

**LAND DEVELOPMENT CONTROL COMMITTEE  
MINUTES OF THE MEETING HELD ON  
14 MARCH 2013**

***1. OUTSTANDING APPLICATIONS***

08/0452 Salt Pond, Retail, Museum Manufacturing, Road Bay (Block 08413B/44) **Thomas J. Graham**

***Deferred*** for an Environmental Impact Assessment to be prepared for the development and submitted. The applicant is to be guided by the attached Terms of Reference.

12/303 3.5 Megawatt Solar System Facility, Rendezvous Bay (Block 2811B/99) **Anguilla Development Corporation**

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

- i. all development must comply with the Anguilla Electricity Act 2004 and the Anguilla Electricity Supply Regulations E35; and
- ii. before operation of the facility, all development must comply with the existing GOA policy as reflected in the Castalia Report on the Anguilla Renewable Energy Integration Project as regards the critical success factors for development legislation which is being put in place to reflect policy guidelines approved by Executive Council.

13/0009 Apartment, Corito (Block 38813B/165) **Shirley Maynard**

***Approved***

13/0022 Change of Use from a Dwelling House to a portion to be used as a Restaurant, Long Bay (Block 18011B/262) **Jacob Fleming**

***Refused*** for the following reasons:

- i. the proposed development does not provide suitable and sufficient accommodation within the curtilage of the site for parking, loading and unloading of vehicles in connection with the proposed use of the site. Such development would thus result in the parking of vehicles on the carriageway, thereby increasing the hazards along this section of the highway; and
- ii. satisfactory provision has not been made in the layout plan for proper access which will give easy and safe circulation for vehicles entering and leaving the proposed site.

13/0027 Storage Building, South Hill (28312B/76) **Euroy Richardson**

***Deferred*** for:

- i. a description explaining the proposed use and operation of the facility to be submitted;
- ii. the application to be advertised on radio by the Department; and
- iii. the applicant to erect a sign on the site giving notice of the application. It should be visible from the public road and the Department notified of the date of placement.

13/0037 Block Wall, Shoal Bay (Block 59018B/140) **Fountain Beach Residences**

***Approved***

13/0048 Subdivision, Meads Bay (17910B/12) **Oliver MacDonna**  
*Approved* subject to 2 lots only being shown on the subdivision scheme.

13/0052 Church, West End (Block 17910B/17) **Immanuel Methodist Church**  
*Approved* with the following condition:  
The Church 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.

13/0054 Fruit Store, The Quarter (Block 68914B/51) **Wilbert Lawrence**  
*Deferred* for consultation with the agent regarding the type of materials to be used in the construction of the building and the aesthetics of the proposed building.

13/0060 Subdivision, West End (Block 17709B/45) **Thomas E. Carty**  
*Approved* subject to a turn-around point being shown at the end of the right-of-way shown in between lot 6 and lot 7 on the site plan.

## **2. PLANNING APPLICATIONS RECEIVED SINCE 30<sup>th</sup> January 2013**

**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.*

13/0051 Food Stall, The Keys (Block 89318B/539) **Cathleen Thomas**  
*Deferred* for:

- i. a proper location map to be submitted;
- ii. a toilet facility to be included on the floor plan;
- iii. a proper site plan to be submitted showing the circulation pattern and the building setbacks with stated setback distances from the boundaries;
- iv. the septic tank to be shown on the site plan;
- v. a minimum of two (2) parking bays to be shown on the parcel.

13/0052 - 13/0054 WAS CONSIDERD AT PREVIOUS MEETING

13/0055 Change of Use from Dwelling House to two (2) Unit Apartment, Island Harbour (Block 89418B/35) **Vernon Harrigan**  
*Approved*

13/0056 Subdivision, Blowing Point (Block 38611B/158) **Irvin & Jean Phillip**  
*Approved*

13/0057 Commercial Building, Little Dix (Block 58916B/24) **Odan Smith**  
*Deferred* for a site visit by the Land Development Control Committee.

13/0058 Warehouse, South Hill (Block 08412B/324) **Mingz Hu Cen**  
*Deferred* for:

- i. a site visit by the Land Development Control Committee;
- ii. the loading and offloading bays to be practical and shown on the site plan;

- iii. the type of goods to be stored in the warehouse to be stated on the application form;
- iv. the application to be advertised on radio by the Department; and
- v. the applicant to erect a sign on the site giving notice of the application. It should be visible from the public road and the Department notified of the date of placement.

13/0059 - 13/0060 WAS CONSIDERED AT PREVIOUS MEETING

13/0061 Dwelling House, The Quarter (Block 68914B/47) **Jerdell Lake**

**Approved** subject to:

- i. the setback distance of the septic tank being shown on the site plan with stated setback distance from the boundary; and
- ii. certificate B of the application form being completed.

13/0062 WAS CONSERED AT PREVIOUS MEETING

13/0063 Restaurant, The Valley (Block 48814B/27) **Diane Smith**

**Deferred** for a kitchen to be shown on the floor plan and a separate hand washing sink to be shown in the food preparation/handling areas.

13/0064 Change of Use from Guest House to One (1) Apartment Unit (part of), Blowing Point (Block 28411B/62 & 50) **Marie Connor**

**Approved** subject to parcels 50 and 62 being amalgamated.

13/0065 A Bar (Containerised Unit), Sandy Hill (Block 89316B/16) **Cenita Liddie**

**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/containerised 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.

13/0066 Subdivision, Rendezvous (Block 28210B/104) **Richard Lloyd**

**Approved**

13/0067 Dwelling House, Rendezvous (Block 28210B/121) **Derrys Richardson**

**Deferred** for:

- i. the description of the proposed use being correctly stated on the application form;
- ii. a proper location map to be submitted;
- iii. the correct scale to be stated on the floor plan;
- iv. the sewage package treatment plant to be stated on the application form as the means of sewage disposal;
- v. the height of the building to be stated on the elevation drawings and determined based on the setback distance of the building to the back boundary to be a minimum of 2/3 the height of the building; and
- vi. consultation with the Department of the Environment.

13/0068 Dwelling House, Shoal Bay (Block 89117B/150) **Jamal Hodge**  
*Approved* subject to landmarks being shown on the location map.

13/0069 Dwelling House, South Hill (Block 28311B/202) **Wendell Connor**  
*Approved*

13/0070 Extension to Villa, Seafeathers (Block 99415B/348) **Joseph & Susan Polack**  
*Approved* subject to:

- i. all parcel boundaries being shown on the site plan and with stated setback distances of the building to the boundary;
- ii. the septic tank being shown on the site plan;
- iii. the floor plan for the pump room being submitted; and
- iv. the pump room being shown on the elevation drawings.

13/0071 Apartments, Tackling Estate (Block 58916B/134) **Dallen Connor**  
*Approved*

13/0072 Four (4) Apartment Units, Rey Hill (Block 78913B/350) **William Hodge**  
*Approved* with 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.

13/0073 Two (2) Floors 4 Unit Apartment, Shoal Bay (Block 89117B/357) **Claudett Lake**  
*Approved*

13/0074 Car Wash & Bar, Roaches Hill (Block 58715B/460) **Delvin Mairyshaw**  
*Deferred* for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection;
- ii. the application to be advertised on radio by the Department; and
- iii. the applicant to erect a sign on the site giving notice of the application. It should be visible from the public road and the Department notified of the date of placement.

13/0075 Snackette, The Valley (Block 58814B/68) **Thelma Richardson**  
*Refused* for the following reasons:

- i. the snackette as proposed is a permanent wooden building that is proposed to be situated in a public parking lot that caters to a large sporting facility. This development will negatively impinge on the availability of parking spaces within the parking lot on any given day and particularly when events are taking place;
- ii. the parking lot does not lend itself to the development of a toilet facility which will necessitate the construction of a septic tank. The absence of which will therefore not allow for a proper sanitary convenience being provided for the development;
- iii. satisfactory provision has not been made on the site plan for a traffic circulation pattern which will give easy and safe circulation for vehicles and pedestrians; and

- iv. the proposed development would increase the concentration of traffic in the parking lot and would cause additional danger to users of the adjacent sporting facilities and the amenity enjoyed by them.

13/0076 Two (2) Floors, 2<sup>nd</sup> Floor Extension to Dwelling House for One (1) Apartment Unit (Block 79013B/50) **Vincent Proctor**

*Approved*

13/0077 Change of Use from Dwelling House to two (2) Apartment Units, Sea Feathers (Block 99415B/255) **John Rogers**

*Approved*

.....  
Vincent Proctor  
Secretary

.....  
Aurjul Wilson  
Chair