

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
21 MARCH 2012**

1. OUTSTANDING APPLICATIONS

02/0168 Amendment to Apartment Building from Two (2) to Four (4) Units, Blowing Point (Block 28310B/104) **Albert Issacc**

Approved with the following condition :

The Apartment Units 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.

11/0077 Four (4) Unit Apartment Building, Cannifist (Block 89216B/212) **Sylvain Harrigan**

Approved with the following condition :

The Apartment Units 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.

11/0315 Basketball Court, The Valley (Block 48814B/253) **Government of Anguilla**

Deferred for:

- i. the site plan to be amended and submitted at a larger scale; and
- ii. a proper drainage layout and traffic circulation pattern to be shown on the site plan.

11/302 Dwelling House, Blowing Point (Block 38410B/230) **Jean & Joycelyn Moccow**

Refused for the following reasons:

- i. the building as constructed is built on the right-of-way and therefore does not have the minimum required setbacks as stipulated under the Building Act 2000 and its Regulations and the approved Planning Policy;
- ii. the building does not meet the required 16ft. setback distance from the back boundary as stipulated under the Building Act 2000 and its Regulations, instead it is setback only 4.5 ft. from the back boundary; and
- iii. the septic tank does not meet the required 6 ft. setback distance from the right-of-way as required under the Land Development Control Committee's policy.

12/0027 Subdivision, True Eyes (Block 58915B/225) **Evadney Richardson**

Approved

12/0050 Garage Shed & Office, Corito (Block 38812B/88) **Wendell Connor**

Refused for the following reasons:

- i. the proposal is contrary to the Government's policy relating to mobile/portable and containerized units (approved on January 2011) which seeks to control the proliferation of these units throughout the island individually and combined which can have a negative impact on public health, safety, amenity and the image that Anguilla portrays as a high end tourism destination; and
- ii. the nature of the material of the mobile/containerized office puts it at risk to withstand adverse weather conditions during storms and hurricanes in that the light construction material makes it susceptible to damage from flying objects.

12/0068 Dwelling House, Rey Hill (Block 78913B/109) **Shermon Niles**

Approved with the following condition:

The building at no time should exceed two (2) floors.

The Principal Planning Officer strongly objected to the approval of a two storey structure in that location.

12/0073 Change of Use for Part of Building from Warehouse to Garage, Rock Farm (Block 48814B/202) **Applewaite Lake**

Approved with the following conditions:

- i. the interior of the building must be equipped with a carbon monoxide monitoring alarm system;
- ii. the garage must comply with the requirements as set out in the National Fire Protection Association Code 101 and shall be carried out in accordance with specifications approved by the Fire Chief from the Anguilla Fire and Rescue Service and completed to his satisfaction prior to the occupation of the garage erected on the land in accordance with the terms of this permission; and
- iii. the garage must comply with the requirements as set out by the Director of Health Protection and shall be carried out in accordance with specifications approved by him/her and completed to his/her satisfaction prior to the occupation of the garage erected on the land in accordance with the terms of this permission.

12/0074 Subdivision, West End (Block 17709B/177) **Indigo Reef Ltd.**

Approved subject to:

- i. all parcel numbers being stated on the application form; and
- ii. correct fees being paid.

2. PLANNING APPLICATIONS RECEIVED SINCE 24 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.

12/0075 Subdivision, Mount Fortune (Block 89218B/492) **Louvan R Webster**

Approved subject to grant of easement forms being submitted for the use of the 30 ft. right-of-way running along Lot 2.

12/0076 Dwelling House, Long Road (Block 79114B/87) **Sharon Lake**

Approved

12/0077 Dwelling House, Rendezvous (Block 28210B/75) **Tyrone Hughes**

Approved subject to:

- i. discussion with the agent regarding clarification on the second proposed dwelling shown on the site plan; and
- ii. steps being shown on the floor plan with stated setback distances from the boundary.

12/0078 Dwelling House, North Side (Block 48814B/72) **Vyonne Brooks**

Deferred for:

- i. all landmarks to be shown on the location map;
- ii. the correct ownership to be stated on the application form;
- iii. all elevation drawings to be labeled and drawn correctly;
- iv. all rooms to be labeled on the floor plans;
- v. the steps to be shown on the floor plan;
- vi. the correct block number to be stated on the application form and all other plans;
- vii. the correct scale to be stated on the floor plan; and
- viii. the septic tank to be shown on the site plan with stated setback distances from the boundary.

12/0079 Warehouse, Spring Path (Block 28210B/120) **Claricia Guerrero**

Deferred for:

- i. consultation with the Ministry of Home Affairs;
- ii. the setback distance of the building to the boundary to be a minimum of 16ft and stated on the application form;
- iii. the loading and offloading bays to be shown on the site plan;
- iv. a proper road network to access the warehouse to be shown on the site plan; and
- v. the inter-related application for the re-classification of the lease for the already approved building shown on the site plan to be determined by the Executive Council.

12/0080 Bar, South Hill (Block 08412B/91) **Livingston Hughes**

Refused for the following reasons:

- i. the location of the development is sited in an area that is physically unsafe in that the edge of a cliff is approximately forty (40 ft.) away. This presents a safety hazard to the staff and patrons of the bar particularly as there is no protective railings to safeguard against persons accidentally falling over;
- ii. the sloping characteristics and location of the parcel does not permit on-site parking. The proposed parking lot which is sited across the main carriageway is therefore considered to be hazardous to patrons of the establishment and is not in keeping with Government policy relating to parking; and
- iii. the development would injuriously affect the visual character of an area that has an outstanding vista overlooking the scenic Sandy Ground Harbour and would therefore set a dangerous precedent for similar construction along this area of outstanding beauty.

12/0081 Dwelling House, Long Road (Block 79013B/124) **Charles Hodge**

Approved subject to the scale being stated on the floor plan.

12/0082 Tower & Terminal, Sachasses (Block 48714B/642) **Upbeat Radio**

Deferred for:

- i. the description of the use to be clearly stated to include the transmitter building;
- ii. consultation with the Department of Disaster Management and the Department of Infrastructure, Utilities and Communication;
- iii. the application to be advertised on radio by the Department; and
- iv. the applicant to erect a sign on the site giving notice of the application. It should be appropriately located so as to be visible from the public road and the Department notified of the date of placement.

12/0083 - 12/0084 WERE CONSIDERED AT LDCCs, Extra- Ordinary Meeting of 8 March 2012.

12/0085 Dwelling House, Cauls Pond (Block 69014B/209) **Teresa Carter**

Deferred for:

- i. the site plan to be correctly oriented;
- ii. the site plan to be to scale and drawn correctly; and
- iii. the setback distances to be taken from the boundaries to the closest point of the building.

12/0086 Subdivision, Sea Feathers (Block 99415B/315) **Osbourne Fleming**

Approved

12/0087 Subdivision, North Side (Block 58715B/550) **Ruby Connor**

Approved subject to a through road being shown on the subdivision plan to access Lot 3.

12/0088 Subdivision, Sandy Hill (Block 79214B/194) **Pansy & Allister Richardson**

Approved

12/0089 Dwelling House, George Hill (Block 48713B/218) **Xin Ning Lim**

Approved subject to:

- i. the shape of the parcel being correctly drawn on the site plan; and
- ii. all rooms being labeled on the floor plan.

12/0090 Dwelling House & Apartment, North Side (Block 58816B/38) **Wayne Richardson**

Approved

12/0091 Bar & Mobile Trailer, The Valley (Block 48814B/244) **Dainy Victor**

Deferred for consultation with the Department of Lands & Surveys; the Department of Disaster Management, the Environmental Health Unit within the Department of Health Protection; the Ministry of Home Affairs and the Ministry of Infrastructure, Communication and Utilities.

12/0092 Generator House, Crocus Hill (Block 48714B/488) **Government of Anguilla**

Approved

12/0093 Generator House, Blowing Point (Block 28409B/31) **Government of Anguilla**

Approved

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

Deferred for:

- i. consultation with the Department of Fisheries and Marine Resources; the Department of Disaster Management and the Environmental Health Unit within the Department of Health Protection; and
- ii. the setback distances stated on the site plan to be written at a larger font.

12/0095 Dwelling House, Little Harbour (Block 38712B/334) **Jean Halley**
Approved

12/0096 ATM Van, Island Harbour (Block 89319B/71) **National Bank of Anguilla**
Deferred for:

- i. consultation with the Department of Disaster Management and the Anguilla Tourist Board; and
- ii. a meeting with the Land Development Control Committee and the applicant to discuss the proposed development.

12/0097 Addition to Building, South Hill (Block 08412B/350 & 364) **Kirk Hughes**
Approved subject to:

- i. parcels 350 and 364 being amalgamated and registered at the Land Registry within the Department of Lands & Surveys; and
- ii. the existing parking bays labeled as “to be moved” on the site plan to be relocated elsewhere on the parcel.

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Vincent Proctor
Secretary

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Aurjul H. Wilson
Chair