

**LAND DEVELOPMENT CONTROL COMMITTEE  
MINUTES OF THE MEETING HELD ON  
25 OCTOBER 2012**

***1. OUTSTANDING APPLICATIONS***

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

***Approved*** with the following condition:

Lot 2 must be amalgamated to Parcel 41 of Block 69215B.

12/0234 Bar, Blowing Point (Block 38409B/60) **Alfred Romney**

***Deferred*** for a site visit by the Land Development Control Committee.

12/0235 Rock Revetment, Little Harbour (Block 38611B/34) **Dorothy Richardson**

***Deferred*** for a site visit by the Land Development Control Committee and for the agent to be present during the visit.

12/0241 Wood Gazebo & 5 wooden Umbrellas, Shoal Bay (Block 89118B/123) **Shoal Bay Villas**

***Deferred*** for discussion with the agent regarding the umbrellas to be removed from the site plan and for the gazebo only to be shown.

12/0254 Dwelling House, Cauls Pond (Block 69014B/94) **Neville Gumbs**

***Approved***

12/0261 Beach Resort, Shoal Bay (Block 59018B/140/122) **Fountain Beach Residences & Resort**

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

- i. all matters relating to storm water drainage including the layout and design of the disposal system shall be carried out in accordance with specifications approved by the Chief Engineer of the Department of Infrastructure and completed to his satisfaction prior to the occupation of the building being erected on the land in accordance with the terms of this permission;
- ii. 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 work day;
- iii. all proposed works and buildings along the ocean front and public roads and rights-of-way shall be properly set out for inspection by the Principal Planning Officer or his representatives;
- iv. the clearing of vegetation shall only take place in areas indicated by the Principal Planning Officer;
- v. all necessary measures shall be taken to prevent the run off of silt, mud and other debris into the sea;

- vi. all wastewater shall be treated and contained on site;
- vii. the site must be landscaped and maintained to the satisfaction of the Principal Planning Officer; and
- viii. a hydrology assessment of the site should be undertaken before the construction of the buildings and used to mitigate against any possible drainage issues.

***This approval is subject to:***

The correct parcel number being stated on the application form and the site plan showing only the parcel or parcels that are currently registered at the Land Registry within the Department of Lands & Surveys.

*The Principal Planning Officer expressed his objections to the decision to approve the application with the four buildings shown on the site plan being setback at 9ft. from a public road instead of the 16ft setback distance which is in line with the long standing planning policy.*

12/0269 Staircase & Hoist for Drinks, Barnes Bay (Block 17810B/182) **SOF Anguilla Holdings LLC**

***Deferred*** for discussion with the agent regarding mitigation measures to be considered in order to address the unstable cliff side.

12/0270 Rock Revetment, Barnes Bay (Block 17810B/201) **SOF Anguilla Holdings LLC.**

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

All necessary measures shall be taken to prevent the run off of silt, mud and other debris into the sea. Silt screens shall be installed and maintained along the beachfront to trap silt and suspended solids from entering the marine environment.

12/0271 Beach Nourishment, Barnes Bay (Block 17810B/194) **SOF Anguilla Holdings LLC**

***Deferred*** for:

- i. a round-table discussion to be arranged with the Land Development Control Committee, stakeholders and the developer to discuss the proposed development; and
- ii. the description of the proposed use to be correctly stated on the application form.

## ***2. PLANNING APPLICATIONS RECEIVED SINCE 27 September 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.*

12/0266 One (1) Apartment Unit, Limestone Bay (Block 58618B/82) **Karim Hodge**

***Approved***

12/0267 Storage & Parking Building, Long Path (Block 69114B/22 & 23) **Leonard Duncan**

***Deferred*** for clarification with the agent on the proposed use.

12/0268 Dwelling House, South Hill (Block 38411B/290) **Joel Richardson**

***Approved***

12/0272 Three (3) Apartment Units, South Hill (Block 28812B/554) **Johnna Warner**

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

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.

***This approval is subject to:***

- i. all rooms being labeled on the floor plan; and
- ii. the kitchen being shown on the studio apartment unit plan.

12/0273 Extension to Office, The Valley (Block 48813B/59) **Government of Anguilla**

***Approved*** with the following condition:

The containerised unit for use as an office must be secured to the satisfaction of the Director of the Department of Disaster Management.

***This approval is subject to*** the correct parcel being stated on the application form.

12/0274 One (1) Apartment & Commercial Space, Spring Path (Block 28210B/119) **Claricia Guerrero**

***Approved*** with the following condition:

The building shall not be utilised until the onsite 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.

12/0275 Subdivision, The Quarter (Block 68914B/88) **Julian Babrow & Vernon Babrow**

***Approved***

12/0276 Subdivision, The Valley (Block 58715B/ 504) **Elvin A Gumbs**

***Approved*** subject to the 18ft. right-of-way shown on the subdivision scheme being reduced to 16ft. in order for Lot1 to have a wider buildable area.

12/0277 Subdivision, Cauls Bottom (Block 69014B/279) **Kumakie Parris**

***Approved***

12/0278 Dwelling House, West End (Block 17910B/125) **Janet Richardson**

***Approved*** subject to the north elevation being drawn correctly.

12/0279 Dwelling House, The Valley (Block 58715B/82) **Rubena Reid**

***Deferred*** for:

- i. the setback distance to be shown between the proposed building and the closest existing building;
- ii. the foot print of the building shown on the site plan to correlate with the floor plan; and
- iii. all elevation drawings to be correctly labeled.

12/0280 Dwelling House, Little Harbour (Block 38611B/136) **Sherma Hughes**

***Approved***

12/0281 Subdivision, Island Harbour (Block 89418B/213) **John Richardson & Maude Richardson**

***Deferred*** for all structures to be shown on the subdivision scheme with stated setback distances from the right-of-way.

12/0282 Subdivision, Sandy Hill (Block 69215B/103) **Damaris Gisselle Tramayne Lake**  
*Approved*

12/0283 Subdivision, Sandy Ground (Block 08512B/13) **Dalton Leroy Hodge**  
*Approved*

12/0284 Grant of Easement, Island Harbour (89418B/36) **Elliot Harrigan**  
*Deferred* for the setback distance of the proposed new road to the existing building on parcel 33 to be stated on the subdivision scheme.

12/0285 Subdivision, North Side (Block 58815B/214) **Everet Romney & Eudine Romney**  
*Deferred* for:

- i. the right-of-way labeled as parcel 215 to be a minimum width of 18 ft. and stated on the subdivision scheme; and
- ii. the correct block number to be stated on the application form.

12/0286 Subdivision, Old Ta (Block 48613B/215) **Estate of Mary Allison Boyd, c/o Ann Dawson & Lenny Carty**  
*Approved* with the following condition:  
Lot 4 must be amalgamated with Parcel 214 of Block 48613B.

12/0287 Subdivision, Old Ta (Block 48613B/216) **Estate of Arthur Rupert Carty**  
*Approved*

12/0288 Subdivision, Little Harbour (Block 38712B/508) **Tricia Rey**  
*Approved* subject to the existing structure shown on the subdivision scheme on Lot 1 being setback a minimum distance of 6ft. from the newly proposed subdivision boundary.

12/0289 Subdivision, North Valley (Block 58917B/121) **George W Brooks**  
*Approved* subject to the area of the parcel being correctly stated on the application form in Number 1(iii).

12/0290 Villas, Meads Bay (Block 17910B/9 & 10) **Ani Villas**  
*Deferred* for:  

- i. a site visit by the Land Development Control Committee; and
- ii. the agent to demarcate on the parcel the proposed 60ft. setback distance. This distance should be taken from the line of permanent vegetation and the Department notified on its completion.

12/0291 Dwelling House, North Side (Block 58815B/277) **Audrey Brooks**  
*Approved*

12/0292 Dwelling House, Shoal Bay (Block 89117B/400) **Darnelle Lake**  
*Approved* subject to the estimated cost of works being stated on the application form.

12/0293 Dwelling House & One (1) Apartment Unit, Stoney Ground (Block 58814B/9)  
**Tiawayne & Zwinya Anderson**

**Approved** subject to the description of the use being correctly stated on the application form to include one (1) apartment unit.

12/0296 Subdivision, The Valley (Block 48814B/71) **Perry Levons**  
**Approved**

12/0297 Extension to Dwelling House, Stoney Ground (Block 58814B/5) **Countess Rey**  
**Approved**

12/0298 Extension to Dwelling House, Sandy Ground (Block 08513B/223) **Diana Berry**  
**Approved**

12/0299 Dwelling House, Lockrum (Block 38511B/225) **Inisha Baptiste**  
**Deferred** for a new parcel number to be stated on the application form.

12/0300 Extension to Dwelling House and One (1) Apartment Unit, The Quarter (Block 78914B/120) **Benedict Hodge**  
**Deferred** for:

- i. for a site visit by the Land Development Control Committee and
- ii. the existing building to be clearly indicated on the floor plan.

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Vincent Proctor  
Secretary

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Kenneth Hodge  
Chair (Ag)