

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES FOR THE MEETING HELD ON
10 SEPTEMBER 2020**

OUTSTANDING APPLICATIONS

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.

19/0236 Office Building, Stoney Ground (Block 58915B Parcel 39) **Melsadis Fleming**
Deferred for a minimum of 7 practical parking bays and traffic circulation pattern to be shown on the site plan.

20/0123 Apartment Building (3 Units), George Hill (Block 48713B Parcel 287) **Iva Richardson**
Approved subject to:

- i. the building being reduced to a maximum height of 18 feet; and
- ii. the elevation drawings being amended to correspond with the modified floor plans.

This Application will be approved with the following conditions:

- i. 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; and
- ii. The building must not exceed a maximum height of 18 feet or 5.486 meters at any side.

20/0175 Generator House, The Valley (Block 58814B Parcel 68) **Anguilla Football Association**
Approved with the following conditions:

- i. The emissions such as fumes and noise from the generator shall meet the approval of the Director, Department of Health Protection;
- ii. The Generator House must be soundproofed to minimize the external noise level generated from the engine during operation; and
- iii. The generator must only be operated following the completion of the Generator House.

20/0176 Merchandise Store, The Valley (Block 58814B Parcel 68) **Anguilla Football Association**
Approved

20/0179 Green House/Hydroponics Farm, North Side (Block 58814B Parcel 2) **Cordell Richardson**
Approved

PLANNING APPLICATIONS RECEIVED SINCE 18 August 2020

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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.

20/0196 BBQ Stall, North Hill (Block 08513B Parcel 505) **Bericia Petty**

Deferred for:

- i. the description of the use to be correctly stated on the application form;
- ii. section 4 of the application form to be completed;
- iii. the road to be shown on the site plan;
- iv. the stall to be setback a minimum distance of 16 feet from the front boundary;
- v. a minimum of 2 parking bays to be shown on the site plan; and
- vi. a toilet facility to be provided and shown on the site plan.

20/0197 Dwelling House, Welches (Block 89217B Parcel 304) **Romez Rogers**

Approved

20/0198 Apartment Building (4 Units), Stoney Ground (Block 58915B Parcel 323) **Eugene Skerritt**

Approved subject to the septic tank being setback a minimum distance of 6 feet from the boundary.

20/0199 Bar, West End (Block 17809B Parcel 40) **Leah F. Vanterpool**

Deferred for:

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

20/0200 Apartments (3 Units) Welches (Block 89216B Parcel 264 Lots 11 and 13) **Hosaine & Verrerlyne Mason**

Deferred for:

- i. the correct ownership to be stated on the application form;
- ii. the approved subdivision scheme for the parcel to be submitted;
- iii. the proposed lots to be demarcated on the parcel on the site plan; and
- iv. clarification with the agent regarding the step down feature shown in the family room on the first floor plan.

20/0201 Dwelling House and Apartment (1 Unit) South Hill (Block 38511B Parcel 250)

Kefentsi Davis

Approved subject to:

- i. the description of the use to include “apartment unit” and stated on the application form;

- ii. the floor plans being drawn to scale; and
- iii. the steps being shown on the first floor plan.

20/0202 Dwelling House, Little Harbour (Block 38712B Parcel 627) **Countess Rey**
Approved under Delegated Authority on 9 September 2020.

20/0203 Dwelling House, Welches (Block 89216B Parcel 155) **Wilbert & Monique Lawrence**
Approved subject to:

- i. the means of foul waste being stated on the application form; and
- ii. the dimensions on the site plan being legible.

20/0204 Duplex, Little Dix (Block 69016B Parcel 188) **Sharon Swaving**
Approved subject to:

- i. section 3 of the application form being completed; and
- ii. the southern elevation being drawn correctly.

20/0205 Dwelling House, West End (Block 17809B Parcel 144) **Oleary Richardson**
Approved subject to the access to the back of the parcel (future development) being shown on the site plan.

20/0206 Duplex, Stoney Ground (Block 68915B Parcel 251) **Leah Hughes**
Approved

20/0207 Apartments (5 Units), Welches (Block 89317B Parcel 192) **Fitzroy & Donnis Whyte**
Approved with the following condition:

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.

20/0208 Dwelling House, Shoal Bay (Block 59018B Parcel 50) **Jean Pierre Pichon**
Approved under Delegated Authority on 9 September 2020.

20/0209 Duplex, Blowing Point (Block 2831B Parcel 268) **Vanessa Lake-Richardson**
Approved

20/0210 Dwelling House, South Hill (Block 28311B Parcel 467) **Twyla Bradshaw-Richardson**
Approved

20/0211 Dwelling House, East End (Block 99416B Parcel 305) **Carlisle & Janai Lake**
Approved

20/0212 Dwelling Houses (2), Little Dix (Block 69016B Parcel 154) **Donovan Bryan**
Approved

20/0213 Wells (2), Roaches Hill (Block 58715B Parcel 71 & 154) **Aquam Tech**

Deferred for:

- i. consultation with MICU and the Environmental Health Unit within the Department of Health Protection; and
- ii. the extraction well to be setback a minimum distance of 100 feet from the septic tank located on the site plan and 16 feet from the main road.

20/0214 Apartments (4 Units), North Hill (Block 48613B Parcel 288) **Verenilla D. Jeremiah**

Deferred for:

- i. a minimum of 6 practical parking bays to be shown on the site plan;
- ii. section (6 a and b) of the application form to be completed;
- iii. the entry and exit point to be shown on the site plan along with the traffic circulation pattern;
- iv. the staircase to be shown on the first floor plan; and
- v. discussion with the agent regarding the repositioning of the building and the redesigning of the parking areas on the parcel in order to achieve a more practical layout of the development.

20/0215 Dwelling House, Cauls Bottom (Block 68915B Parcel 186) **Marlon Gumbs**

Approved subject to:

- i. the correct description of use being stated on the application form;
- ii. the correct village name being stated on the application form; and
- iii. the scale on the site plan being stated.

20/0216 Subdivision, North Side (Block 58816B Parcel 158) **Mervin E. Gumbs & Sharine P. Gumbs**

Approved under Delegated Authority on 09 September 2020.

20/0217 Subdivision, West End (Block 17910B Parcel 317) **Pedro Hughes & Kenswick A. I. Richardson**

Approved

CORRESPONDENCE

The Principal Planning Officer reported to the Committee that he had received a letter dated 10 September 2020 from Mr. Stanely Reid from the office of Legal and Consultancy Services, legal representative for Mr. Frankie Fleming regarding his objection to the development of a welding facility on Block Block 89216B Parcel 145 at Sandy Hill which is next door to his residence. He explained that Mr. Neville Noel Olton had constructed a welding facility in his yard at Sandy Hill which had been refused planning permission by the Committee and subsequently overturned on appeal by Executive Council.

The Principal Planning Officer further informed the Committee that Mr. Reid stated in his letter that the Executive Council's appeal decision had instructed for conditions pertaining to aesthetics and limiting of disturbance to the neighbouring property to be put in place by the Ministry of Physical Planning. Mr. Reid also stated in his letter that the facility was operating without the said conditions and therefore needed to be put in place.

The Committee advised the Principal Planning Officer to coordinate with competent authorities to prepare suitable conditions to submit to the PS Lands and Planning in order for this to be done.

UNAUTHORISED DEVELOPMENT

Mr. and Mrs. Andre Hall

The Principal Planning Officer reported to the Committee that he had received reports that Mr. and Mrs. Hall were allegedly constructing a generator house on Block 08512B Parcel 125 at South Hill without the benefit of Planning Permission. He also stated that Officers from the Department had visited the site and spoken with Mr. Hall informing him that planning approval was required for the development. The Principal Planning Officer further informed the Committee that an enforcement letter would be prepared and delivered to Mr. Hall as written notification that he needed to cease further development at the site and apply for planning permission. The Committee agreed with the action to be taken.

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Vincent Proctor
Secretary

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Aidan Harrigan
Chair