

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
21 July 2022**

1. OUTSTANDING APPLICATIONS

21/0021 Subdivision, Sandy Hill (Cemetery) (Block 89315B Parcel 12) **Ronald E. Lake**
Deferred for discussion with the agent regarding further means of buffering/screening to include but not limited to a boundary wall to enclose the registration parcels located on the northern, southern and western boundaries of the site as a mitigation measure, taking into consideration the discourse of the town hall meeting.

22/0157 Subdivision, West End (Block 17910B Parcel 310) **Euel Richardson**
Deferred for discussion with the agent regarding lots 3 and 6 to be increased to a size that is more conducive and practical to accommodate an average size residential development with the minimum requirement setback distances.

22/0186 Shop, Cauls Pond (Block 69016B Parcels 210 and 213) **Leah Foster Vanterpool**

Approved subject to:

- i. the newly acquired parcel being stated on the application form;
- ii. parcels 210 and 213 being amalgamated;
- iii. the north arrow being shown on the site plan; and
- iv. the ground level being shown on the elevation drawings.

This Application Will be Approved With the Following Conditions:

- i. The development shall not be opened 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. The owner/operator is responsible for the removal of all garbage and waste material and shall carry out such works in accordance with specifications approved by the Director of Health Protection within the Department of Health Protection.

22/0188 Duplex, Katouche (Block 48614B Parcel 84) **Tonya Mason**

Approved

22/0192 Duplex, North Hill (Block 08513B Parcel 379) **Jamella Richardson**

Refused for the following reasons:

- i. The proposed second floor Duplex vertical extension, if constructed would be setback approximately one (1) foot 10 (ten) inches from the right-of-way instead of the minimum required setback distance of 16 feet from the edge of the right-of-way required under Government Policy and the Anguilla Building Manual 1998;

- ii. The building as existing is setback approximately 1 foot 10 inches at the closest point of the building to the side boundary instead of the minimum 6 feet setback distance stipulated under the Building Act 2000 and its Regulations;
- iii. The erection of the proposed second floor for use as a duplex positioned less than 2 feet from the right-of-way would be unsatisfactory and serve to further exacerbate safe vehicular movement in an already tight situation where adequate amenity space between the right-of-way and the existing building is already compromised; and
- iv. The development is over the maximum permissible density of 12 units per acre which translates into 1 unit on this 0.13 of an acre parcel instead of the proposed 2 units.

22/0207 Mobile Bar, The Valley (Block 48814B Parcel 224) **Dainy Richardson**

Deferred for:

- i. consultation with the Department of Lands and Surveys;
- ii. the means of grey water disposal and the toilet facility to be stated on the application form; and
- iii. the setback distance of the bar to the closest buildings and the boundary to be stated on the site plan.

22/0217 Subdivision, Cove Road (Block 18010B Parcel 40) **Jessica Verna Riley**

Approved

22/0225 Duplex, Cauls Bottom (Block 68915B Parcel 250) **Charlene & Kyle Hodge**

Approved

22/0227 Storage, The Valley (Block 48714B Parcel 287) **Leith Reid**

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.

22/0229 Change of use from Dwelling House to Bar, Restaurant & Lottery, East End (Block 89416B Parcel 89) **Michael Mussington**.

Approved with the following conditions:

- i. The development shall not be opened 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;
- ii. The owner/operator is responsible for the removal of all garbage and waste material and shall carry out such works in accordance with specifications approved by the Principal Environmental Officer within the Department of Health Protection; and
- iii. All operations in connection with the operation of this establishment 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.

5. **PLANNING APPLICATIONS RECEIVED SINCE 21 JUNE 2022**

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.

22/0230 Dwelling House, Cauls Pond (Block 69114B Parcel 212) **Deanna Lake Kirwan**
Approved Under Delegated Authority on 18 July 2022

22/0231 Dwelling House, Deep Waters (Block 69116B Parcel 101) **Austra Hodge**
Approved Under Delegated Authority on 15 July 2022

22/0232 Dwelling House, Black Garden (Block 58716B Parcel 393) **Keshara George**
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.

22/0233 Food Van, Stoney Ground (Block 68915B Parcel 28) **Guy Gumbs**
Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection; and
- ii. a floor plan and elevation drawings to be submitted for the toilet facility.

22/0234 Office and Dwelling House, Stoney Ground (Block 58915B Parcel 273) **Renet Richardson**

Approved subject to:

- i. the description of the use being correctly stated on the application form; and
- ii. the entire floor and elevation plans being presented (existing and proposed).

22/0235 Well, Sea Feathers (Block 99315B Parcel 243) **Winchester Corp/James Pryor**
Deferred for consultation with the Environmental Health Unit within the Department of Health Protection and the Ministry of Infrastructure, Communications, Utilities & Housing.

22/0236 **CANCELLED**

22/0237 Subdivision, Bad Cox (Block 69116B Parcel 35) **Jamara & Joshua Philip**
Deferred for registered access from the parcel to the main road.

22/0238 Subdivision, The Copse, East End (Block 99516B Parcel 169) **Marie Horsford**
Deferred for:

- i. registered access from the parcel to the main road; and

- ii. the 20ft wide right-of-way being increased to 25 feet.

22/0239 Dwelling House, South Hill (Block 38512B Parcel 303) **Joyah Gumbs**
Approved subject to the south elevation being drawn to correlate with the floor plan.

22/0240 Dwelling House, Blowing Point (Block 38410B Parcel 308) **Julio Luisa**
Approved Under Delegated Authority on 21 July 2022.

22/0241 Subdivision, Bad Cox (Block 69116B Parcel 117) **David Louis Fleming**
Approved

22/0242 Dwelling House, Shoal Bay (Block 58918B Parcel 125) **Cleophas Gumbs**
Approved subject to the traffic circulation and entrance and exit to the parcel being practical and shown on the site plan.

22/0243 Duplex, Lockrum (Block 38510B Parcel 198) **Estella Green**
Approved Under Delegated Authority on 18 July 2022.

22/0244 Beach Restaurant, Island Harbour (Block 89319B Parcel 74 - part of) **Taty M. Pena**
Deferred for:

- i. consultation with the Department of Lands & Surveys, the Ministry of Lands & Planning, the Economic Planning Unit within the Ministry of Finance and the Environmental Health Unit within the Department of Health Protection;
- ii. certificate B of the application form to be completed;
- iii. the proposed restaurant to be shown on the location map and the parcel to be highlighted;
- iv. the setback distance of the proposed building to the line of permanent vegetation to be stated on the site plan;
- v. the scale to be stated on the floor plan and the elevation drawings; and
- vi. the north elevation to be correctly drawn.

22/0245 Duplex, Welches (Block 89217B Parcel 390) **Judith Vanterpool**
Approved Under Delegated Authority on 19 July 2022.

22/0246 Duplex, Welches (Block 89217B Parcel 327) **Dwight & Andrea Benjamin**
Approved subject to:

- i. the setback distances being taken from the staircase to the boundary and stated on the site plan; and
- ii. the north elevation being drawn to correspond with the floor plan.

22/0247 Dwelling House, West End (Block 28010B Parcel 53) **Leron Brooks**
Deferred for:

- i. the number of existing units on the parcel to be stated on the site plan;
- ii. all roads to be shown on the site plan with stated setback distances from the boundary;
- iii. certificate B of the application form to be correctly completed;
- iv. all dimensions to be shown on the first and second floor plans;
- v. all windows to be shown on both floor plans;

- vi. a side elevation drawing to be submitted; and
- vii. the ground level to be shown on the elevation drawings.

22/0248 Subdivision, Shoal Bay (Block 59018B Parcel 296) **Ronald Harrigan**
Approved

22/0249 Dwelling House, Blowing Point (Block 28309B Parcel 206) **Lawanna Starks**
Approved subject to:

- i. the correct parcel number being stated on the application form;
- ii. the correct ownership being stated on the application form; and
- iii. all roads being shown on the site plan.

22/0250 Café & Bakery, Water Swamp (Block 48613B Parcel 401) **Shi Hua & Lijuan Feng Wu**
Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection and the Quality Assurance Officer at the Clayton J. Lloyd Airport;
- ii. all buildings existing and buildings under construction to be shown on the site plan;
- iii. a second floor plan to be submitted for the proposed building; and
- iv. a site visit by the Land Development Control Committee.

22/0251 Dwelling House/Apartment, Mount Fortune (Block 89418B Parcel 172) **Ronny Smith**
Approved subject to:

- i. the description of the use being stated correctly on the application form;
- ii. the right-of-way being shown on the site plan;
- iii. the entire floor and elevation plans being presented;
- iv. the ground level for all the elevations being shown on the elevation drawings; and
- v. the footprint of the building as shown on the site plan being drawn to correspond with the floor plan.

22/0252 Dwelling House/Apartment, White Hill (Block 89418B Parcel 475) **Sheila Fraser**
Approved subject to:

- i. the description of the use being correctly stated on the application form; and
- ii. all roads being shown on the site plan with stated setback distances of the building from the road.

22/0253 Dwelling Houses, North Side (Block 58816B Parcel 456) **Markeve Hughes**
Approved subject to:

- i. the correct ownership being stated on the application form;
- ii. all elevation drawings being labeled; and
- iii. the distance between the two buildings being a minimum of 12 feet and stated on the site plan.

22/0254 Dwelling House, Blowing Point (Block 38411B Parcel 311) **Yvonne Meikle**
Approved Under Delegated Authority on 19 July 2022.

22/0255 Ext for Apt/Duplex, West End (Block 28010B Parcel 339) **Ki & Lakisha Hughes**
Approved Under Delegated Authority on 18 July 2022.

22/0256 Dwelling House, Roaches Hill (Block 58715B Parcel 93) **Church of God of Holiness**
Deferred for:

- i. the village name to be stated on the application form;
- ii. the site plan to be drawn to correctly reflect the extensions;
- iii. the elevation drawings and site plan to correlate with the floor plan;
- iv. all the existing uses to be stated on the site plan;
- v. the parking to be shown on the site plan; and
- vi. a site visit by the Land Development Control Committee.

22/0257 Dwelling House, Spring Path (Block 28211B Parcel 470) **Jose Irizarry**
Approved Under Delegated Authority on 19 July 2022

22/0258 Ext on 3rd Floor/Duplex, Rock Farm (Block 48713B Parcel 296) **Charles Griffith**
Deferred for consultation with the Quality Assurance Officer for the Clatyon J. Lloyd International Airport.

22/0259 Radiology Unit & Storage Building, Lower South Hill (Block 28211B Parcel 146) **Lowell Hughes**

Deferred for:

- i. consultation with the Environmental Health Unit within the Ministry of Health Protection, the Chief Medical officer, Ministry of Health;
- ii. the site plan, floor plan and elevation drawings to be drawn to scale; and
- iii. the floor plan and elevation drawings to be labeled.

22/0260 Boat Docking Yard, Sandy Ground (Block 08412B Parcel 181) **Lysle Connor**

Deferred for:

- i. consultation with the Department of Natural Resources (Fisheries and Environment), Tourism and ASPA;
- ii. certificate B of the application form to be completed;
- iii. location map to be highlighted;
- iv. the scale to be stated on the site plan;
- v. all structures to be properly labeled; and
- vi. the writing on the site plan to be legible.

22/0261 Dwelling House, South Valley (Block 48714B Parcel 771) **O'neil & Shanicia Richardson**

Approved Under Delegated Authority on 21 July 2022.

22/0262 Change of Use from Dwelling House to Duplex, West End (Block 28010B Parcel 350)

Kendra Gajadhar

Approved

22/0263 Apartment Building, Shoal Bay (Block 89118B Parcel 172) **Celia Harrigan**

Approved subject to the description of the use being stated on the application form.

22/0264 Subdivision, North Side (Block 58716B Parcel 51) **Vernice P. Battick**

Approved