

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
18 APRIL 2012**

1. OUTSTANDING APPLICATIONS

11/0240 Subdivision, Blowing Point (Block 38410B291) **Preston Richardson**

Deferred for discussion with the applicant regarding clarification on the need to redesign the subdivision scheme with a carriage road to provide access for all the northern lots abutting the Jeremiah Gumbs Highway.

12/0057 Six (6) Unit Apartment Building, Welches (Block 89218B/448) **Shirlene Webster**

Approved with the following condition:

The Apartments 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.

12/0094 Beach Bar, Forest Bay (Block 38912B/14) **Yvette Cadette Rogers**

Approved with the following conditions:

- i. permission shall be granted for a period of one (1) year effective from the 18th April 2012 to 17th April 2014. Upon expiration of planning permission, the use of the Beach Bar must cease and the site restored to its original condition unless otherwise agreed to in writing with the Land Development Control Committee;
- ii. there shall be no amplified music being played at the site at any time;
- iii. running water must always be provided on the site for use by the staff and patrons for their sanitary conveniences; and
- iv. the operation of the food van must comply with the requirements as set out by the Director of Health Protection within the Environmental Health Unit and shall be carried out in accordance with specifications approved by her and completed to her satisfaction prior to the operation of the building erected on the land in accordance with the terms of this permission.

2. PLANNING APPLICATIONS RECEIVED SINCE 6 February 2012

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.

12/0098 Extension to Police Station, The Valley (Block 48813B/59) **Government of Anguilla**

Approved

12/0099 Dwelling House, Sandy Hill (Block 69215B/128) **Avilene Richardson Hodge-Carty**

File Name: Minutes/18 April 2012 Land Development Control Committee 1/4

Approved subject to:

- i. landmarks being shown on the location map; and
- ii. all rooms on the ground floor being labeled.

12/0100 Sewing Workshop, Crocus Hill (Block 48714B/48) **Janis Elijah**

Deferred for:

- i. the correct ownership to be stated on the application form;
- ii. landmarks to be shown on the location map;
- iii. all rights- of-way to be shown on the site plan; and
- iv. the building to be setback a minimum of 16ft. from the right-of-way and stated on the site plan.

12/0101 Subdivision, Cannifest (Block 89216B/67) **Arlington Gumbs**

Approved

12/0102 Subdivision, East End (Block 99416B/229) **Kent Ruan**

Approved

12/0103 Was considered at the 27 March Extra-Ordinary Meeting of the Land Development Control Committee.

12/0104 Storage Container, The Valley (Block 48814B/248) **Government of Anguilla**

Approved with the following condition:

The storage container must be secured in accordance with specifications approved by the Director, Disaster Management and completed to her/his satisfaction prior to the utilisation of the storage container in accordance with the terms of this permission.

12/0105 Subdivision, Hughes Estate (Block 28111B/145) **Carleen Hodge**

Approved

12/0106 Restaurant, The Farrington (Block 69114B/21) **Christian Sutton**

Refused for the following reasons:

- i. the proposal is contrary to the provisions of the policy set out in the National Land Use Plan Policy 1996, in that the area is zoned for light industrial development; and
- ii. the proposed development would reduce the availability of government's scarce land resources and compromise its ability to carry out essential land exchange transactions and other future uses of national importance.

12/0107 CANCELLED DUE TO REGISTRATION ERROR

12/0108 Snack Bar, Stoney Ground (Block 58915B/113) **Sylvester Rogers**

Deferred for:

- i. the correct ownership to be stated on the application form;
- ii. the proposed use to be stated on the application form;
- iii. the parking to be shown on the site plan if the proposed use is a restaurant; and
- iv. the means of sewerage disposal to be stated on the application form.

12/0109 Dwelling House, South Hill (Block 38511B/317) **Myrtle Smith**

Approved

12/0110 Apartments, Shoal Bay (Block 89117B/168) **Clemencia & Carlixto Hernandez**

Approved subject to:

- i. all rights-of-way being shown on the site plan;
- ii. all steps being shown on the site plan with stated setback distances from the roads and boundaries;
- iii. the floor plan being drawn to correspond with the site plan;
- iv. the parking bays being a minimum of 18'X8' with maneuvering space of 18'; and
- v. the setback distances being taken from the closest portion of the building to the boundaries.

12/0111 DVD Store, The Valley (Block 48814B/228) **Doreen Liburd**

Refused for the following reasons:

- i. the proposed development would reduce the availability of government's scarce land resources and compromise its ability to carry out essential land exchange transactions and other future uses of national importance;
- ii. the development proposed and in the position intended would be prejudicial to the visual amenities of the area as the external appearance and facing material are unsatisfactory in that the development proposed is in the middle of the Central Business District and would therefore constitute an obstructive feature within the Valley core; and
- iii. no provision has been made for parking of patrons for this development. Hence this development would thus result in the parking of vehicles on the carriageway, thereby increasing the hazards along this section of the road.

12/0112 Fire Station, Wallblake (Block 38813B/160) **Government of Anguilla**

Deferred for:

- i. consultation with the Department of Disaster Management and the Ministry of Infrastructure Communication and Utilities; and
- ii. the entrance and exit points to the parking lot being shown on the site plan.

12/0113 Gas Cylinder Storage, May Pen (Block 58815B/170) **Horace Brooks**

Deferred for:

- i. consultation with the Department of Disaster Management and the Environmental Health Unit within the Department of Health Protection; and
- ii. site visit by the Land Development Control Committee.

12/0114 Advertisement, Lower South Hill (Block 28211B/307) **Jumeirah/Conch Bay**

Development

Deferred for discussion with the Chief Engineer within the Department of Infrastructure regarding the proper siting of the advertisement sign that would allow it to be placed at a safe and satisfactorily distance away from the intersection of the road.

12/0115 Advertisement, Blowing Point (Block 38410B/268) **Jumeirah/Conch Bay**

Development

Deferred for discussion with the Chief Engineer within the Department of Infrastructure regarding the proper siting of the advertisement sign that would allow it to be placed at a safe and satisfactory distance away from the intersection of the road.

12/0116 Advertisement, George Hill (Block 38712B7) **Jumeirah/Conch Bay Development**

Deferred for discussion with the Chief Engineer within the Department of Infrastructure regarding the proper siting of the advertisement sign that would allow it to be placed at a safe and satisfactory distance away from the intersection of the road.

12/0117 Advertisement, George Hill (Block 38713B/13) **Jumeirah/Conch Bay Development**

Deferred for discussion with the Chief Engineer within the Department of Infrastructure regarding the proper siting of the advertisement sign that would allow it to be placed at a safe and satisfactory distance away from the intersection of the road.

12/0118 Advertisement, The Forest (Block 38812B/30) **Jumeirah/Conch Bay Development**

Deferred for discussion with the Chief Engineer within the Department of Infrastructure regarding the proper siting of the advertisement sign that would allow it to be placed at a safe and satisfactory distance away from the intersection of the road.

12/0119 Advertisement, Little Dix (Block 89016B/1) **Jumeirah/Conch Bay Development**

Deferred for discussion with the Chief Engineer within the Department of Infrastructure regarding the proper siting of the advertisement sign that would allow it to be placed at a safe and satisfactory distance away from the intersection of the road.

12/0120 Block Wall Shoal Bay (Block 59018B/211) **Fountain Beach Residences**

Deferred for discussion with the agent regarding the reduction of the wall to a maximum of 2 metres (6.5 ft.) or for the entire wall to be constructed in a manner that is non-solid (i.e.) designed with openings and spaces.

12/0121 Subdivision Shoal Bay (Block 59018B/165) **Magdalene Spencer**

Approved subject to the correct ownership being stated on the application form.

12/0122 Club House Crocus Bay (Block 58715B/163 & 164) **Crocus Bay Development**

Deferred for the existing Spring located on the parcel to be identified and shown on the site plan with stated setback distances from the proposed building.

12/0123 Food Van, Stoney Ground (Block 58915B/96) **Rebecca Rogers**

Deferred for consultation with the Department of Disaster Management, the Environmental Health Unit within the Department of Health Protection and the Ministry of Infrastructure, Utilities and Works.