

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
23 AUGUST 2012**

1. OUTSTANDING APPLICATIONS

04/0369 Subdivision, Blowing Point (Block 28310B/14) Estate of Christopher Connor

Approve exceptionally subject to:

- i. a proper location map being submitted ;
- ii. the size of the right-of-way being stated;
- iii. the right-of-way being properly aligned; and
- iv. the high water mark being labeled in ink on the subdivision plan.

10/0067 Boutique, South Hill (Block 28411B/74) **Anuery Richardson**

Deferred for the Department of Lands and Surveys to complete a site survey of the parcel.

12/0131 Dwelling House, Shoal Bay (Block 89117B/522) **Angela Jno Baptiste**

Approved

12/0138 Subdivision, Rey Hill (Block 78813B/7) **Blondell Rodgiers**

Approved

12/0167 Restaurant, Shoal Bay (Block 59018B/18) **Wycliffe Harrigan**

Approved with the following conditions:

- i. the building setback shall be in accordance with the geo-referenced points demarcated on the parcel by the Department of Lands and Surveys and shown as referenced on survey plan LS19-12;
- ii. the remainder of the building which protrudes beyond the 6 feet setback must be removed and the area returned to its natural state;
- iii. the Principal Planning Officer shall be notified at least 48 hours prior to the date and time on which it is proposed to commence any clearing of land and building or engineering operations to which this permission relates. Where 48 hours would fall on a Saturday or public holiday the notification should be given on the preceding day. All proposed works shall be properly set out for inspection by the Principal Planning Officer or his representatives;
- iv. all necessary measures shall be taken to prevent the run off of silt, mud and other debris into the sea;
- v. all wastewater shall be treated and contained on site; and
- vi. all top soil removed during excavation of footings shall be set aside and stored on site until it is required for re-spreading.

12/0197 Store/Storage Building, The Quarter (Block 68914B/91) **Candis Mkoba**

Approved exceptionally with the following condition:

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All reasonable efforts should be made to ensure that runoff water does not adversely affect adjoining properties.

12/0200 Supermarket, West End (Block 17910B/269) **Best Buy (Anguilla) Ltd**

Approved with the following conditions:

- i. silt screens shall be installed and maintained along the property line abutting the pond to filter water and to trap silt, mud and suspended solids from entering the ecosystem of the pond during the construction phase of the development;
- ii. all waste water shall be contained and treated on site before being discharged;
- iii. the flow and velocity of storm water must be controlled and filtered before being allowed to drain into the pond;
- iv. a grass and tree verge shall be planted around the edge of the pond;
- v. the parking lot and adjoining roads must be paved to the satisfaction of the Chief Engineer within the Department of Infrastructure; and
- vi. the Principal Planning Officer shall be notified at least 48 hours prior to the date and time on which it is proposed to commence any clearing of land and building or engineering operations to which this permission relates. Where 48 hours would fall on a Saturday or public holiday the notification should be given on the preceding day. All proposed works shall be properly set out for inspection by the Principal Planning Officer or his representatives.

2. PLANNING APPLICATIONS RECEIVED SINCE 24 July 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.

12/0201 Subdivision, Mount Fortune (Block 89417B/105) **Ron Webster**

Approve subject to both roads being 25 feet wide.

12/0202 Elderly Home, Sea Feathers (Block 99315B/31) **Ronald Webster**

Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection;
- ii. the site plan to include all buildings on the parcel to be shown as built including staircases, parking areas and foot paths;
- iii. landmarks to be shown on the location map;
- iv. fourteen(14) parking bays to be shown on the site plan;
- v. a sewage treatment plant to be stated on the application form and shown on the site instead of a septic tank; and
- vi. floor plan to be amended to show ramps at all entrances and exits.

12/0203 Extension and Change of Use, Katouche (Block 48714B/223) **Susan Brooks**

Approve subject to:

- i. the number of apartment units being stated on the application form; and
- ii. the description of the use to be stated on the application form to specify "Extension and Change of Use".

12/0204 Waste-Heat Recovery Facility, Corito (Block 38812B/131) **Anguilla Electricity Company**

Deferred for:

- i. consultation with the Department of Environment, the Department of Lands and Surveys, the Ministry of Home Affairs and MICUH;
- ii. additional information pertaining to the Waste Heat Recovery Plant to be submitted;
- iii. a proper location plan showing landmarks;
- iv. a limited Environmental Impact Assessment to be prepared; and
- v. a round table discussion to be convened among all stakeholders.

12/0205 Solar Energy Farm, Corito (Block 38812B/131) **Anguilla Electricity Company**

Deferred for:

- i. consultation with the Department of Environment, the Department of Lands and Surveys, the Ministry of Home Affairs and MICUH;
- ii. a proper location plan showing landmarks;
- iii. a limited Environmental Impact Assessment to be submitted; and
- iv. a round table discussion to be convened among all stakeholders.

12/0206 Warehouse, Corito (Block 38813B/166) **Bonnie Lewis**

Deferred for consultation with the Department of Disaster Management.

12/0207 Apartment, South Hill (Block 28312B/74) **Bonnie Lewis**

Approve subject to:

- i. the site plan being amended to show the entry/exit; and
- ii. the description of the use to be stated on the application form to specify "Extension and Change of Use".

12/0208 Subdivision, Sandy Hill (Block 69215B/152) **Kathy Ruan**

Approve subject to the 20ft wide right-of-way being increased to a minimum width of 25ft with the following condition:

Lot 2 must be amalgamated to parcel 152 of Block 69215.

12/0209 Apartment, Water Swamp (Block 48613B/121) **Iva Richardson**

Deferred for:

- i. a subdivision scheme to be submitted;
- ii. the number of units in each building to be indicated on the application form;
- iii. discussion with the agent regarding a minimum setback distance of 16 feet from the road in accordance to the Building Act and its Regulations 2000;
- iv. the distance between the existing building and the proposed building to be stated on the site plan; and
- v. the septic tank to be shown with a minimum setback distance of 6ft. from the boundary.

12/0210 Subdivision, Blowing Point (Block 28311B/249) **Deborah Richardson**

Approved

12/0211 Subdivision, South Hill (Block 38511B/283) **Zenith Brooks**

Approved with the following condition:

Lot 2 must be amalgamated to Parcel 284 of Block 38511B.

12/0212 Subdivision, Blowing Point (Block 28311B/60) **Vernice Hodge-Freeman**
Approve subject to the application form being amended to indicate the parcels and lots that are being proposed to be amalgamated.

12/0213 Subdivision, Blowing Point (Block 28311B/55) **Ina Franklin**
Approve subject to the application form being amended to indicate the parcels and lots that are proposed to be amalgamated.

12/0214 Villa Project (10), Long Bay (Block 18011B/88) **Goblins Retreats LLC**
Approve with outline conditions subject to the site plan being amended to reflect the removal of the sea wall.

12/0215 Dwelling House, The Valley (Block 58715B/561) **Kimesha Reid**
Approved

12/0216 Subdivision, West End (Block 17910B/172) **Viola Richardson**
Approved

12/0217 Dwelling House, Blowing Point (Block 28310B/364) **Sonia Desuza**
Deferred for:

- i. the proposed use to be stated correctly on the application form;
- ii. the parking to be shown on the site plan;
- iii. the distance from the sewage treatment plant to the boundary to be stated on the site plan;
and
- iv. the north arrow to be shown on the site plan.

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Vincent Proctor
Secretary

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Aurjul H. Wilson
Chair