

**LAND DEVELOPMENT CONTROL COMMITTEE  
MINUTES OF THE MEETING HELD ON  
10 DECEMBER 2012**

***1. OUTSTANDING APPLICATIONS***

08/0569 Amendment to Dwelling House, Welches (Block 89217B/279) **Marressa Harrigan**  
***Approved***

10/0275 Four (4) Apartment Units, The Quarter (Block 78913B/339) **Miguel Fleming**  
***Approved*** with the following condition:

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:***

The parking area being redesigned to show six (6) practical parking bays.

11/0030 Grant of Easement, The Farrington (Block 79114B/4) **Nadia Ruan**  
***Approved***

12/302 1 Megawatt Solar Farm, Rendezvous Bay (28010B/16) **Anguilla Development Corporation**  
***Approved***

12/303 3.5 Megawatt Solar Farm, Rendezvous Bay (28111B/99) **Anguilla Development Corporation**  
***Deferred*** for details and clarification to be submitted on the precise size of solar farm and the amount of acres of land that will be utilized for the development.

12/0204 Solar Energy Farm, Corito (Block 38812B/131) **Anguilla Electricity Company**  
***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.

12/0209 Apartment, Water Swamp (Block 48613B/121) **Iva Richardson**  
***Deferred*** for discussion with the agent regarding a minimum setback distance of 16 feet from the front of the house in accordance with the Land Development Control Committee's policy.

12/0267 Storage & Packaging of items, Long Pat (Block 69114B/22 & 15) **Leonard Duncan**  
*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.

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

12/0300 Apartment & Addition to Dwelling House, The Quarter (Block 78914B/120) **Benedict Hodge**  
*Deferred* for discussion with the Committee on the results of the site survey and the proposed building as submitted.

12/0301 Dwelling House (Block 58816B/235) **Lucette Richardson**  
*Approved*

12/0304 Villas, Lockrum (Block 38510B/184, 185, 186, 187 & 194) **Anguilla Partnership**  
*Approved* with the following conditions:

- i. 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;
- ii. all necessary measures shall be taken to prevent the run off of silt, mud and other debris into the sea;
- iii. all wastewater shall be treated and contained on site; and
- iv. all top soil removed during excavation of footings shall be set aside and stored on site until it is required for re-spreading.

## ***2. PLANNING APPLICATIONS RECEIVED SINCE 18/ October 2012***

12/0317 Bathroom, Sandy Ground (Block 08512B/342 Sandy Ground) **Government of Anguilla**  
*Approved* subject to the estimated cost of works being stated on the application form.

12/0318 Villa, Rendezvous (Block 28110B/80) Bankie Banks  
*Deferred* for:

- i. the line of permanent vegetation to be shown on the site plan with stated setback distances from the building;
- ii. section B1 & B2 to be completed on the application form; and
- iii. the footprint of all existing buildings to be shown on the site plan with stated setback distances from the proposed building to the existing dune preserve building.

12/0319 CANCELLED

12/0320 Was Considered At The Extra-Ordinary Meeting of 19 November 2012

12/0321 Tent, Floating Water Structure, Meads Bay (Block 17910B/39) **Travis & Lenia Simpson**

**Refused** for the following reasons:

- i. the proposed development does not have any means of adequately disposing of solid waste and does not have any running water; and
- ii. the tent would affect the free movement of beach users within that area of the beach.

12/0322 Guest House, Bar & Restaurant, Rendezvous (Block 28310B/389) **Neville Connor**  
**Deferred** for:

- i. a minimum of (28) parking bays to be shown on the site plan;
- ii. the kitchen to be labeled on the floor plan; and
- iii. the sewage package treatment plant to be shown on the site plan.

12/0323 Was Considered At The Extra-Ordinary Meeting of 19 November 2012

12/0324 Gabion Dune Reinforcement, Rendezvous (Block 28010B/16 & 28009B/15) **Anguilla Development Corporation**

**Deferred** for:

- i. consultation with the Department of Environment;
- ii. discussion with the agent regarding clarification on the intended purpose of the gabion basket at this particular location; and
- iii. a site visit by the Land Development Control Committee.

12/0325 Extension to Dwelling House, South Hill (Block 38411B/ 279) **Vehora Reid**  
**Approved**

12/0326 Art Gallery, The Valley (Block 48813B/42) **Louise Brooks**

**Approved** subject to:

- i. the estimated cost of works to be correctly stated on the application form;
- ii. a restroom to be shown on the floor plan; and
- iii. consultation with the Ministry of Infrastructure, Communication and Utilities.

12/0327 Fast Food Restaurant, The Valley (Block 48814B/181) **John & Mala Wigley**  
**Approved** with the following condition:

The Restaurant 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:**

Section A of the application form being completed.

12/0328 Apartment, Little Harbour (Block 38711B/121) **Oden Smith**

**Approved** subject to the scale being stated on the floor plan.

12/0329 Dwelling House, Sandy Hill (Block 89315B/34) **Celestine Connor**  
*Deferred* for a subdivision scheme for the parcel to be submitted.

12/0330 Wholesale Building, South Hill (Block 28312B/76) **Euroy Richardson**  
*Refused* for the following reasons:

- i. the proposal is contrary to the Government's policy relating to mobile/portable and containerized units (approved on January 2011) which seeks to control the proliferation of these units throughout the island individually and combined which can have a negative impact on public health, safety, amenity and the image that Anguilla portrays as a high end tourism destination; and
- ii. the nature of the material of the mobile/containerized wholesale building puts it at risk to withstand adverse weather conditions during storms and hurricanes in that the light construction material makes it susceptible to damage from flying objects.

12/0331 Dwelling House, Shoal Bay (Block 59017B/189) **Merlin Rogers**  
*Approved* subject to:

- i. the staircase being shown on the site plan with stated setback distances from the boundary; and
- ii. the septic being shown on the site plan with a minimum of 6 ft. setback distance from the boundary.

12/0332 Subdivision, Deep Water (Block 89117B/513) **Oliver Gumbs**  
*Approved*

12/0333 One (1) Apartment Unit as an Extension to a Dwelling House, Captains Ridge (Block 99519B/89) **Blue Cirrus**

*Approved* subject to:

- i. the north arrow being shown on the site plan;
- ii. all dimensions being shown on all the rooms; and
- iii. a proper location map to be submitted.

12/0334 Subdivision, Welches 9 Block 89216B/131) **Rhoda Harrigan**  
*Approved*

12/0335 Subdivision, West End (Block 28010B/62) **John Benjamin**  
*Approved*

12/0336 Subdivision, Welches (Block 89217B/256) **Amovate & Laurrett Webster & Olavia & Sheridan Fleming**  
*Approved*

12/0337 Change of Use from a Boutique to a Cafeteria, South Hill (Block 08411B/20) **Divina Morris**

*Deferred* for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection; and
- ii. parcel on the location map to be clearly highlighted.

12/0338 Dwelling House, North Side (Block 58716B/145) **Dean Samuel**  
*Approved*

12/0339 Heritage Village, East End (Block 99516B/14) **George Hodge**  
*Deferred* for consultation with the Environmental Health Unit within the Department of Health Protection, the Department of Tourism, Department of Disaster Management and the Anguilla National Trust.

12/0340 Restaurant, Office, Store, Mini Mart & House, Sandy Ground (Block 08412B/152 & 153) **Le Bar**

*Approved* with the following conditions:

- i. 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;
- ii. all necessary measures shall be taken to prevent the run off of silt, mud and other debris into the sea;
- iii. all wastewater shall be treated and contained on site;
- iv. all top soil removed during excavation of footings shall be set aside and stored on site until it is required for re-spreading; and
- v. 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.

12/0341 Subdivision, Rendezvous (Block 228310B/84) **Wilhelmina Foster**  
*Approved*

12/0342 Two Dwelling Houses, The Valley (Block 48814B/10) **Charisa & Gloria Carty**  
*Deferred* for:

- i. the building to be setback a minimum of 16ft. from the back boundary;
- ii. a minimum of three (3) parking bays to be shown on the site plan; and
- iii. the correct description of the use to be stated on the application form.

12/0343 Dwelling House, West End (Block 17910B/64) **Doris Penn**  
*Refused* for the following reasons:

- i. the setback distance of the proposed second floor from the main road is only 7 ft., which is less than the 16ft. required by the Land Development Control Committee's policy; and
- ii. the dwelling house is only 2ft. from the side boundary instead of the 6ft. which is the minimum required setback under the Building Act and its Regulations 2000.

12/0344 Subdivision, Shoal Bay (Block 59018B/211 & 140) **Fountain Beach Resort & Residences**  
*Approved*

12/0245 Subdivision, Blowing Point (Block 28309B/88) **Lucia Musenton**  
***Approved***

**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.*

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Vincent Proctor  
Secretary

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Aurjul Wilson  
Chair