

**LAND DEVELOPMENT CONTROL COMMITTEE  
MINUTES OF THE MEETING HELD ON  
16 OCTOBER 2014**

***OUTSTANDING APPLICATIONS***

13/0279 Supermarket, South Hill (Block 08512B/105) **Yong Wei Chen & Mei Chan Cen**

***Deferred*** for:

- i. a four (4) feet wide sidewalk to be shown on the site plan; and
- ii. a cross-section to be submitted showing the kerb and side-walk raised 6 inches above the road level.

14/0062 Dwelling House, The Valley (Block 58815B/30) **Shanelle Carty**

***Deferred*** for the Director of Lands and Surveys to liaise with the Permanent Secretary of the Ministry of Infrastructure Communication and Utilities regarding the housing policy for the indigent and to report back to Executive Council, whose decision will inform the Land Development Control Committee's decision on the application.

14/0080 Tower, Crocus Hill (Block 48714B/737) **DITES/MICUH**

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

- i. the antennas shall not be used until the following have been submitted for approval to the Ministry of Infrastructure Communication and Utilities (copy to the Department of Physical Planning):
  - a) a certificate stating that the equipment to be erected meets the international Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines for limiting exposure to electronic fields;
  - ii. a signed declaration stating that radio frequency fields will be kept as low as reasonably practicable at all times and never exceed the ICNIRP standard or 0.0699m W/cm-sq.
  - iii. annual independent monitoring reports must be submitted to the Ministry of Infrastructure Communications and Utilities every year relating to the levels of radiation being emitted from the antenna;
- iv. all antennas to be erected on the tower must be operated in full compliance with the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines;
- v. the facilities must be shared with an access given to, in accordance with the provision of the Telecommunication Act, the Public Utilities Commission Act, the regulations made respectively there under and the Telecommunication Code, other companies and organisations holding plans approved by the Land Development Control Committee;
- vi. before the erection of the tower, a security fence and gate must be erected to ensure that there is no trespass onto the site and for the protection of the public; and
- vii. the applicant is fully responsible for any damage caused and the immediate removal of the tower or any part of the entire structure that may be detached as a result of adverse weather conditions or due to a disaster event. This must be done in accordance with the requirements of and to the satisfaction of the Director, Disaster Management at the Department of Disaster Management.

14/0174 Dental Clinic, The Valley (Block 48813B/99) **Lindel Brookes**  
**Deferred** for further consultation with the Airport Manager.

14/0198 Communication Tower, Rey Hill (Block 78813B/138) **Digicel**  
**Withdrawn**

14/0211 Dwelling House, Causls Bottom (Block 69015B/163) **Daphne Phillips**  
**Approved**

14/0212 Change of Use from Restaurant (part of)to Office , Sandy Ground (Block 08412B/159 & 160) **Sea Pro**  
**Deferred** for the requirements as requested in the status report of application Ref # 14/0239 to be fulfilled.

14/0221 Two Dwelling Houses, South Hill (Block 28211B/445) **Jenneva Richardson**  
**Approved**

14/0222 Snackette, The Valley (Block 58814B/27) **Clement & Dinah Lake**  
**Approved** with the following condition:

Permission shall be granted for a period of two (2) years effective from 16<sup>th</sup> October 2014-15<sup>th</sup> October 2016. 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.

14/0228 Beach Bar, Meads Bay (Block 17910B/39) **Anacaona Hotel**  
**Refused** for the following reasons:

- i. the proposed development represents an obstruction to free access along the foreshore and if permitted would be a precedent for similar proposals which would result in a detrimental effect on the sandy beach;
- ii. the proposed location is in between parcels 120 and 133, both of which are coastal lots that are bounded to the beach. More specifically, the *Beach Vending Act 2013 and its Regulations*, gives the property owners adjoining the beach the sole right to operate any beach vending business on the beach in front of their property. Hence, to allow the beach front to be utilized by Vendors other than the adjacent properties would be in contravention of the Beach Vending Act; and
- iii. there is no proper registered access to the site.

14/0232 Dwelling House, Sandy Ground (Block 08412B/24) **Rhona Richardson**  
**Deferred** for a minimum of six (6) parking bays to be shown on the site plan.

14/0239 Two (2) Beach Bars, Sandy Ground (Block 08412B/160) **Sea Pro**  
**Deferred** for the site plan to accurately reflect all the bars and/or tents that are currently erected on the site.

### ***PLANNING APPLICATIONS RECEIVED SINCE 01 September 2014***

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.*

14/0235 Change of Use from Dwelling House to two (2) Apartment Units, The Farrington (Block 79114B/52) **Franklyn Hodge**

***Approved***

14/0236 Subdivision, The Valley (Block 48814B/24, 54, 53 & 52) **Island Real Estate Company Ltd.**

***Deferred*** for:

- i. the setback distance of the proposed right-of-way from the existing structure on the parcel to be stated; and
- ii. discussion with the agent on the subdivision scheme being redesigned to relocate the entrance and exit away from the public road and T-junction.

14/0237 Subdivision, West End (Block 28010B/166) **Hamlet & Frederick Harrigan**

***Approved***

14/0238 Subdivision, West End (Block 17609B/16) **Grantley Richardson**

***Approved***

14/0239 WAS CONSIDERED AT A PREVIOUS MEETING

14/0240 Subdivision, Rock Farm (Block 48713B/144) **Jerome Gumbs**

***Approved***

14/0241 Two Dwelling Houses, Roaches Hill (Block 58715B/570) **Glinda Vanterpool & Kevin Babrow**

***Approved*** subject to:

- i. all staircases being shown on the site plan;
- ii. the scale being shown on the floor plan and on the elevation drawings;
- iii. all elevation drawings being labeled; and
- iv. the setback distance of the building to the front boundary being a minimum of 16 feet from the road.

14/0242 Apartment, Cauls Pond (Block 69014B/102) **Albert Lake**

***Approved*** subject to:

- i. the correct scale being stated on the site plan; and
- ii. the front elevation being drawn correctly.

14/0243 Extension to Dwelling House, North Side (Block 58815B/488) **Angelene & Chrispen Henry**

***Approved*** subject to the description of the use being stated correctly.

14/0244 Subdivision, West End (Block 17910B/40 & 41) **Martha Hodge**

***Approved*** subject to the rights-of-way on Lots 12 and 13 respectively, being splayed in order to provide proper manoeuvring space

14/0245 Subdivision, The Valley (Block 48814B/180 & 181) **John W. Wigley**

**Approved** with the following condition:

Lot 3 must be amalgamated with parcel 69 of Block 48814B.

14/0246 Dwelling House, Little Harbour (Block 38611B/232) **Maria & Damien Hughes**

**Approved**

14/0247 Restaurant, South Hill (Block 08412B/116) **Anna Mingz hu Cen**

**Deferred** for:

- i. the certificate of ownership to be completed on the application form;
- ii. all roads to be shown on the site plan;
- iii. the means of sewage disposal to be shown on the site plan;
- iv. a minimum of twenty- seven ( 27) parking bays to be shown on the site plan; and
- v. as built drawings to be submitted for the existing building.

14/0248 Dwelling House, The Copse (Block 99416B/414) **Melvin Mathew**

**Deferred** for:

- i. all roads to be shown on the site plan;
- ii. all elevation drawings to be labeled;
- iii. the building to be setback a minimum distance of 16ft. from the right-of-way; and
- iv. the entire parcel to be shown on the site plan.

14/0249 Dwelling House, Cauls Pond (Block 69015B/251) **Clive Garvey**

**Deferred** for:

- i. the description of the use to be correctly stated on the application form;
- ii. the side elevation to be drawn correctly;
- iii. the dimensions of the bedroom to be amended so as to meet the minimum dimensions as required under the Building Code;
- iv. discussion with the agent regarding the existing building which is straddling Parcel 249 to be regularized; and
- v. a site visit by the Land Development Control Committee.

14/0250 Extension to Dwelling House, The Valley (Block 48713B/62) **Adele Hennis**

**Approved**

14/0251 Dwelling House, Spring Path (Block 28211B/448) **Keithley Connor**

**Approved** subject to:

- i. the building being setback a minimum distance of 16ft. from the back boundary; and
- ii. all setback distances being stated correctly on the site plan.

14/0252 Pool & Garage, Cul-De-Sac (Block 28309B/41) **Paul Gitsis**

**Approved** subject to:

- i. the overall measurements being shown on the floor plan; and
- ii. the north arrow being shown on the site plan.

14/0253 Grant of Easement, Cauls Bottom (Block 69015B/18) **Octavia Lake**

**Deferred** for:

- i. the existing 25ft. wide right-of-way running over parcel 306 being shown on the subdivision scheme; and
- ii. discussion with the agent regarding the purpose of the grant of easement in light of the other existing easements.

14/0254 Drill Well, The Valley (Block 48814B/25 7 243) **Ashley Brooks**

**Deferred** for consultation with the Department of the Environment, the Environmental Health Unit within the Department of Health Protection and the Ministry of Infrastructure, Communication and Utilities.

14/0255 Car Wash, South Hill (Block 28312B/18) **A & D**

**Deferred** for consultation with the Environmental Health Unit within the Department of Health Protection.