**

***APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY***

16/0126 Subdivision - Amendment, Little Harbour (Block 38712B/316) **Joan Rey**  
***Approved 16 June 2016***

16/0166 Dwelling House, West End (Block 17910B/155) **Monique Hughes**  
***Approved 05 July 2016***

16/0167 Two Apartments, Roaches Hill (Block 58715B/44) **Wayne Richardson**  
***Approved 06 July 2016***

16/0178 Apartment Unit, Little Harbour (Block 38611B/26) **Erimel Franklin**  
***Approved 13 July 2016***

16/0180 Multi-Family Dwelling (3), Katouche (Block 48614B/77) **Claudius & Monifa Gumbs**  
***Approved 05 July 2016***

16/0181 Dwelling House, South Hill (Block 28411B/192) **Oliver Laidlow**  
***Approved 05 July 2016***

16/0183 Dwelling House, South Hill (Block 28311B/376) **Armel Harrigan**  
***Approved 05 July 2016***

***OUTSTANDING APPLICATIONS***

16/0003 Subdivision-Amendment, Roaches Hill (Block 58715B/429 & 432) **Marcus Justin Brookes**  
***Deferred*** for consultation with the Department of Lands and Surveys.

16/0030 Dwelling House, George Hill (Block 48713B/218) **Xin Ning Lim**  
***Refused*** for the following reasons:

- i. the building will penetrate the transitional surface of the aerodrome by 3.44 feet; and
- ii. the development as proposed will pose a hazard to the operation and safety of the aerodrome.

*Note: The Committee requested that a letter must be prepared and sent to the applicant advising her to build in accordance with approved plans Ref: # 12/0089.*

16/0109 Apartment Building, Swing High (Block 38612B/431) **Elvis Bernard Carty**  
***Approved*** with the following condition:

The Development 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.

16/0110 Dwelling House, West End (Block 17810B/215) **Khalida Richardson & Adin Piere-Louis**

**Approved** subject to:

- i. the correct parcel number being stated on the application form;
- ii. the correct ownership being stated on the application form; and
- iii. the proposed 12 ft. access being eliminated due to insufficient setback distances from the existing house on the parcel.

16/0113 Supermarket, Office & Dwelling House, Island Harbour (Block 89318B/461) **Li Jaun Feng**

**Approved** subject to:

- i. the existing septic tank being converted into a storm water drain storage; and
- ii. the septic tank being constructed in accordance with approved drawings in application Ref: 16/0113.

**This application will be approved with the following conditions:**

- i. the Development Complex 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. any re-profiling of the site must be done to the satisfaction of the Chief Engineer within the Department of Infrastructure;
- iii. all matters relating to industrial waste, waste water and sewage disposal including the layout and design of the disposal system shall be carried out in accordance with specification approved by the Director, Department of Health Protection, and completed in his/her satisfaction prior to the occupation of any building being erected on the land prior to any change of use in any land or building in accordance with the terms of this permission;
- iv. all waste systems to be provided at the land shall at all times be operated and maintained to the satisfaction of the Director, Department of Health and Protection;
- v. a raised four feet wide sidewalk shall be constructed along the public roads to manage the ingress and egress points to the development;
- vi. fire protection equipment shall be installed to the satisfaction of the Chief Fire Officer within the Anguilla Fire and Rescue Services; and
- vii. all buildings 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.

16/0126 Subdivision - Amendment, Little Harbour (Block 38712B/316) **Joan Rey**  
**Approved Under Delegated Authority**

16/0130 Playing Field, South Hill (Block 08412B/367) **The South Hill Community**  
**Deferred** for:

- i. the site plan to be drawn to scale;
- ii. the proposed 20ft. through road shown on the site plan to be removed;
- iii. discussion with the agent regarding an overall plan for the parcel to be submitted; and
- iv. discussion with the agent regarding redesigning the parking area and for a raised 5ft. wide side walk to be shown along the South Hill main road shown on the site plan.

16/0140 Subdivision, North Valley (Block 58715B/575) **Donice Richardson**

**Deferred** for:

- i. the subdivision to be redesigned in order to eliminate the irregular shape of Lot 2;
- ii. all lots to adhere to the minimum required lot size of 0.14 of an acre;
- iii. the back boundary to remain as is; and
- iv. the side boundary to be setback a minimum distance of 6ft. from the existing septic tank.

16/0147 Two (2) Dwelling Houses, West End (Block 17809B/103) **Manie Richardson**

**Approved**

16/0148 Multi-Family Dwelling, Stoney Ground (Block 58916B/280) **Arlinell Reid**

**Approved** subject to the site plan being drawn to scale.

16/0154 Subdivision, West End (Block 17809B/280) **Stephanie Carty**

**Approved** subject to proper access being provided for the subdivision scheme.

16/0155 Dwelling House, Cauls Pond (Block 69215B/228) **Jeannette Guzman**

**Approved** subject to:

- i. the site plan being drawn to scale; and
- ii. the back elevation being drawn correctly.

16/0156 Multi- Family Dwelling, South Hill (Block 28211B/444) **Ana J. Montero**

**Approved** subject to the site plan being drawn to scale.

16/0157 Multi- Family Dwelling, Stoney Ground (Block 58916B/281) **Zonalee Sookanand**

**Approved** subject to:

- i. the site plan being drawn to scale; and
- ii. the front elevation being drawn correctly; and
- iii. the storeroom being properly reflected on the ground floor plan.

16/0161 VIP Aviation Terminal Facility, Wall Blake (Block 38813B/190) **David Lloyd**

**Approved** subject to the correct scale being stated on the “dimensioned” floor plan.

**This application will be approved with the following conditions:**

- i. the Development shall not be opened 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. the proposed development must be built in accordance with the Air Safety Support International (ASSI) specification and guidelines and maintained to its satisfaction.

### ***PLANNING APPLICATIONS RECEIVED SINCE 10 July 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.*

16/0164 Three (3) Apartment Buildings (Phase 1), Island Harbour (Block 89418B/36) **Elliot J. Harrigan**

***Deferred*** for:

- i. the description of the use on the application form to state the amount of apartments applied for;
- ii. outline or full permission to be indicated on the application form;
- iii. a short description of the project to be submitted indicating what uses are proposed for all the three phases indicated on the site plan;
- iv. the true shape of the parcel to be presented on the site plan;
- v. the correct scale to be stated on the site plan;
- vi. the septic tank to be shown on the site plan with stated setback distances from the boundary;
- vii. a registered access to the parcel;
- viii. each phase to be properly demarcated on the site plan;
- ix. a minimum of nine (9) parking bays catering to phase 1 to be shown on the site plan;
- x. all structures to be setback a minimum distance of 16ft. from the front boundary; and
- xi. a site visit by the Land Development Control Committee.

16/0165 Food Van, Stoney Ground (Block 58814B/68) **Richard Lake**

***Deferred*** for consultation with the Department of Lands and Surveys, Ministry of EDICTLP, the Environmental Health Unit within the Department of Health Protection and the Ministry of Education.

16/0166 Dwelling House, West End (Block 17910B/155) **Monique Hughes**

***Approved Under Delegated Authority***

16/0167 Two Apartments, Roaches Hill (Block 58715B/44) **Wayne Richardson**

***Approved Under Delegated Authority***

16/0168 WAS TABLED AT PREVIOUS MEETING

16/0169 Four (4) Apartments, South Hill (Block 38511B/99) **Gregory Carty**

***Deferred*** for:

- i. the density to be reduced to a maximum of three units;
- ii. the parking area to be redesigned to facilitate proper manoeuvring; and

- iii. the entrance and exit point to be relocated a minimum distance of 50ft. away from the junction.

16/0170 Dwelling House & Two (2) Apartments, Blowing Point (Block 38410B/204) **Alain Lake**

**Approved** subject to the parking bays having a minimum length of 18ft. maneuvering space.

16/0171 Subdivision, South Hill (Block 28411B/77) **Joycelyn Olivia Mussington**

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

This application will be approved with the following conditions:

Lot 1 must be amalgamated to parcel 76 of Block 28411B; and

Lot 2 must be amalgamated to parcel 78 of Block 28411B.

16/0172 CANCELLED

16/0173 Car Wash, West End (Block 28010B/109) **Clarence L. Richardson**

**Deferred** for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection; and
- ii. a drainage plan to be submitted showing the channeling of runoff water from the washing of vehicles; and
- iii. the location of the entrance and exit points to be shown on the site plan.

16/0174 Dwelling House, Welches (Block 89217B/265) **William Fleming**

**Deferred** for:

- i. the basement floor plan to be submitted;
- ii. the elevation drawings to be correctly labeled; and
- iii. all stamps to be removed from the elevation drawings.

16/0175 Subdivision, North Hill (Block 08513B/335) **Leornard Romney Carty**

**Approved** subject to:

- i. Lot 5 must be amalgamated to Lot 4 (Ref. # 16/0177) and Block 08513B Parcel 336; and
- ii. Lot 6 must be amalgamated to Lot 7 (Ref. # 16/0177) and Block 08513B Parcel 337.

16/0176 Subdivision, North Hill (Block 08513B/338) **Leornard Romney Carty**

**Approved** with the following condition:

Lot 9 must be amalgamated to Lot 6 (Ref. # 16/0175), Lot 7 (Ref. 16/0177) and Block 08513B Parcel 337.

16/0177 Subdivision, North Hill (Block 08513B/334) **Leornard Romney Carty**

**Approved** with the following conditions:

- i. Lot 3 must be amalgamated to Lot 2 (Ref. # 16/0175) and Block 08513B;
- ii. Lot 4 must be amalgamated to Block 08513B Parcel 336;
- iii. Lot 7 must be amalgamated to Block 08513B Parcel 337; and
- iv. Lot 4 must be amalgamated to Lot 10 of Block 08513B.

16/0178 Apartment Unit, Little Harbour (Block 38611B/26) **Erimel Franklin**  
*Approved*

16/0179 Change of Use from a Garage & Studio Apartment to a Multi- Family Dwelling, South Hill (Block 28312B/91) **Conrad Wilbert Fleming**  
*Deferred* for a site visit by the Land Development Control Committee.

16/0180 Multi-Family Dwelling (3 Units), Katouche (Block 48614B/77) **Claudius & Monifa Gumbs**  
*Approved Under Delegated Authority*

16/0181 Dwelling House, South Hill (Block 28411B/192) **Oliver Laidlow**  
*Approved Under Delegated Authority*

16/0182 Dwelling House, Blowing Point (Block 28310B/289) **Anthony Davis**  
*Deferred* for:

- i. a proper site plan to be submitted and drawn to scale;
- ii. all elevation drawings to be labeled; and
- iii. a site visit by the Land Development Control Committee.

16/0183 Dwelling House, South Hill (Block 28311B/376) **Armel Harrigan**  
*Approved Under Delegated Authority*