

**LAND DEVELOPMENT CONTROL COMMITTEE  
MINUTES OF THE MEETING HELD ON  
07 NOVEMBER 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.*

**1. OUTSTANDING APPLICATIONS**

01/358 Amendment to Bakery for a Carport, The Quarter (Block 68914B/59) **Mary's Bakery**  
**Refused** for the following reason:

The setback distance of the car port from the side boundary is approximately 1ft. 10 inches instead of the required 6 feet stipulated under the Building Act 2000 and its Regulations.

08/0482 Proposal to Reclaim & put into production the Salt Pond, construct a retail, museum, manufacturing office, apartment building, Road Bay (Block 08413B/44) **Thomas Graham**  
**Deferred** for:

Additional Information to be submitted on the Environmental Impact Assessment which include the following:

- i. further studies to be done on the hydrogen sulphide gas present in the pond and potential adverse impacts on the community;
- ii. potential impact of flooding to Sandy Ground due to engineering modifications being made to the pond;
- iii. the utilisation of a portion of the pond as opposed to using all of it to be examined; and
- iv. the impacts to the marine environment by the discharging of the brine and other waste.

12/094 Beach Bar, Forest Bay (Block 38912B/14) **Yvette Cardette Rogers**

**Approved** with the following conditions:

- i. permission shall be granted for a period of two (2) years effective from the 07<sup>th</sup> November 2013 to 06<sup>th</sup> November 2015. Upon expiration of planning permission, the use of the Beach Bar must cease and the site restored to its original condition unless otherwise agreed to in writing with the Land Development Control Committee;
- ii. there shall be no amplified music being played at the site at any time;
- iii. running water must always be provided on the site for use by the staff and patrons for their sanitary conveniences; and
- iv. the operation of the beach bar must comply with the requirements as set out by the Director of Health Protection within the Environmental Health Unit and shall be carried out in accordance with specifications approved by him/her and completed to his/her satisfaction prior to the operation of the building erected on the land in accordance with the terms of this permission.

13/0193 Vegetable Farm, Spring Path (Block 28210B/104) **Ingrid Arrindell-Gumbs**  
**Refused** for the following reasons:

- i. the vegetable farm is proposed to be sited within an area allocated for resort/residential use within the Draft National Land Use Plan 1996. Therefore the approval of a vegetable farm in this location would prejudice the use of this area for this purpose;
- ii. the proposed use is contrary to the provisions of the Draft National land Use Plan which zoned the area for resort/residential use. It is considered that utilising such prime water front property for agricultural purposes would not be the best optimal use for the land; and
- iii. the development of a vegetable farm in close proximity to the Rendezvous Bay Pond has a high potential of causing point and non-point pollution to the wetland ecosystem. Increased pollutants/nutrients entering the ecosystem can very well result in the unsightly manifestation of eutrophication in the pond which is within a resort/residential zone.

13/0227 Booth for Water Sport Rentals, Sandy Ground (Block 08412B/216) **James Richardson**  
**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.

13/0232 Supermarket, Restaurant and Dwelling House, George Hill (Block 48713B/250 & 251)  
**Suying Feng & Lichao Feng**

**Approved** with the following conditions:

- i. 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; and
- ii. the building when constructed should not at any point exceed a maximum indicative height of 25ft above ground level.

13/0234 Subdivision, South Hill (Block 38411B/280) **Laurel Hodge & Gregory Hodge**

**Approved** with the following condition:

Lots 1 & 2 of parcel 280 Block 38411B must be amalgamated to parcel 111 of Block 38411B.

13/0235 Change of Use from Dwelling House to Restaurant, Sandy Ground (Block 08412B/36)

**Lenox Proctor**

**Deferred** for:

- i. a minimum of three (3) practical parking bays to be shown on the site plan;
- ii. the north arrow to be shown on the site plan;
- iii. the correct ownership to be shown 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 appropriately located so as to be visible from the main right-of-way running north to south and the Department notified of the date of placement.

13/0238 Subdivision, Meads Bay (Block 17910B/12) **Benjamin Richardson**  
*Approved* with the following condition:  
Lot 1 of Parcel 12 Block 17910B must be amalgamated with parcel 81 of Block 17910B.

13/0240 Subdivision, The Quarter (Block 78914B/181) **J.W Proctors Ltd.**  
*Approved*

## ***2. PLANNING APPLICATIONS RECEIVED SINCE 04 July 2013***

13/0253 Subdivision, Island Harbour (Block 89218B/549) **Lee Roland Rogers**  
*Deferred* for registered access to parcel 549 to be provided.

13/0254 Grant of Easement, Long Bay (Block 18011B/244) **Denis Fleming, Ian Fleming and Onita Fleming**  
*Approved* subject to:

- i. a proper location map being submitted; and
- ii. the width of the existing easement being stated on the subdivision scheme.

13/0255 Went To Meeting of 17<sup>th</sup> October 2013

13/0256 Tennis Court & Golf Practice Hole (Phase 1), West End (Block 17810B/67) **Cerulean Holdings Ltd.**

*Approved* subject to:

- i. the parking bays being redesigned to meet the minimum required standard; and
- ii. a proper location map being submitted.

13/0257 Two (2) Bedroom Apartment Unit, Blowing Point (Block 38410B/54) **Dalia Hodge**  
*Deferred* for:

- i. the proper certification section to be completed on the application form;
- ii. the description of the use to be correctly stated on the application form;
- iii. the total number of units existing on the parcel to be stated on the application form; and
- iv. registered access to parcel 54 to be submitted.

13/0258 Subdivision, South Hill (Block 28311B/402) **Jacqueline Bryan Niles**  
*Approved*

13/0259 Subdivision, Long Road (Block 79114B/12) **Clavin Adams & Claudina Rogers**  
*Deferred* for:

- i. the subdivision scheme to be submitted at a larger scale;
- ii. the correct acreage to be stated on the application form and the subdivision scheme; and
- iii. the number of units existing in the two buildings shown on the site plan to be stated on the application form in order to determine the total density of lot 1.

13/0260 Subdivision , Long Bay (Block 28111B/156 &157) **Austin Bennie Connor**  
*Approved*

13/0261 Subdivision, Long Bay (Block 28111B/86) **Monsell Davis**

**Approved**

13/0262 Second Floor Extension to House, North Hill (Block 08513B/394) **Tonia Richardson**

**Approved** subject to:

- i. a proper location map being submitted;
- ii. the north arrow being oriented correctly on the site plan;
- iii. the overall measurements of the upper floor being correctly stated on the floor plan;
- iv. the elevation drawings being correctly labeled; and
- v. the description of the use being correctly stated on the application form.

13/0263 Subdivision, Brimegin (Block 58917B/158) **Neville Richardson**

**Approved**

13/0264 Dwelling House, Blowing Point (Block 38410B/307) **Roderick Connor**

**Deferred** for:

- i. the description of the use to be clearly stated on the application form;
- ii. a proper location map to be submitted; and
- iii. all existing structures on the parcel to be shown on the site plan with stated setback distances from the proposed building.

13/0265 Dwelling House, Little Harbour (Block 38712B/573) **Jaris Liburd**

**Approved**

13/0266 Subdivision, Cauls Bottom (Block 69014B/263) **Calvert W. Fleming**

**Approved**

13/0267 Subdivision, Long Bay (Block 18011B/281) **Edwind Edwards**

**Approved** subject to Lot 2 of parcel 281 Block 18011B being amalgamated to parcel 166 of Block 18011B.

13/0268 Dwelling House, North Hill (Block 48613B/356) **Alexander Kenneth Fedee**

**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.

13/0269 Office Building, South Hill (Block 08412B/138) **Sydney Hughes**

**Refused** for the following reasons:

- i. the setback distance of the office building as constructed is approximately 12ft. 2 inches from the right-of-way instead of the required 16ft. stipulated under the Building Act 2000 and it's Regulations;
- ii. the setback distance of the office building as constructed is approximately 1ft. from the back boundary instead of the required 16ft. as stipulated under the Building Act 2000 and it's Regulations;

- iii. the setback distance of the office building as constructed is approximately 4ft. 7 inches from the side boundary instead of the required 6 feet stipulated under the Building Act 2000 and it's Regulations; and
- iv. the office building in the position as constructed with its front, rear and side boundaries having inadequate setback distances from the right-of-way and back and side boundaries would be prejudicial to the visual amenity and the privacy of the adjoining properties.

13/0270 Food Vending Court, The Valley (Block 48814B/253) **Government of Anguilla**

*Deferred* for:

- i. the parking layout to service the food vending court to be shown on the site plan;
- ii. the location of the toilet facilities to be stated on the application form;
- iii. consultation with the Department of Lands & Surveys, the Ministry of Infrastructure, Communication and Utilities, the Ministry of Home Affairs, the Ministry of Tourism, the Economic Planning Unit, the Department of Disaster Management and the Department of Agriculture;
- iv. the development scheme to be improved in order to attain better efficiency;
- v. a service road for the food court to be shown on the site plan; and
- vi. the separation of the pedestrian and vehicular traffic to be shown on the development scheme.