

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
30 JULY 2013**

1. OUTSTANDING APPLICATIONS

13/0137 Spa, Tennis Court & Golf Practice Hole, West End (Block 17810B/67) **Cerulean Holdings Ltd.**

Deferred for:

- i. consultation with the neighbouring property owners (where possible) surrounding the parcel regarding the proposed development;
- ii. advertisement in the vicinity of the neighbouring properties and on radio by the Department.

13/0134 Subdivision, Caus Bottom (Block 69014B/280 **Kumakie Parris & Marslyn Bryan-Parris**

Approved

13/0153 Dwelling House, Little Dix (Block 69016B/72) **Vanessa Bryan**

Approved

13/0162 Parking Lot and Storage Area, The Valley (Block 48813B/80 & 81) **Anguilla Building Construction Supplies**

Refused for the following reasons:

- i. the application Ref. # 07/0048 was approved with an abundance of storage space and 48 parking bays, sufficient to serve the establishment as approved;
- ii. the parcels of land identified to site the proposed development (parking lot and storage area), is arable agricultural land and a private parking lot is not the best use for the land in question. Therefore to grant permission for a standalone private parking lot would be in contravention of planning policy;
- iii. the Government policy has prioritised food production and consequently its scarce arable land is being reserved for crop cultivation and production;
- iv. this land forms part of a small but well established agricultural zone which is part of a larger agricultural unit and should therefore remain in this use. It is situated in an area that is predominantly agriculture in character and the proposed change of use is therefore contrary to Government's land use policy and its overall policy to preserve its limited agricultural lands for food production;
- v. the Ministry of Home Affairs with responsibilities for Lands and Agriculture has made it a priority to preserve all agricultural lands. The subject lands fall within the category of prime arable land and therefore is reserved for such use;
- vi. the Minister of Home Affairs has indicated that local food production is a priority and that scarce arable land will be utilised for said production in order to reduce the dependency on importation of food; and

- vii. the Department of Agriculture is currently strengthening its livestock production of small ruminants and the said parcels has been identified as possible sites for fodder production.

2. PLANNING APPLICATIONS RECEIVED SINCE 04 July 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.

13/0172 Dwelling House, Bad Cox (Block 89117B/97) **Yvonne Ruan**

Approved

13/0173 Dwelling House, South Hill (Block 28311B/201) **Wendell Connor**

Approved subject to:

- i. the correct parcel being highlighted; and
- ii. the setback distance being taken from the nearest point of the building to the boundary and being a minimum of 6ft. distance from the boundary.

13/0174 Subdivision, West End (Block 17909B/20) **Sheridan Smith**

Deferred for:

- i. consultation with the Department of Lands and Surveys on the proposed subdivision of the resort; and
- ii. a summary of the reasons and intension for the subdivision as proposed to be submitted.

13/0175 – 13/0176 WAS CONSIDERD AT PREVIOUS MEETING

13/0177 Medical Centre, Shoal Bay (Block 59017B/21) **Leonard Cerullo**

Deferred for consultation with the Environmental Health Unit within the Department of Health Protection, the Ministry of Health and the Health Planner within the Ministry of Health. .

13/0178 Food Van, The Valley (Block 48813B/54) **Jaslyn Lewis**

Refused for the following reasons:

- i. the proposal is contrary to (EX MIN 02/406 dated 31st October 2002) relating to food vans and other stalls which seeks to control the proliferation of food vehicles and commercial stalls in the interest of public health, safety and amenity;
- ii. the proposed development does not have any running water available for the sanitary convenience of patrons; and
- iii. the proposal to use a portable toilet as the means of sanitary convenience along a major carriageway in the core of the central business district is unsatisfactory and would have an injurious effect on the amenity of the area and also create a strident feature in the street scape.

13/0179 Advertisement, The Valley (Block 58814B/68) **Watson Hodge**

Refused for the following reasons:

- i. the advertisement sign does not conform to the Government of Anguilla's Policy relating to the Signs and Advertisements (EX MIN 01/238, dated 8th November 2001) which seeks to control the proliferation of signs throughout the island;
- ii. the proposed location of the advertisement sign site is approximately 80ft. from the outer edge of the roundabout instead of the required 400 ft. minimum distance as stated in the Government of Anguilla's Policy relating to the Signs and Advertisements; and
- iii. the Land Development Control Committee wishes to limit the proliferation of advertisements displayed throughout the island in order to protect the amenity of the area along the roadside.

13/0180 Dwelling House, Welches (Block 89217B/170) **Sharmaine Webster**

Approved

13/0181 Dwelling House, Blowing Point (Block 28310B/259) **Perry Lake**

Approved

13/0182 Dwelling House, Welches (Block 89217B/170) **Shivorn Webster**

Approved

13/0183 Advertisement, Water Swamp (Block 38613B/7) **Malliouhana – Anico Insurance**
Approved with the following conditions:

- i. permission shall be granted for a period of two (2) years effective from 30 July 2013-29 July 2015. Upon expiration of planning permission the use of the land for the display of the sign shall be discontinued unless otherwise agreed upon in writing with the Land Development Control Committee;
- ii. the Department of Infrastructure shall be notified at least 48 hrs. prior to the date and time on which it is proposed to erect the advertisement. Where 48 hrs. would fall on a Saturday, Sunday or public holiday, the notification should be on the proceeding working day; the advertisement must be placed a minimum distance of 10 feet from the edge of the road or 16 feet from the centre of the road, whichever is the greater; and
- iii. the siting, construction and maintenance of the advertisement shall be in accordance with the requirements and to the satisfaction of the Chief Engineer within the Department of Infrastructure and the Director of Disaster Management within the Department of Disaster Management.

13/0184 Subdivision, Rey Hill (Block 78913B/59) **Crispin Gumbs & Cecillia Sasso**

Approved

13/0185 Subdivision, The Forest (Block 78913B/99) **Crispin Gumbs & Cecillia Sasso**

Approved

13/0186 Advertisement, Shoal Bay (Block 59018B/24) **Fountain Beach Residences**

Deferred for a site visit by the Land Development Control Committee.

13/0187 Dwelling House, West End (Block 17709B/102) **Ian Edwards**

Approved with the following conditions:

- i. all wastewater shall be treated and contained on site; and

- ii. all necessary measures shall be taken to prevent the run off of silt, mud and other debris into the sea.

13/0188 (Ten) Bedroom Cottage Development, Black Garden (Block 58716B/229) **Ian Edwards**

Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection; the Ministry of Tourism; the Department of Environment and the Department of Fisheries and Marine Resources, the Department of Disaster Management and the Anguilla National Trust;
- ii. the drainage plan for the development to be submitted;
- iii. the elevation drawings for cottage 2 to reflect the natural slope of the land; and
- iv. a site visit by the Land Development Control Committee.

13/0189 Change of Use from a Dwelling House to a Pre-School, East End (Block 99416B/89) **Icilma Itasha Webster**

Deferred for consultation with the Environmental Health Unit within the Department of Health Protection and the Ministry of Education.

13/0190 Subdivision, North Hill (Block 08413B/60) **David Carty**

Deferred for:

- i. consultation with the Department of Disaster Management;
- ii. discussion with the agent regarding the proposed use of each lot on the subdivision scheme as stated on the application form;
- iii. landmarks to be shown on the location map; and
- iv. a site visit by the Land Development Control Committee.

13/0191-0195 WILL BE TABLED AT THE NEXT LAND DEVELOPMENT CONTROL MEETING

13/0196 Advertisement, Shoal Bay (Block 59018B/ 58) **Fountain Beach Residences**

Deferred for a site visit by the Land Development Control Committee.

.....
Vincent Proctor
Secretary

.....
Aurjul Wilson
Chair