

**LAND DEVELOPMENT CONTROL COMMITTEE  
MINUTES OF THE MEETING HELD ON  
05 JUNE 2014**

***1. OUTSTANDING APPLICATIONS***

05/0275 Amendment to Dwelling House- Amendment, Sacahsses (Block 48714B/598) **Collette Coppin**  
***Approved***

13/0226 Containerised Unit for Administrative Office, The Forest Bottom (Block 38813B/160) **Government of Anguilla – Infrastructure**  
***Approved*** with the following condition:

This permission is granted in **OUTLINE ONLY**. Full planning permission is required before any development commences. An application for full planning permission should be submitted to the Land Development Control Committee and shall detail all matters relating to design and siting of the structures; external appearances of the structures; traffic circulation and parking layout; drainage; treatment and disposal of sewage; and landscaping of site.

13/0279 Amendment to the Parking Lot of Supermarket, South Hill (Block 08512B/105) **Yong Wei Chen & Mei Chan Cen**  
***Deferred*** for consultation with MICUH and the Director, Disaster Management.

14/0063 Clinic/Waiting Room, The Valley (Block 48813B/59) **HM Prison**  
***Approved*** subject to a land registry map being submitted.

14/0079 Storage Tank, Corito (Block 38812B/87) Delta petroleum (Anguilla Ltd)  
***Deferred*** for:

- i. the existing road to be shown on the site plan;
- ii. the location of the fixed fire suppression systems to be shown on the site plan;
- iii. submission of Delta's Oil Spill Contingency Plan;
- iv. submission of an Environmental Management Plan (EMP);
- v. ensure that the minimum holding capacity of the berm area is equal to or greater to the storage capacity of the fuel holding tanks;
- vi. a cross section to be submitted of the proposed berm area;
- vii. the distances between all the storage tanks shown on the site plan and existing on the site to be stated on the site plan; and
- viii. an alternative means of access and egress point to be shown on the site plan.

14/0080 Tower, Crocus Hill (Block 48714B/737) **DITES/MICUH**  
***Deferred*** for discussion with the agent regarding the height of the tower meeting the maximum permissible height allowed within the transitional surface and its location within the aerodrome's circling to land approach.

14/0098 Subdivision, South Hill (Block 28211B/191) **Steve & Cathy Barton**

**Approved** with the following condition:  
Lot 2 must be amalgamated to parcel 192 of Block 28211B.

14/0099 Subdivision, South Hill (Block 28211B/192) **Cinda McKinney**  
**Approved** with the following conditions:

- i. Lot 3 must be amalgamated to parcel 91 of Block 28211B; and
- ii. Lot 5 must be amalgamated to parcel 193 of Block 28211B.

14/104 Subdivision, Little Harbour (Block 38612B/424) **Preston Richardson**  
**Deferred** for discussion with the agent regarding the use to be stated on the application form.

14/0113 Subdivision, Little Dix (Block 59016B/5 & 11) **Thomas Maclean Petty**  
**Approved** Exceptionally

**Information Clause:** The setback distance of the right-of-way as proposed is only 3 feet from the existing building, however the building was established many years ago with different heirs on undivided lands. The executor of the property is now seeking to subdivide the property for distribution to the heirs. Hence for this reason the application was approved exceptionally.

## **2. PLANNING APPLICATIONS RECEIVED SINCE 09 April 2014**

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.*

14/0119 Car Park & Office, Shoal Bay (Block 59018B/18) **Wycliffe, Kenneth & Veda Harrigan**

**Deferred** for:

- i. a roadside curb setback 16ft. from the center of the road to be shown on the site plan;
- ii. the parking layout to be redesigned so as to improve traffic circulation; and
- iii. a properly defined entrance and exit point to be shown on the site plan.

14/0120 Dwelling House, Shoal Bay (Block 59017B/202) **Anetha Joseph Clifton**  
**Approved**

14/0121 Change of Use & Green House, Shoal Bay (Block 59018B/34) **Fountain Beach Residences**

**Deferred** for:

- i. consultation with the Ministry of Tourism, the Environmental Health Unit within the Department of Health Protection and the Economic Planning Unit;
- ii. the estimate cost of works to be stated on the application form; and
- iii. the setback distance of the greenhouse to the existing buildings to be stated on the site plan.

14/0122 Commercial Complex & Apartment, Little Dix (Block 59016B/29) **Merlyn A. Rogers**  
**Approved** with the following condition:

The Commercial Complex & Apartment Unit 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.

14/0123 Dwelling House, Sandy Hill (Block 89117B/91) **Asha Rogers**  
*Approved*

14/0124 Apartment, Bad Cox (Block 69116B/132) **Benjamin Richardson**  
*Approved*

14/0125 Beach Bar, Toilet Facility, Pool & Mechanic Room, Shoal Bay (Block 89118B/6)  
**Manoah Beach Resort**

*Deferred* for:

- i. consultation with the Department of Environment, Fisheries and Marine Resources, Environmental Health Unit within the Department of Health Protection, Department of Disaster, Department of Tourism and Economic Planning;
- ii. plans for the guard house to be submitted;
- iii. a new site plan to be submitted and the building proposed to be highlighted;
- iv. the setback distance of all structures to the vegetation line to be stated on the site plan; and
- v. discussion with the agent regarding parcel 6.

14/0126 Loft, Shoal Bay (Block 89118B/6) **Manoah Beach Resort**  
*Approved* subject to:

- i. the description of the use being correctly stated on the application form;
- ii. the sewage package treatment being shown on the site plan;
- iii. the boundary being labeled on the site plan;
- iv. the setback distance of the building to the existing wall to be stated on the site plan;
- v. all measurements being shown on the floor plan;
- vi. all rooms properly labeled;
- vii. discussion with the agent regarding the stated parcel 6; and
- viii. all parcels shown on the site plan being stated on the application form.

14/0127 Advertisement, The Valley (Block 58814B/68) **Watson Hodge – Caracasbai**  
*Deferred* for consultation with the Ministry of Infrastructure, Communication and Utilities.

14/0128 Restaurant & Apartments, George Hill (Block 48713B/250 & 251) **Lichao & Suying Feng**

*Deferred* for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection and the Ministry of Infrastructure Communication, Utilities and Housing;
- ii. description of the use to be correctly stated on the application form;
- iii. a land registry map to be submitted;
- iv. the height of the building to be a maximum of 25 feet above ground level;
- v. the correct scale to be stated on the site plan;
- vi. all roads to be shown on the site plan;
- vii. the site plan to correspond to the shape of the parcel shown on the land registry map;
- viii. the application to be advertised on radio by the Department; and

- ix. 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 main right-of-way running north to south and the Department notified of the date of placement.

14/0129 Subdivision, South Hill (Block 28311B/11) **Allan Carty**  
*Deferred* for through registered access to Lots 2-6 to be shown on the subdivision scheme.

14/0130 Subdivision, North Side (Block 58715B/37) **Nathalie Carty**  
*Deferred* for:

- i. the right-of-way to be shown on the site plan;
- ii. the proposed boundary to be setback 16ft. from the back of the existing building shown on Lot 1 and 16ft. from the front of the existing building to the proposed boundary on Lot 2; and
- iii. site visit by the LDCC.

14/0131 Subdivision, Long Pond (Block 79214B/241) **Georgiana Kydd**  
*Approved*

14/0132 Subdivision, Statia Valley (Block 38712B/46) **Methodist Church**  
*Approved* subject to a land registry map being submitted.

The application will be approved with the following condition:  
Lot 2 must be amalgamated to parcel 391 of Block 38712B.

14/0133 Subdivision, North Side (Block 48714B/361) **Christiana Brooks**  
*Approved*

14/0134 Subdivision, East End (Block 99418B/123) **Frederick & Carleen Rogers**  
*Approved* subject to a proper registered map to be submitted.

14/0135 Studio Apartment, North Side (Block 58815B/215) **Wilmoth Richardsdon**  
*Deferred* for:

- i. the proposed expansion to be setback a minimum distance of 16ft. from the back boundary; and
- ii. the north arrow to be correctly oriented on the site plan.

14/0136 Subdivision, Welches (Block 89217B/ 346) **Steve Rogers**  
*Approved* with the following condition:  
Lot 2 of Block 89217B must be amalgamated to Parcel 191.

14/0137 Subdivision, Bay View Road (Block 89118B/152) **Louvan Webster**  
*Approved*

14/0138 2 Dwelling Houses, Blowing Point (Block 38410B/230) **Joycelyn & Jean Maccow**  
*Refused* for the following reasons:

- i. the setback of the building as proposed is only three (3ft.) from 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 4ft. 5inches 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.

14/0139 Subdivision, West End (Block 17608B/18) **Jacqueline Richardson**  
**Approved** subject to the description of the use being stated on the application form.

14/0140 Subdivision, West End (Block 17608B/17) **Jacqueline Richardson**  
**Approved** subject to the description of the use being stated on the application form.

14/0141 Pool & Studio Apartment, The Cove (Block 28010B/168 & 267) **Desmond & Shiren Paul**  
**Approved** subject to parcels 168 & 267 of Block 28010B being amalgamated.

14/0142 Supermarket and Two Apartments, South Hill 9 (Block 08412B/272) **Mingz Cen**  
**Deferred** for consultation with the Environmental Health Unit within the Department of Health Protection.

14/0143 Food Van, Blowing Point (Block 28409B/8) **Neville Connor**  
**Deferred** for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection;
- ii. toilet facilities to be shown on the site plan and stated on the application form;
- iii. the floor plan to be submitted; and
- iv. certificate B to be completed, listing and notifying all owners.

14/0144 Apartment Unit, Island Harbour (Block 89418B/199) **Robelto Harrigan**  
**Approved** subject to:

- i. a minimum of two (2) parking bays to be shown on the site plan; and
- ii. a land registry map being submitted.

14/0145 Subdivision, East End (Block 99415B/1) **Denner Hodge**  
**Approved**

14/0146 Retaining Wall, South Hill (Block 08512B/105) **Yong Wei Chen & Mei Chan Cen**  
**Deferred** for consultation with the Ministry of Infrastructure, Communication and Utilities.