

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
23 JUNE 2016**

APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

16/0142 Dwelling House – Outline, Spring Path (Block 28211B/378) **Ian & Erica Hamilton**
Approved 20 June 2016

16/0143 Subdivision, Little Harbour (Block 38611B/143 & 144) **Raquel & Clerise Richardson**
Approved 31 May 2016

16/0150 Subdivision, Stoney Ground (Block 58915B/295) **Covell Oflaherty**
Approved 23 June 2016

16/0151 Subdivision, North Side (Block 58816B/92) **Paula Patricia Byden**
Approved 16 June 2016

16/0162 Subdivision, Stoney Ground (Block 58915B/299) **Covell Oflaherty**
Approved 23 June 2016

OUTSTANDING APPLICATIONS

04/0515 Dwelling House, North Side (58716B/119) **Rickey Roupine**
Approved

13/0001 Bar, Statia Valley (Block 38712B/144) **Ethlyn Hodge**
Refused for the following reasons:

- i. the existing building is encroaching onto the registered access;
- ii. the proposed development would increase the concentration of pedestrian and vehicular traffic in the vicinity of the site and would prejudice the amenity enjoyed by the neighbouring residents; and
- iii. the development proposed and in the position intended would be prejudicial to the amenities of the residential properties in the vicinity.

14/0183 Amendment to Subdivision, West End (Block 17709B/166) **Diane Hodge and Clive Hodge**
Approved

15/0202 Staircase & Deck, Little Harbour (Block 38611B/96) **Brenda Fox**
Deferred for:

- i. discussion with the agent regarding the type of material proposed to construct the staircase; and
- ii. the description of material proposed for the construction of the staircase to be amended on the application form to state wood.

16/0076 Chicken Farm and Slaughter House, East End (Block 99415B/128) **Quincy Gumbs**

Refused for the following reasons:

- i. the development is proposed to be located on a 0.72 acre of land with a narrow width of 82 feet which does not allow for sufficient buffer area between the farm/slaughter house and neighbouring residential properties; and
- ii. the development proposed and in the position intended would be prejudicial to the amenities of adjacent residential properties due to the presence of the Chicken Farm and Slaughter House.

16/0079 Waste to Energy Plant, Corito (Block 38812B/131 Part of) **Global Green Energy**

Approved with the following conditions:

- i. before the commencement of any preparatory works and building or engineering operations to which this permission relates, the applicant must institute a detailed management plan and monitoring program that is prepared to the satisfaction of and approved by the Principal Environmental Health Officer within the Department of Health Protection;
- ii. the air emissions from the plant must meet the standards of the World Health Organisation or higher and must be to the satisfaction of the Principal Environmental Health Officer within the Department of Health Protection;
- iii. the ambient air quality at The Forest, Corito, Long Ground, Statia Valley and Little Harbor must be measured to determine the combined effects of the existing conditions and the potential emissions;
- iv. the design of the height and spatial arrangement of the smokestack must be such as to meet the ambient air quality standards detailed in condition (3);
- v. the exterior sound pressure level must not exceed 65dB, measured 50ft (15M) from the noise generation source, at any point or direction;
- vi. all matters relating to bio-char, waste water and sewage disposal, including the layout and design of the disposal system shall be carried out in accordance with a specification approved by the Principal Environmental Health Officer within the Department of Health Protection and completed to his/her satisfaction prior to the occupation of any building being erected on the land or prior to any change of use in any land or building in accordance with terms of this permission;
- vii. all industrial waste, waste water and sewage disposal systems to be provided on the land shall at all times be operated and maintained to the satisfaction of the Principal Environmental Health Officer within the Department of Health Protection; and
- viii. all necessary fire precaution measures shall be carried out to the satisfaction of the Chief Fire Officer within the Anguilla Fire and Rescue Services.

16/0095 Bedroom Extension, Barnes Bay (Block 17810B/29) **Laurie Schoen**

Approved subject to:

- i. the width of the pool deck being reduced on site in order to achieve a minimum setback distance of 10ft. from the sea wall at the edge of the cliff; and
- ii. all proposed works shall be properly set out for inspection by the Principal Planning Officer or his representatives and the Department duly notified upon the completion of the works.

16/0111 Subdivision, Rey Hill (Block 78913B/35) **Diane Kevelier Smith**
Approved

16/0113 Supermarket, Office & Dwelling House, Island Harbour (Block 89318B/461) **Li Jaun Feng**
Deferred for:

- i. the site plan to be drawn to accurately reflect the location of the septic tank and the existing well, showing stated setback distances; and
- ii. the “as built” drawings of the floor plans to be submitted.

16/0134 Subdivision, North Side (Block 58715B/31) **Mary Carty**
Approved

16/0140 Subdivision, North Valley (Block 58715B/575) **Donice Richardson**
Deferred for a site visit by the Land Development Control Committee.

16/0158 K-9 Housing (Kennel), The Valley (Block 48813B/96) **Government of Anguilla Customs Department**
Approved with the following condition:
A solid barrier must be constructed at the eastern and northern end of the kennel in order to safeguard the dogs from interference.

16/0162 Subdivision, Stoney Ground (Block 58915B/299) **Covell Oflaherty**
Approved 23 June 2016

PLANNING APPLICATIONS RECEIVED SINCE 23 May 2016

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.

16/0141 Subdivision, The Quarter (Block 78914B/97) **Evelyn Ophelia Hodge**
Approved subject to a turn-a-round area being shown at the end of the 20ft. wide right-of-way.

16/0142 Dwelling House, Spring Path (Block 28211B/378) **Ian & Erica Hamilton**
Approved Under Delegated Authority

16/0143 Subdivision, Little Harbour (Block 38611B/143 & 144) **Raquel & Clerise Richardson**
Approved Under Delegated Authority

16/0144 WAS TABLED AT PREVIOUS MEETING

16/0145 Dwelling House, South Hill (Block 28311B/377) **Armel Harrigan**
Approved subject to Section 3 of the application form being correctly completed.

16/0146 Food Van, The Valley (Block 58814B/2) **Issac Brito Matos**

Refused for the following reasons:

- i. the proposal is contrary to the Executive Councils Policy detailed in Minute 02/406 dated 31st October 2002 relating to food vans and other stalls which seeks to control the proliferation of food vehicles and commercial stalls in the interest of public health, safety and amenity;
- ii. the proposed development does not have any running water and is considered to be unsafe on health and safety grounds;
- iii. the development at that particular site is considered to be dangerous and unacceptable on road safety grounds due to its proximity to a major junction. There is particular concern regarding the potential conflict that exist with vehicles travelling along the main road and the patrons congregating beside the food van which is in very close proximity to the busy carriageway; and
- iv. the proposed development as sited would not provide suitable accommodation within the curtilage of the site for parking, loading and unloading of vehicles in connection with the use of the site. Such development would result in the parking of vehicles on the carriageway, thereby increasing the hazards along this section of the roadway.

16/0147 Two (2) Dwelling Houses, West End (Block 17809B/103) **Manie Richardson**

Deferred for:

- i. a side elevation drawing to be submitted;
- ii. the first floor plan to be redesigned to show the door opening onto a landing area or a platform; and
- iii. the basement plan to be submitted.

16/0148 Apartment & Dwelling House, Stoney Ground (Block 58916B/280) **Arlinell Reid**

Deferred for:

- i. the site, floor and elevation plans to be drawn to scale;
- ii. the right-of-way to be stated on the site plan;
- iii. the building to be shown raised above ground level on the elevation drawings;
- iv. the floor plan and right side elevation drawing to correspond; and
- v. all the windows to be shown on the ground floor plan as indicated on the elevation drawings.

16/0149 Subdivision, Bad Cox (Block 69016B/140) **Covell Oflaherty**

Approved

16/0150 Subdivision, Stoney Ground (Block 58915B/295) **Covell Oflaherty**

Approved Under Delegated Authority

16/0151 Subdivision, North Side (Block 58816B/92) **Paula Patricia Byden**

Approved Under Delegated Authority

16/0152 CANCELLED

16/0153 Bar & Grill Restaurant, Blowing Point (Block 38409B/60) **Royden Romney**

Deferred for:

- i. consultation with the Environment Health Unit within the Department of Health Protection, the Department of Fisheries and Marine Resources, the Department of Environment and the Anguilla Air and Sea Port Authority;
- ii. Section 3 of the application form to be correctly completed;
- iii. a proper site plan to be submitted;
- iv. the right-of-way to be shown on the site plan;
- v. the entrance and exit points to be drawn correctly on the site plan;
- vi. the means of sewage disposal to be sewage package treatment plant and stated on the application form and site plan with stated setback distances from the line of permanent vegetation;
- vii. the line of permanent vegetation to be shown on the site plan; and
- viii. the setback distance of the building to the line of permanent vegetation to be shown on the site plan.

16/0154 Subdivision, West End (Block 17809B/280) **Stephanie Carty**

Deferred for:

- i. lot 1 to be properly designed to have a practical access; and
- ii. Section 3 of the application form to be correctly completed.

16/0155 Dwelling House, South Hill (Block 69215B/228) **Jeannette Guzman**

Deferred for:

- i. The correct block number to be stated on the application form;
- ii. the correct scale to be stated on all drawings;
- iii. the elevation drawings to correspond with the stated floor plan;
- iv. the building to be shown raised above ground level on the elevation drawings.

16/0156 Dwelling House, South Hill (Block 28211B/444) **Ana J. Montero**

Deferred for:

- i. all dimensions on the site plan to be legible;
- ii. the right-of-way to be stated on the site plan;
- iii. the parcel to be clearly defined on the site plan;
- iv. all steps and doors to be shown on the ground floor plan;
- v. all windows to be shown on the first floor plan;
- vi. the right side elevation to be drawn properly; and
- vii. the correct scale to be stated on the floor plan and elevation drawings.

16/0157 Dwelling House, Stoney Ground (Block 58916B/281) **Zonalee Sookanand**

Deferred for:

- i. the correct scale to be stated on all drawings;
- ii. the right-of-way to be shown on the site plan;
- iii. the building to be shown raised above ground level on the elevation drawings;
- iv. the laundry room shown on the first floor plan to be eliminated; and
- v. the store room shown on the elevation drawing to be reflected on the ground floor plan.

16/0158 WAS TABLED AT PREVIOUS MEETING

16/0159 Apartments (5 Units), Island Harbour (Block 89418B/4) **Joshua Hodge**

Refused for the following reasons:

- i. the proposed development of five (5) apartment units located on the second floor of the approved business center requires an additional eight (8) parking bays in addition to the twenty bays (20) shown and approved on the first phase of the development detailed in Application Ref: # 15/0217 dated 10th December 2015.
- ii. the development will have insufficient number of parking bays and would likely result in the parking of vehicles on the carriageway, thereby increasing the hazards along this section of the road.

16/0160 Dwelling House, Causls Bottom (Block 69015B/340) **Petal Rogers**

Approved

16/0161 VIP Aviation Terminal, The Valley (Block 38813B/190) **David Lloyd**

Deferred for:

- i. the site and floor plans to be drawn to scale; and
- ii. consultation with the Department of Lands and Surveys, EDICTLP, the Airport Manager and Port Authority.

16/0162 Subdivision, Stoney Ground (Block 58915B/299) **Covell Oflaherty**

Approved Under Delegated Authority

16/0163 Subdivision, Lower South Hill (Block 28311B/9) **Conrad Walton Fleming**

Approved

16/0164-167 Will Be Tabled At the Next Meeting

16/0168 Subdivision, West End (Block 17910B/55) **Shona Richardson**

Approved with the following condition:

Parcel 76 must be amalgamated to Lot1 of Block 17910B.