

**LAND DEVELOPMENT CONTROL COMMITTEE  
MINUTES OF THE MEETING HELD ON  
14 JANUARY 2016**

**Present were:**

Chair	Mr. Bancroft Battick
Secretary	Mr. Vincent Proctor
Director, Lands & Surveys	Leslie Hodge
Director, Disaster Management	Mr. Lynrod Brooks

**Also present were:**

Deputy Principal Planning Officer	Mrs. Sharon Roberts-Hodge
Senior Planner	Ms. Silvia Erni

**Apologies:**

Director, Lands & Surveys	Mr. Merwin Rogers
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***OUTSTANDING APPLICATIONS***

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

***Deferred*** for:

- i. a site visit by the Land Development Control Committee; and
- ii. consultation with the Department of Infrastructure.

15/0120 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 3.6 feet; and
- ii. the development as proposed will pose a hazard to the operation and safety of the aerodrome.

15/0222 Service Station, Wallblake (Block 48813B/35) **Island Auto Parts**

***Approved*** with the following conditions:

- i. the Service Station 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. the drainage system 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. all waste disposal systems to be provided on the land shall at all times be operated and maintained to the satisfaction of the Director of Health Protection.

15/0272 Subdivision, Blowing Point (Block 28409B/45) **Marjorie Ann Mcclean & Helen Mary Peabody**

*Deferred* for the agent to amend the subdivision scheme to reflect the scheme approved with condition in Application # 14/0217.

15/0273 Amendment to Subdivision, Swing High (Block 38612B/346-352) **Carl, Cleve & Carlene Richards**

*Approved* with the following conditions:

- i. Lot 8 must be amalgamated to Lot 4 of Block 38612B;
- ii. Lot 9 must be amalgamated to Lot 5 of Block 38612B; and
- iii. Lot 10 must be amalgamated to Lot 6 of Block 38612B.

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

*Refused* for the following reason:

The proposed development would require the use of Crown's scarce and limited land resources which would compromise the Government's land use policy on the need to control the use of Crown lands. This project would however require the said limited land resources in order to carry out public sector development programmes and to facilitate Government land exchanges.

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

*Refused* for the following reason:

The proposed development would require the use of Crown's scarce and limited land resources which would compromise the Government's land use policy on the need to control the use of Crown lands. This project would however require the said limited land resources in order to carry out public sector development programmes and to facilitate Government land exchanges.

15/0308 Two Apartments & Office, Cauls Bottom (Block 69014B/197) **Verilyn Reeve**

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

### ***PLANNING APPLICATIONS RECEIVED SINCE 03 December 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.*

15/0327 Subdivision, Little Harbour (Block 38711B/58) **Rosalind Smith**

*Approved* with the following conditions:

- i. Lot 1 must be amalgamated with Parcel 138 of Block 38711B; and
- ii. Lot 2 must be amalgamated with Parcels 140 & 139 of Block 38711B.

15/0328 Dwelling House, Canifest (Block 89216B/182) **Janine Johnson**

*Approved* subject to the septic tank being setback a minimum distance of 6ft. from the boundary.

15/0329 WAS TABLED AT PREVIOUS MEETING

15/0330 Food Stand & Storage, George Hill (Block 48613B/149) **Vernon Richardson**

*Approved* subject to section 3 of the application form being completed.

15/0331 Subdivision, Long Bay (Block 18011B/266) **Vida Lloyd**

**Approved** subject to:

- i. section 5 of the application form being completed;
- ii. the setback distances of the existing building on the parcel being stated from the newly proposed boundaries; and
- iii. correct fees being paid.

15/0332 Subdivision, The Cove (Block 28010B/272 & 273) **Kathleen Richardson**

**Approved** subject to the width of the right-of-way located to the east of the parcel being stated on the subdivision scheme.

15/0333 Subdivision, The Valley (Block 48814B/222) **Albert Lake**

**Approved** with the following conditions:

- i. Lot 1 must be amalgamated with Parcel 73 of Block 48814B; and
- ii. Lot 2 must be amalgamated with Parcel 116, 143 and 144 of Block 48814B.

14/0334 Shoe Shop, The Quarter (Block 78914B/97) **Vernon Babrow**

**Approved** with the following condition:

The Shop 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.

15/0335 Grant of Easement, Statia Valley (Block 38712B/149) **Leith Reid**

**Approved**

15/0336 WAS TABLED AT PREVIOUS MEETING

15/0337 Subdivision, North Side (Block 58716B/355) **Era Richardson**

**Deferred** for registered access from the parcel to the main road to be provided.

15/0338 Two (2) Apartments, Spring Path (Block 28211B/446) **Lashawn Corbett**

**Approved** subject to:

- i. the proposed number of units being reduced to a maximum of one (1); and
- ii. discussion with the agent regarding the description of the proposed use being amended.

15/0339 Dwelling House, Long Bay (Block 18011B/164) **Katrina Lake**

**Approved** subject to all windows shown on the floor plan being reflected on the front elevation drawing.

15/0340 Two (2) Apartment Units, Sea Feathers (Block 99415B/263) **Marvo Duncan**

**Deferred** for:

- i. the number of existing units to be stated on the application form;
- ii. a clear location map to be submitted;
- iii. the septic tank to be shown on the site plan;
- iv. the dimensions of all rooms to be stated on the floor plan; and
- v. the eastern elevation to be drawn correctly to reflect the existing building.

15/0341 Apartment Building, Long Pond (Block 79113B/124) **Ambrose Fleming**

***Deferred*** for:

- i. the height of the building to be stated on the elevation drawing;
- ii. the number of units proposed to be stated on the application form;
- iii. the building to be setback a minimum of 2/3 the height of the building from the back boundary; and
- iv. all windows to be shown on the floor plan.

15/0342 Dwelling House, The Farrington (Block 79013B/134) **Jean Lynch-Gumbs**  
***Approved*** subject to the description of the use being stated correctly on the application form.

15/0343 Food Stall, Canifest (Block 89216B/116) **Barbara & Glenroy Buchanan**

***Deferred*** for:

- i. the means of sewage disposal to be stated properly on the application form;
- ii. the septic tank to be shown on the site plan with stated setback distances from the boundary;
- iii. the parking area to be shown on the site plan;
- iv. all setback distances from the food stall to the boundaries to be stated on the site plan; and
- v. the scale to be stated on all the plans.

15/0344 Subdivision, True Eyes (Block 58916B/199 & 200) **Veronna Reid**

***Approved*** subject to:

- i. the description of the subdivision being stated correctly on the application form; and
- ii. correct fees being paid.

15/0345 Change of Use, The Farrington (Block 79114B/84) **Victor Sasso**

***Deferred*** for:

- i. the number of existing units to be stated on the application form;
- ii. a proper location map to be submitted;
- iii. the means of sewage disposal to be shown on the site plan with stated setback distances from the boundary; and
- iv. discussion with the agent regarding the description of the use.

16/0001 Two (2) Apartment Units, Sandy Ground (Block 08412B/30) **Jerdigan Richardsson**

***Deferred*** for:

- i. the building to be setback a minimum distance of 16ft. from the back boundary;
- ii. the parking lot to be redesigned to show a minimum of three (3) practical parking bays on the site plan; and
- iii. a site visit by the Land Development Control Committee.

16/0002 Dwelling House & Studio Apartment, George Hill (Block 38612B/221) **Erimel Franklin**

***Approved***