

**LAND DEVELOPMENT CONTROL COMMITTEE  
MINUTES OF THE MEETING HELD ON  
16 MARCH 2016**

***APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY***

16/0034 Two (2) Apartment Units, Stoney Ground (Block 68915B/127) **Valencia Hodge**  
***Approved 15 March 2016***

16/0035 Pool Extension, Sea Feathers (Block 99415B/320) **Paul McCormack**  
***Approved 05 March 2016***

16/0038 Dwelling House, Lockrum (Block 38511B/284) **Hasani & Samantha Derrick**  
***Approved 05 March 2016***

16/0039 Subdivision, South Hill (Block 28312B/77) **Barry Simmons**  
***Approved 29 February 2016***

16/0041 Apartment Unit, Sachassess (Block 48714B/708) **Kafi Gumbs**  
***Approved 05 March 2016***

16/0048 Dwelling House, West End (Block 17809B/19 Part of) **Shawn Romney**  
***Approved 05 March 2016***

16/0049 Subdivision, South Valley (Block 48714B/541) **Viglef C. Gumbs**  
***Approved 11 March 2016***

16/0050 Subdivision, Welches (Block 89317B/129) **Michael Fleming**  
***Approved 11 March 2016***

16/0051 Dwelling House, Shoal Bay (Block 59017B/236) **Kassil Browne**  
***Approved 05 March 2016***

16/0053 Two (2) Apartment Units, North Side (Block 58816B/377) **Mervin Burke**  
***Approved 16 March 2016***

16/0056 Dwelling House, Sandy Hill (Block 69215B/111) **Shani Lake**  
***Approved 16 March 2016***

16/0062 Subdivision, The Quarter (Block 68914B/47) **Albert Lake**  
***Approved 15 March 2016***

16/0063 Dwelling House, Long Bay (Block 18111B/9) **Allan Richardson**  
***Approved 15 March 2016***

16/0067 Dwelling House, Tackling Estate, (Block 58916B/157) **Jeffery Jennings**

*Approved 16 March 2016*

## **OUTSTANDING APPLICATIONS**

15/0322 Subdivision, White Ground (Block 89316B/31) **Joseph Hodge**

*Approved*

15/0323 Subdivision, White Ground (Block 89316B/27) **Joseph Hodge**

*Approved*

15/0343 Food Stall, Welches (Block 89216B/116) **Barbara L. Buchanan & Glenroy A. Buchanan**

*Deferred* for:

- i. a proper site plan to be submitted, drawn to scale and to show a minimum of Two (2) practical parking bays; and
- ii. the parking area to be properly designed showing traffic circulation with controlled entry and exit points onto the main road.

15/0345 Change of Use from Garage to Two (2) Apartment Units, The Farrington (Block 79114B/84) **Victor Sasso**

*Approved*

16/0019 Subdivision, George Hill (Block 48713B/213) **Erica, Esline and Elmie Richardson**

*Approved*

16/0026 Food Hut, West End (Block 17809B/221) **Robelto Harrigan**

*Refused* for the following reasons:

- i. the proposal is contrary to the Government of Anguilla Policy (EX MEM 02/406 dated 31<sup>st</sup> 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; and
- ii. the external appearance of the Food Hut proposed would be prejudicial to the visual amenities of the area in that it would be incongruous with the architectural character of the nearby buildings and constitute an obtrusive feature along this streetscape.

16/0028 Food Stall, Barnes Bay (Block 17910B/138) **Neville Goddard**

*Refused* for the following reasons:

- iii. the proposal is contrary to the Government of Anguilla Policy (EX MEM 02/406 dated 31<sup>st</sup> 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; and
- iv. the external appearance of the building proposed would be prejudicial to the visual amenities of the beach in that it would be incongruous with the architectural character of the nearby buildings and constitute an obtrusive feature along this prime beach where there are numerous high end tourism establishments.

16/0031 Auto Parts Store, South Hill (Block 38411B/10) **Raymond Niles**

**Deferred** for:

- i. consultation with the Department of Infrastructure;
- ii. all buildings to be labeled on the site plan;
- iii. seven practical parking bays to be shown on the site plan;
- iii. the parking area to be properly designed showing traffic circulation with controlled entry and exit points onto the main road; and
- iv. a kerb to be shown on the site plan located along the roadside boundary.

***PLANNING APPLICATIONS RECEIVED SINCE 15 February 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.*

16/0033 Subdivision, Sandy Ground (Block 08413B/10) **Leonard Hughes**

**Deferred** for:

- i. a topographical map to be submitted superimposed over the land subdivision scheme; and
- ii. a site visit by the Land Development Control Committee.

16/0034 Two (2) Apartment Units, Stoney Ground (Block 68915B/127) **Valencia Hodge**  
**Approved Under Delegated Authority**

16/0035 Pool Extension, Sea Feathers (Block 99415B/320) **Paul McCormack**  
**Approved Under Delegated Authority**

16/0036 Dwelling House and Commercial Area, Sandy Ground (Block 08413B/3) **Jerdigan Richardson**

**Deferred** for:

- i. the means of sewage disposal to be sewage package treatment plant; and
- ii. a minimum of four (4) practical parking bays to be shown on the site plan.

16/0037 Dwelling House and Apartment, Little Harbour (Block 38612B/221) **Erimel Franklin**  
**Approved** subject to discussion with the agent regarding the parking bays shown on the site plan being practical.

16/0038 Dwelling House, Lockrum (Block 38511B/284) **Hasani & Samantha Derrick**  
**Approved Under Delegated Authority**

16/0039 Subdivision, South Hill (Block 28312B/77) Barry Simmons  
**Approved Under Delegated Authority**

16/0040 Change of Use (Dwelling House to Two (2) Apartment Units), Rock Farm (Block 48713B/473) **Glenda Williams**

**Deferred** for:

- i. the correct block number to be stated on the application form;
- ii. the site plan to be drawn to scale; and
- iii. the parking area to be properly designed showing traffic circulation with a controlled entry and exit points onto the main road.

16/0041 Apartment Unit, Sachassess (Block 48714B/708) **Kafi Gumbs**  
*Approved Under Delegated Authority*

16/0042 Dwelling House & Photo Studio, Little Harbour (Block 38712B/379) **Catriona Lake**  
*Approved* subject to:

- i. all roads/rights-of-way being shown on the site plan; and
- ii. the parking lots being demarcated on the site plan.

16/0043 Subdivision, North Hill (Block 48613B/169) **Duncan Stott**  
*Deferred* for registered access from the parcel to the public road to be provided.

16/0044 Dwelling House, Water Swamp (Block 48613B/312) **Rasael Carty Richardson**  
*Approved* subject to:

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

16/0045 Advertisement, South Hill (Block 08412B/235) **Yvette Connor-Gumbs/Valley Optic**  
*Approved* with the following conditions:

- i. permission shall be granted for a period of one (1) year effective from 16 March 2016-15 March 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.

16/0046 Dwelling House, Little Harbour (Block 38611B/293) **Dwight Newton**  
*Approved*

16/0047 Dwelling House, North Side (Block 58815B/421) **Indah Wallace Leiba**  
*Approved*

16/0048 Dwelling House, West End (Block 17809B/19 Part of) **Shawn Romney**  
*Approved Under Delegated Authority*

16/0049 Subdivision, South Valley (Block 48714B/541) **Viglef C. Gumbs**  
*Approved Under Delegated Authority*

16/0050 Subdivision, Welches (Block 89317B/129) **Michael Fleming**

***Approved Under Delegated Authority***

16/0051 Dwelling House, Shoal Bay (Block 59017B/236) **Kassil Browne**  
***Approved Under Delegated Authority***

16/0052 Dwelling House, Sachasses (Block 48714B/706) **Euridith Browne**  
***Approved*** subject to:

- i. all the staircases on the front elevation to be correctly drawn;
- ii. discussion with the agent regarding the “Fin Roof” being represented on the floor plan and on the unmarked line shown on the elevation drawings; and
- iii. the front elevation drawing being correctly drawn.

16/0053 Two (2) Apartment Units, North Side (Block 58816B/377) **Mervin Burke**  
***Approved Under Delegated Authority***

16/0054 Wooden Deck, Shoal Bay (Block 89118B/27) **Manoah Beach Resort**  
***Deferred*** for consultation with the Department of Lands and Surveys, the Ministry of EDICTLP, Department of Fisheries and Marine Resources, the Anguilla National Trust and the Department of Tourism.

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

- i. discussion with the agent regarding the subdivision being redesigned; and
- ii. the 18ft. Right-of-Way being splayed at either end.

16/0056 Dwelling House, Sandy Hill (Block 69215B/111) **Shani Lake**  
***Approved Under Delegated Authority***

16/0057 Extension to Dwelling House, (Block 59014B/49) **Mildred Smith-Carty**  
***Approved*** subject to:

- i. the footprint of the building as shown on the site plan to be reflected on the floor plan;
- ii. the northern elevation being drawn correctly; and
- iii. the western elevation drawing being submitted.

16/0058 Two (2) Unit Dwelling House, Tanglewood (Block 79013B/131) **Rosemary Gumbs**  
***Approved*** subject to the septic tank being setback a minimum distance of 6ft. from the site boundary.

16/0059 Dwelling House, Stoney Ground (Block 69015B/1) **Hazeldean Wilson**  
***Approved*** subject to the correct ownership being stated on Certificate B of the application form.

16/0060 Subdivision, Island Harbour (Block 89218B/584) **Hamlet Harrigan**  
***Approved*** with the following condition:  
Lot 3 must be amalgamated to Parcel 163 of Block 89218B.

16/0061 Wooden Deck, Island Harbour (Block 89319B/110) **Arawak Resorts**  
***Deferred*** for consultation with the Department of Tourism, Department of Lands & Surveys, Fisheries and Marine Resources, the Department of the Environment and the Ministry of EDICT.

16/0062 Subdivision, The Quarter (Block 68914B/47) **Albert Lake**  
*Approved Under Delegated Authority*

16/0063 Dwelling House, Long Bay (Block 18111B/9) **Allan Richardson**  
*Approved Under Delegated Authority*

16/0064 Subdivision, Blowing Point (Block 38510B/115) **Mitchell Connor & Lyle Connor**  
*Approved*

16/0065 Subdivision, Blowing Point (Block 38510B/229) **Mitchell Connor**  
*Approved*

16/0066 Change of Use from Dwelling House (Part of) to Restaurant, South Hill (Block 28311B/7) **Sheldon Richardson**

*Refused* for the following reasons:

- i. the change of use from a house to a restaurant as proposed would be prejudicial to the amenity of the area in that the use would be incongruous with its setting and create a strident feature on the street scene;
- ii. the proposed development would increase the concentration of pedestrian and vehicular traffic in the vicinity of the site and would prejudice the amenity enjoyed by the neighbouring residents; and
- iii. the proposed development would be injurious to the amenity of the area because of emission of smell, smoke and noise.

16/0067 Dwelling House, Tackling Estate (Block 58916B/157) **Jeffery Jennings**  
*Approved Under Delegated Authority*