

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE EXTRA-ORDINARY MEETING HELD ON
16 DECEMBER 2016**

1. APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

None

2. OUTSTANDING APPLICATIONS

04/0123 Amendment to Auto Service Station, George Hill (Block 48613B/372) **Ivor Richardson**

Deferred for:

- i. the new parcel number to be stated on the application form;
- ii. a location map to be submitted; and
- iii. a raised four (4) feet wide, 6 inches high sidewalk to be shown on the site plan along the public road to manage the ignes point to the development;
- iv. elevation and floor plans to be submitted for the development; and
- v. a drainage plan to be submitted.

16/0235 Dwelling House, The Valley (Block 48714B/698) **Venett Laidlow & Sygrid Connor**

Refused for the following reasons:

- i. the proposed development would not provide suitable and sufficient accommodation within the curtilage of the site for parking of vehicles in connection with the use of the site and will result in the parking of cars along the existing narrow right-of-way or on other neighbouring parcels of land. Such development would therefore increase the hazard along this narrow right-of-way;
- ii. the setback back distance of the building from the boundaries is only 4 feet. 5 inches from the front of the building instead of the required 16 feet and is only 8 feet 9 inches from the back boundary instead of the required 16 feet and only 5 feet. 6 inches from the side boundary instead of the required 6 feet.;
- iii. the proposed development is sited in a very small residential parcel of land and because of its inadequate setback distances from its boundaries, it is considered detrimental to the residential amenity of the area; and
- iv. the development is over the maximum permissible density of one (1) unit for this parcel.

16/0263 Car Wash, West End (Block 28010B/85) **Crisino Gomez**

Approved subject to:

- i. the parking lot being redesigned to show a minimum of six (6) practical parking bays with proper traffic circulation;
- ii. the entrance and exit point to the parking lot being located along the existing right-of-way, located to the east of the parcel;
- iii. the redesigned parking lot being reflected on the drainage plan; and
- iv. the set back distance of the soak away from the boundaries being shown on the site and drainage plan.

This application will be approved with the following conditions:

- i. the Car Wash 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; and
- ii. all waste water shall be contained on site.

16/0291 Extension to Gym, South Hill (Block 28211B/28 & 253) **Hubert Hughes**

Deferred for:

- i. certificate B on the application form to include all the land owners of all the parcels;
- ii. the site plan to be drawn to scale;
- iii. the parking lot catering to the gym to be shown on the site plan;
- iv. the existing and proposed floor plan for the building to be submitted; and
- v. discussion with the agent regarding a minimum setback distance of 6ft. from the building to the eastern boundary.

PLANNING APPLICATIONS RECEIVED

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.

None