

**LAND DEVELOPMENT CONTROL COMMITTEE  
MINUTES OF THE MEETING HELD ON  
02 FEBRUARY 2017**

***APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY***

13/0013 Amendment to Dwelling House & Two Apartment Units, The Valley (Block 89117B/171) **Kalyn Bartlett**  
***Approved 01 February, 2017***

15/0319 Amendment to Dwelling House, Rey Hill (Block 78813B Parcel 71) **Marvell Gumbs**  
***Approved 27 January 2017***

17/0003 Dwelling House, Cauls Pond (Block 69015B Parcel 1 and Lot 7) **Lenard & Juliana Christmas**  
***Approved 02 February 2017***

17/0013 Subdivision, North Hill (Block 08413B Parcel 135) **David Carty**  
***Approved 02 February 2017***

17/0018 Subdivision, Mount Fortune (Block 99417B Parcel 110) **Carlise Wallace**  
***Approved 02 February 2017***

***OUTSTANDING APPLICATIONS***

**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.*

13/0013 Amendment to Dwelling House & Two Apartment Units, Shoal Bay (Block 89117B Parcel 171) **Kalyn Bartlett**  
***Approved Under Delegated Authority***

16/0247 Office Building, The Valley (Block 48814B Parcel 271 & Part of Parcel 272) **ARA Holdings**  
***Deferred*** for discussion with the agent regarding the correct identification of the parcels proposed to be developed.

16/0275 Food Van, West End (Block 28111B Parcel 142) **Rosana De La Rosa Flores**  
***Approved*** subject to a controlled entrance and exit being shown on the site plan.

**This application will be approved with the following conditions:**

- i. the controlled entrance and exit shall be constructed in accordance with the approved specifications and shall be completed to the satisfaction of the Chief Engineer within the Department of Infrastructure; and
- ii. all operations in connection with the proposed development, shall be carried out in accordance with specifications approved by the Principal Environmental Officer of the Environmental Health Unit within the Department of Health Protection and completed to his or her satisfaction prior to the occupation of the building erected on the land in accordance with the terms of this application.

16/0292 Snack Bar, George Hill (Block 38713B Parcel 8) **Kristy Richardson Rey**

**Approved** with the following condition:

All operations in connection with the proposed development, shall be carried out in accordance with specifications approved by the Principal Environmental Officer of the Environmental Health Unit within the Department of Health Protection and completed to his or her satisfaction prior to the occupation of the building erected on the land in accordance with the terms of this application.

16/0304 Restaurant and Grill, Lockrum (Block 38611B Parcel 288) **Rocklyn Maynard**

**Deferred** for:

- i. the application to be advertised on radio by the Department;
- ii. a sign describing the application, to be posted on the site so as to be legible and visible from the public road. The sign must include that anyone having objections to the development must provide their concerns in writing to the Department of Physical Planning. The applicant must notify the Department of the date that the said sign has been placed on the site and it must be posted for a minimum period of two weeks; and
- iii. a small project description for the development to be submitted outlining but not restricted to; type of materials to be used on the building, estimated square footage of the building, operation of the facility and expected market that the facility will be targeting.

16/0305 Apartments (6 Units), South Hill (Block 28311B Parcel 273 & 357) **Melessa Hodge**

**Deferred** for:

- i. the description of the use to be stated correctly on the application form;
- ii. correct fees to be paid;
- iii. all scales to be stated on all drawings;
- iv. the setback distances from the building to all boundaries to be stated on the site plan;
- v. all existing structures to be shown on the site plan;
- vi. the sewerage system to be shown on the site plan with stated setback distance from the boundary;
- vii. the entrance and exit points to be labeled on the site plan;
- viii. the encroachment of the building and parking lot onto parcel 357 to be rectified; and
- ix. a six inches (6") high curb to be sited along the roadside of the property boundary to control exit and entrance points to be shown on the site plan.

16/0308 Dwelling House, North Hill (Block 08513B Parcel 432) **Esmay Gumbs**

**Approved** Exceptionally

This application was approved exceptionally due to the limitations of the parcel which is caused by its size and shape. Additionally, the right-of-way running along the front of the parcel was created after the existing foundation had been constructed as an encumbrance over parcel 432 to grant an easement to parcel 431.

16/0312 Commercial Building, The Quarter (Block 68914B Parcel 343) **Julian Babrow**

**Approved** with the following condition:

- i. the building 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; and
- ii. all waste systems to be provided on the land shall at all times be operated and maintained to the satisfaction of the Director, Department of Health Protection.

### ***PLANNING APPLICATIONS RECEIVED SINCE 10 January 2017***

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.*

17/0003 Dwelling House, Stoney Ground (Block 69015B Parcel 1 Lot 7) **Lenard & Juliana Christmas**

**Approved Under Delegated Authority**

17/0004 Dwelling House, Sandy Hill (Block 69215B Parcel 225) **Claudia Baker**

**Approved** subject to:

- i. all elevation drawings being labelled;
- ii. the front elevation being drawn correctly; and
- iii. discussion with the agent regarding the omission of the bathroom on the first floor plan

17/0005 Storage Shed, The Quarter (Block 78914B Parcel 125) **Qia Liang Wu**

**Deferred** for the building to be setback a minimum distance of 6 feet from the boundary.

17/0006 Dwelling House, Long Bay (Block 18011B Parcel 153) **Lavie Lake**

**Approved**

17/0007 One (1) Unit Apartment , North Side (Block 58715B Parcel 560) **Kimesha Reid**

**Approved**

17/0008 Furniture Shop and Storage, Lockrum (Block 38510B Parcel 248) **Fathy M. T. Adshie**

**Approved** subject to a 6 inch high curb to be sited along the roadside of the property boundary to control exit and entrance points onto the road.

**This application will be approved with the following conditions:**

- i. the building 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; and

- ii. all waste water shall be treated and contained on site.

17/0009 Subdivision, Long Path (Block 69114B Parcel 162) **Roseann Beatrice Harris**  
**Deferred** for the right-of-way to be increased to a minimum width of 25 feet.

17/0010 Subdivision, The Valley (Block 59018B Parcel 150) **Cathy Smith**  
**Deferred** for discussion with the agent regarding the proposed design of the subdivision.

17/0011 Subdivision, Welches (Block 89218B Parcel 563) **Lee Roland Rogers**  
**Deferred** for registered access to the public road from the parcel.

17/0012 Grant of Easement, The Valley (Block 78914B Parcel 127) **Keithley F.T. Lake**  
**Deferred** for:

- i. clarification with the agent regarding the purpose of the subdivision;
- ii. the description of the proposed subdivision (section 2) to be completed on the application form;
- iii. the village name to be stated in Section 1 (i) on the application form;
- iv. the setback distance from the building to the proposed 10 feet right-of-way to be a minimum distance of 16 feet.

17/0013 Subdivision, North Hill (Block 08413B Parcel 135) **David Carty**  
**Approved Under Delegated Authority**

17/0014 Subdivision, South Hill (Block 28411B Parcel 26) **Dorothea A.E. Robinson**  
**Deferred** for:

- i. discussion with the agent regarding the subdivision scheme to be redesigned along the existing paved road; and
- ii. the village name to be stated in Section 1 (i) on the application form.

17/0015 Multi - Family Dwelling, South Hill (Block 38411B Parcel 150) **Shirba Hughes**  
**Approved** subject to the village name being correctly stated on the application form.

17/0016 Dwelling House, George Hill (Block 48713B Parcel 289) **Neil & Ludencia Maronie**  
**Approved** subject to the east elevation drawing being correctly drawn.

17/0017 Dwelling House, Blowing Point (Block 38410B Parcel 351) **Elena Toussaint**  
**Deferred** for:

- i. the correct name to be stated on the application form;
- ii. a minimum of two (2) practical parking bays to be shown on the site plan; and
- iii. a site visit by the Land Development Control Committee.

17/0018 Subdivision, Mount Fortune (Block 99417B Parcel 110) **Carlisce Wallace**  
**Approved Under Delegated Authority**

17/0019 Subdivision, South Hill (Block 38612B Parcel 334) **Judy Telemaque**  
**Deferred** for:

- i. the triple frontage caused by the creation of Lot 2 to be eliminated;

- ii. discussion with the agent regarding the acreage of Lot 2 to be increased to a minimum size of 0.14 acres; and
- iii. discussion with the agent regarding the parcel not having registered access to the public road.

17/0020 Subdivision, Stoney Ground (Block 68915B Parcel 337) **Rose Monica Gumbs**  
**Deferred** for all existing structures to be shown on the subdivision scheme with stated setback distances from the boundary.

17/0021 Subdivision, Blowing Point (Block 38410B Parcel 17) **Oriel Richardson**  
**Approved**

17/0022 Dwelling House, Cauls Pond (Block 69014B Parcel 195) **Sharine & George Fleming**  
**Approved** subject to the setback distance of the septic tank from the boundary being a minimum of 6 feet and stated on the site plan.

17/0023 Multi- Family Dwelling, North Side (Block 58715B Parcel 547) **Corin Reid**  
**Approved** subject to all steps being shown on the site plan.

17/0024 Subdivision, The Farrington (Block 69014B Parcel 257) **Elsie V. Richardson**  
**Approved**

17/0025 Dwelling House, South Hill (Block 38612B Parcel 334) **Joan & Judy Telemaque**  
**Deferred** for:

- i. the correct parcel number to be stated on the application form;
- ii. the correct scale to be stated on the site plan; and
- iii. the building to be setback a minimum distance of 16ft. from the back boundary and stated on the site plan.