

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

APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

16/0069 Subdivision, George Hill (Block 48713B/246) **Bernadette Richardson-Harris**
Approved 31 March 2016

16/0070 Subdivision, George Hill (Block 48713B/264) **Bernadette Richardson-Harris**
Approved 31 March 2016

16/0073 Dwelling House, The Quarter (Block 28311B/374) **Omari Bourne**
Approved 05 April 2016

16/0074 Dwelling House, North Side (Block 58715B/383) **Reena Brooks**
Approved 14 April 2016

16/0077 Two (2) Unit Dwelling Houses (Block 58815B/189) **Suresh See Sahai**
Approved 07 April 2016

16/0082 Dwelling House, Long Path (Block 69114B/52) **Calvert Fleming**
Approved 12 April 2016

OUTSTANDING APPLICATIONS

09/0135 Office and Store Building, The Valley (Block 48814B/244) **Marlene Lewis**
Refused for the following reasons:

- i. 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 development would, however, require the said limited land resources that is needed to carry out public sector development programmes and to facilitate Government land exchanges; and
- ii. the parcel of land on which the development is proposed is currently being utilized to carry out public sector development and is therefore not available.

14/0238 Amendment to Subdivision West End (Block 17609B/16) **Grantley Richardson**
Approved

15/0141 Airplane Hanger, Wallblake, (Block 38813B/160 Lot 9B) **Anguilla Air Services**
Deferred for:

- i. consultation with the Airport Manager and the Ministry of Infrastructure, Communication, Utilities, Housing and Agriculture ; and
- ii. a drainage plan for the proposed development to be submitted.

15/0341 Four (4) Unit Apartment Building, Long Pond, (Block 79113B/124) **Ambrose Fleming**
Approved subject to:

- i. the number of units proposed being stated on the application form; and
- ii. the bathroom window being shown on the floor plan.

16/0022 Subdivision, Old Ta (Block 48613B/209) **John Martin**
Approved

16/0027 A Tent for Sale of Clothing, The Valley (Block 48814B/228) **Arlena Evette Williams**
Refused for the following reasons:

- i. the proposal is contrary to the Executive Councils Minutes 02/406 dated 31st October 2002 relating to food vans and other stalls which seeks to control the proliferation of food vehicles and commercial stalls in the interest of public health, safety and amenity;
- ii. the site forms part of land allocated for future road development and upgrading works by the Government of Anguilla. Therefore the development will prejudice these plans;
- iii. the development as it is being proposed would be injurious to the amenity of the area because of the materials proposed to be used which are inconsistent with the architectural character of nearby buildings; and
- iv. the external makeshift appearance of the existing development creates a strident feature along the main road which is in the middle of the Central Business District and by virtue of its appearance is therefore considered unacceptable.

16/031 Change of Use from Bakery to Auto Parts Retail Store, South Hill (Block 38411B/10)
Raymond Niles

Approved with the following conditions:

- i. the Building 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; and
- ii. a 6" kerb shall be constructed along the South Hill main road in accordance with the approved specifications and shall be completed to the satisfaction of the Chief Engineer within the Department of Infrastructure.

16/0040 Change of Use from Dwelling House to Two (2) Apartment Units, Rock Farm (Block 48714B/473) **Glenda Williams**

Deferred for:

- i. the site plan to be drawn to scale; and
- ii. the parking to be redesigned to be practical and to show a controlled entry and exit point.

16/0043 Subdivision, North Hill (Block 48613B/169) **Duncan Stott**

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

16/0055 Subdivision, North Side (Block 58917B/82) **Vernol Richardson**
Approved

PLANNING APPLICATIONS RECEIVED SINCE 16 March 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.

16/0068 Food Van, Island Harbour (Block 89418B/2) **Ronda Hodge**
Deferred for consultation with the Environmental Health Unit within the Department of Health Protection, the Ministry of Tourism and the Anguilla Tourist Board.

16/0069 Subdivision, George Hill (Block 48713B/246) **Bernadette Richardson-Harris**
Approved Under Delegated Authority

16/0070 Subdivision, George Hill (Block 48713B/264) **Bernadette Richardson-Harris**
Approved Under Delegated Authority

16/0071 Subdivision, Pope Hill (Block 58814B/68) **Government of Anguilla**
Determined at the Extra-Ordinary Meeting of 01 April 2016

16/0072 National Park, Pope Hill (Block 58814B/68 Part of) **Government of Anguilla**
Determined at the Extra-Ordinary Meeting of 01 April 2016

16/0073 Dwelling House, Outline, Spring Path (Block 28311B/374) **Omari Bourne**
Approved Under Delegated Authority

16/0074 Dwelling House, North Side (Block 58715B/383) **Reena Brooks**
Approved Under Delegated Authority

16/0075 Food Van, The Valley (Block 48814B/270) **Otasba Connor**
Refused for the following reasons:

- i. the proposal is contrary to the Executive Councils Minutes 02/406 dated 31st October 2002 relating to food vans and other stalls which seeks to control the proliferation of food vehicles and commercial stalls in the interest of public health, safety and amenity;
- ii. the proposed development does not have any running water and is considered to be unsafe on health and safety grounds;
- iii. the development of a food van at that particular site is considered to be dangerous and unacceptable on road safety grounds due to its proximity to a major junction and a school. There is particular concern regarding the potential conflict that exist with vehicles travelling along the main road and the patrons congregating beside the food van which is in very close proximity to the busy carriageway; and
- iv. the proposed development as sited would not provide suitable accommodation within the curtilage of the site for parking, loading and unloading of vehicles in connection with the use of the site. Such development would result in the parking of vehicles on the carriageway, thereby increasing the hazards along this section of the roadway.

16/0076 Chicken Farm, East End (Block 99415B/128) **Quincy Gumbs**
Deferred for:

- i. consultation with the Department of Agriculture and the Environmental Health Unit within the Department of Health Protection;
- ii. the dimensions on the site plan to be legible; and

iii. the access to the bathroom to be relocated away from the slaughter house.

16/0077 Two (2) Dwelling Houses, North Side (Block 58815B/189) **Suresh See Sahai**
Approved Under Delegated Authority

16/0078 Dwelling House and Studio Apartment, Rey Hill (Block 78913B/151) **Lonnie & Vanessa Hobson**

Approved subject to:

- i. the description of the proposed development being correctly stated on the application form;
- ii. the steps to the foyer being shown on the ground floor plan; and
- iii. the north elevation being correctly drawn.

16/0079 Waste to Energy Plant, Corito (Block 38812B/131 Part of) **Global Green Energy**
Deferred for:

- i. section B4 of the application form to be completed;
- ii. the north arrow to be shown on the site plan;
- iii. the setback distance of all structures from the boundary to be stated on the site plan; and
- iv. consultation with the Department of Environment, Ministry of Infrastructure, Communication, Utilities, Housing and Agriculture, Ministry of EDICTLP, the Department of Lands & Surveys, the Department of Fisheries and Marine Resources and the Ministry of Social Development.

16/0080 Dwelling House, Stoney Ground (Block 58915B/281) **Allan Richardson**
Approved

16/0081 Dwelling House, Lower South Hill (Block 28311B/296) **Denecia Niles**

Approved subject to:

- i. all rights-of-way being shown on the site plan; and
- ii. the septic tank being shown on the site plan with stated setback distances from the boundary.

16/0082 Dwelling House, Long Path (Block 69114B/52) **Calvert Fleming**
Approved Under Delegated Authority

16/0083 Pool Extension, Shoal Bay (Block 89117B/34) **Eileen Clews**
Approved

16/0084 Three (3) Apartment Units, South Hill (Block 28311B/413) **Stephen Gumbs**
Deferred for:

- i. the site plan to be correctly drawn to reflect the true shape of the parcel;
- ii. the setback distances to be shown on the site plan; and
- iii. discussion with the agent regarding the floor plan and the site plan.

16/0085 Subdivision, Cedar Village (Block 58716B/327) **Evans Maxwell Brooks**
Deferred for registered access to the public road.

16/0086 Advertisement Sign, Long Bay (Block 28222B/21) **Fountain Beach Residences**

Approved with the following conditions:

- i. permission shall be granted for a period of one (1) year effective from 14 April 2016-13 April 2017. Upon expiration of planning permission the use of the land for the display of the sign shall be discontinued unless otherwise agreed upon in writing with the Land Development Control Committee;
- ii. the Department of Infrastructure shall be notified at least 48 hrs. prior to the date and time on which it is proposed to erect the advertisement. Where 48 hrs. would fall on a Saturday, Sunday or public holiday, the notification should be on the proceeding working day;
- iii. the advertisement must be placed a minimum distance of 10 feet from the edge of the road or 16 feet from the centre of the road, whichever is the greater; and
- iv. the siting, construction and maintenance of the advertisement shall be in accordance with the requirements and to the satisfaction of the Chief Engineer within the Department of Infrastructure and the Director of Disaster Management within the Department of Disaster Management.

16/0087 Advertisement Sign, Blowing Point (Block 38409B/60) **Fountain Beach Residences**

Approved with the following conditions:

- i. permission shall be granted for a period of one (1) year effective from 14 April 2016-13 April 2017. Upon expiration of planning permission the use of the land for the display of the sign shall be discontinued unless otherwise agreed upon in writing with the Land Development Control Committee;
- ii. the Department of Infrastructure shall be notified at least 48 hrs. prior to the date and time on which it is proposed to erect the advertisement. Where 48 hrs. would fall on a Saturday, Sunday or public holiday, the notification should be on the proceeding working day;
- iii. the advertisement must be placed a minimum distance of 10 feet from the edge of the road or 16 feet from the centre of the road, whichever is the greater; and
- iv. the siting, construction and maintenance of the advertisement shall be in accordance with the requirements and to the satisfaction of the Chief Engineer within the Department of Infrastructure and the Director of Disaster Management within the Department of Disaster Management.

16/0088 Advertisement Sign, Blowing Point (Block 38612B/484) **Fountain Beach Residences**

Approved with the following conditions:

- i. permission shall be granted for a period of one (1) year effective from 14 April 2016-13 April 2017. Upon expiration of planning permission the use of the land for the display of the sign shall be discontinued unless otherwise agreed upon in writing with the Land Development Control Committee;
- ii. the Department of Infrastructure shall be notified at least 48 hrs. prior to the date and time on which it is proposed to erect the advertisement. Where 48 hrs. would fall on a Saturday, Sunday or public holiday, the notification should be on the proceeding working day;
- iii. the advertisement must be placed a minimum distance of 10 feet from the edge of the road or 16 feet from the centre of the road, whichever is the greater; and
- iv. the siting, construction and maintenance of the advertisement shall be in accordance with the requirements and to the satisfaction of the Chief Engineer

within the Department of Infrastructure and the Director of Disaster Management
within the Department of Disaster Management.

16/0089-16/0093 **Will Be Tabled at the Next Meeting**

16/0094 Subdivision, Long Bay (Block 18011B/208,237, 238 &126) **Temenos Reality LTC.**
Approved

16/0095 Second Floor Bedroom On-Suite Expansion to Villa, Barnes Bay (Block 17810B/29)
Laurie Schoen
Deferred for:

- i. a site visit by the Land Development Control Committee; and
- ii. discussion with the Committee regarding the building crossing over boundaries.

16/0096-16/0097 **Will Be Tabled at the Next Meeting**

16/0098 Commercial Complex, George Hill (Block 48814B/3) **Fredrick Harrigan**
Deferred for consultation with the Airport Manager and the Ministry of Infrastructure,
Communication, Utilities, Housing and Agriculture.