

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
07 April 2022**

1. OUTSTANDING APPLICATIONS

16/0201 Subdivision, Corito (Block 38812BB Parcel 79) **Albert A.R. Lake**

Deferred for consultation with MICUH and the Quality Assurance Officer for the Clayton J. Lloyd International Airport.

21/0359 Change of Use from Apartments and Guest House to (2) Apartment Units and (5) Guest Rooms, South Hill (Block 38512B Parcel 76) **Fathy Abshir**

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

This application will be Approved with the following conditions:

- i. The proposed development hereby permitted shall be for two (2) apartments units only and the remaining five (5) self contained rooms shall be utilized as guest rooms in the interest of maintaining acceptable land use density ratio for the small 0.38 acre parcel of land; and
- ii. 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. They must be constructed and maintained to the satisfaction of the Chief Engineer at the Department of Infrastructure.

22/0001 Bar & Decking, Sandy Ground (Block 08412B Parcel 181) **High Spirits Limited**

Deferred for:

- i. a proper location map to be submitted;
- ii. the site plan to be drawn to scale; and
- iii. the floor plan to be correctly labeled.

22/0018 Duplex, North Hill (Block 08513B Parcel 48) **Emily Richardson**

Deferred for discussion with the agent regarding the proposed vertical extension to the building being setback a minimum distance of 6 feet from the closest side boundary.

22/0088 Mausoleum, Little Harbour (Block 38712B Parcel 58) **Allison Yvonne Rey**

Refused for the following reasons:

- i. The mausoleum will be detrimental to the residential amenity of the area by adversely affecting the existing and proposed residential homes intended to be developed in the immediate area;
- ii. The mausoleum would injure the amenity of the area because of its use and would be incongruous with its setting and would create a strident feature within this exclusively residential area; and

- iii. The mausoleum would result in the introduction of an institutional use that is alien in character to the exclusively residential neighbourhood and would therefore be in conflict with the existing land use.

PLANNING APPLICATIONS RECEIVED SINCE 9th March 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.

22/0070 Computer Lab & (2) Classrooms, Island Harbour (Block 89319B Parcel 198) **Government of Anguilla (Department of Education)**
Approved subject to all parcels pertaining to the school being amalgamated.

22/0071 Addition to Dwelling House, Water Swamp (Block 48613B Parcel 280) **Justus & Delphine Connor**
Approved

22/0072 Dwelling House, The Valley (Block 58716B Parcel 373) **Ragelio Raguindin**
Approved

22/0073 Was tabled at the Extra-ordinary meeting of 21 March 2022

22/0074 Duplex, South Valley (Block 48814B Parcel 88) **Tricia Carty**
Deferred for:

- i. registered access to the parcel to be shown on the site plan;
- ii. the date of certification to be stated on the application form;
- iii. the septic tank to be labeled on the site plan;
- iv. a minimum of three (3) parking bays to be shown on the site plan;
- v. the pattern of traffic circulation to be shown on the site plan;
- vi. discussion with the owner on the encroachment of the existing building on parcel 4 onto parcel 88; and
- vii. a site visit by the Land Development Control Committee.

22/0075 Subdivision, North Side (Block 58816B Parcel 5) **Pedro Marlin & Jacqueline Sergeant**
Deferred for registered access from the parcel to the public road.

22/0076 Duplex, South Valley (Block 48714B Parcel 772) **O'neil & Shanicia Richardson**
Approved subject to:

- i. certificate B of the application form being completed;
- ii. a minimum of 3 parking bays being shown on the site plan; and
- iii. the west elevation being drawn to correspond with the floor plan.

22/0077 Dwelling House & Apartment, Long Path (Block 79114B Parcel 58) **Melisa & Lashaun Brookes**

Approved

22/0078 Subdivision, Little Harbour (Block 38712B Parcel 524) **Kathleen A. Hodge**

Approved

22/0079 Subdivision, South Hill (Block 38511B Parcels 353 & 351) **Kareem & Osbourne Fleming**

Approved

22/0080 Subdivision, West End (Block 18011B Parcels 314 & 315; Block 18111B Parcel 44) **Benjamin Wilson Richardson**

Approved

22/0081 Subdivision, West End (Block 17609B Parcel 38) **JJ Properties Ltd**

Approved

22/0082 Subdivision, Island Harbour (Block 89218B Parcel 515) **Joan Howard Richards**

Approved

22/0083 Dwelling House, South Hill (Block 38411B Parcel 294) **Travace Alonzo**

Approved subject to the columns being shown on the floor plan.

22/0084 Dwelling House, Swing High (Block 38612B Parcel 377) **Desmond James**

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

22/0085 Duplex, West End (Block 17809B Parcel 348) **Joldany Gonzalez**

Approved subject to Section C, certificate B of the application form being completed.

22/0086 Dwelling House, South Hill (Block 38512B Parcel 292) **Lydell Bart**

Approved Under Delegated Authority on 05 April 2022.

22/0087 Solar Farm, Corito (Block 38812B Parcel 131) **Anguilla Electricity Co. Ltd.**

Deferred for:

- i. consultation with the Department of Lands and Surveys, the Ministry of Lands and Planning, the Department of Disaster Management, the Department of Natural Resources (Environmental Unit) and MICUH;
- ii. the power production capacity of the facility to be stated on the application form; and
- iii. the date of certification to be stated on the application form.

22/0088 Was Tabled at the Meeting of 21 March 2022

22/0089 Duplex, Rey Hill (Block 78913B Parcel 156) **Akeim Richardson**

Approved Under Delegated Authority on 05 April 2022.

22/0090 Subdivision, Cedar Village (Block 58716B Parcel 62) **Avis E. A. Skyers**

Approved subject to the correct location being stated on the application form.

22/0091 Extension to Dwelling House, Long Path (Block 69014B Parcel 131) **Linda Harrigan**
Approved Under Delegated Authority on 05 April 2022.

22/0092 Grant of Easement, West End (Block 17609B Parcel 26) **Kenneth Richardson**
Deferred for:

- i. consultation with the Department of Lands & Surveys; and
- ii. a proper location map to be submitted showing the aerial imagery superimposed over the cadastral map.

22/0093 Grant of Easement, West End (Block 17609B Parcel 5) **Yvonne Bellita Howell**
Approved subject to a proper location map being submitted showing the aerial imagery superimposed over the cadastral map.

22/0094 Electronic Advertisement Sign, The Valley (Block 48813B Parcel 85) **Maxwell Hodge**
Deferred for:

- i. consultation with the Department of Lands & Surveys and the Ministry of Lands & Planning;
- ii. the advertisement sign to be setback a minimum distance of 150 feet from the junction of the road.

22/0095 Subdivision, Little Harbour (Block 38712B Parcels 77 & 79) **Perry Levons**
Deferred for:

- i. a proper location map to be submitted showing the aerial imagery superimposed over the cadastral map;
- ii. the existing paved road to be shown on the subdivision scheme; and
- iii. the 15 feet rights-of-way to be increased to a minimum width of 18 feet with a turn-around point and splayed at the junctions.

22/0096 Duplex, The Farrington (Block 79113B Parcel 167) **Kurlyn Smith**
Approved subject to the north elevation (first floor) being drawn to correspond with the floor plan.

22/0097 Apartments, Cauls Pond (Block 69015B Parcel 366) **Stewart Murray**
Deferred for:

- i. the correct parcel to be highlighted on the location map and stated on the application form;
- ii. the front elevation to be drawn to correspond with the floor plan;
- iii. all elevation drawings to be labeled; and
- iv. the number of units to be reduced to a maximum of two (2).

22/0098 Apartments, Little Dix (Block 59016B Parcel 86) **Paul Gillis**
Approved subject to the east elevation corresponding with the floor plan.

22/0099 Dwelling & Apartment, South Hill (Block 28311B Parcel 439) **Roshima Roberts**
Approved

22/0100 Change of Use from Dwelling House to Apartments (3 Units), East End (Block 89416B Parcel 16) **Yvonne Vanterpool**

Approved

22/0101 Duplex, Long Ground (Block 38712B Parcel 601) **Chavonia Gumbs**

Approved subject to:

- i. the septic tank being shown on the site plan with stated setback distances from the boundary; and
- ii. all measurements being shown on the floor plan.

22/0102 Dwelling House, Sea Feathers (Block 99415B Parcel 48) **Renieko Rogers**

Approved subject to:

- i. a minimum of six (6) parking bays being shown on the site plan; and
- ii. the staircase being properly drawn on the floor plan.

22/0103 Duplex, Rey Hill (Block 78913B Parcel 408) **Monica Gumbs**

Deferred for further consultation with the Quality Assurance Officer of the Clayton J. Lloyd International Airport on the comments submitted.

22/0104 Dwelling House, Wattices (Block 69015B Parcel 93) **Nikima Carty**

Approved

22/0105 Dwelling House, Shoal Bay (Block 59018B Parcel 50) **Jean Pierre Pichon**

Approved

22/0106 Dwelling House & Villas, Shoal Bay (Block 59018B Parcel 256) **Christian Kieffer**

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.

22/0107 Subdivision, Island Harbour (Block 89218B Parcel 82) **Shefoo Marquez Brooks**

Deferred for:

- i. the proposed 18 feet right-of-way to be increased to a minimum width of 20 feet; and
- ii. the triple frontage along lots 2 and 3 on the subdivision scheme to be eliminated.

22/0108 Subdivision, The Quarter (Block 68914B Parcel 327) **Shefoo Marquez Brooks**

Approved

22/0109 Subdivision, Roaches Hill (Block 58715B Parcel 552) **Shefoo Marquez Brooks**

Deferred for the 16 feet right-of-way to be increased to a minimum width of 18 feet.

22/0110 Subdivision, Roaches Hill (Block 58715B Parcel 319) **Shefoo Marquez Brooks**
Deferred for the 16 feet right-of-way to be increased to a minimum width of 18 feet with a turn-a-round point at the end.

22/0111 Subdivision, Cockpit (Block 89117B Parcel 297) **Shefoo Marquez Brooks**
Approved

22/0112 Office Complex, The Valley (Block 48814B Parcel 249 – Part of) **WMG**
Deferred for consultation with the Department of Lands & Surveys and the Ministry of Lands & Surveys.

22/0113 Change of Use from Bar to Duplex, South Hill (Block 38612B Parcel 444) **Carl & Nanette Thomas**
Approved

22/0114 Change of Use from Office to Pizza Hut, South Hill (Block 38512B Parcel 39 – Part of) **Joselyn Huligar**
Deferred for consultation with the Environmental Health Unit within the Department of Health Protection.

22/0115 Apartments (4 Units), The Valley (Block 48814B Parcel 177) **George Gumbs**
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. They must be constructed and maintained to the satisfaction of the Chief Engineer at the Department of Infrastructure.

22/0116 Extension to Bar, South Hill (Block 28411B Parcel 179) **Garvey Lake**
Deferred for:

- i. the staircase to be shown on the floor plan; and
- ii. a site visit by the Land Development Control Committee.

22/0117 Apartments (5 Units), The Valley (Block 69014B Parcel 359) **Shadwa Richardson**
Approved

22/0118 Apartments (2 Units), Rey Hill (Block 78913B Parcel 294) **Jackeline Ruan**
Approved subject to the setback distance of the septic tank to the boundary being stated on the site plan.

22/0119 Food Van, George Hill (Block 48613B Parcel 149) **Rosalia Richardson**
Deferred for consultation with the Environmental Health Unit within the Department of Health Protection and the Quality Assurance Officer of the Clayton J. Lloyd International Airport..

22/0120 Apartments (2 Units), Island Harbour (Block 89317B Parcel 31) **Karenda Brooks**
Approved

22/0121-0128 Will Be Tabled at The Next Meeting.

22/0129 Golf Academy Hitting Shack, Rendezvous Bay (Block 28110B Parcel 97) **Olympus Ventures, LLC dba Anguillian Resort Holding Company.**

Approved subject to:

- i. discussion with the agent regarding the submission of a proper site plan showing the western parcel boundary and the club house with stated setback distances from the proposed hitting shack; and
- ii. the scale being stated on the floor plan and elevation drawings.