

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
13 AUGUST 2015**

1. APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

15/0190 Dwelling House, West End (Block 18010B/129) **Eldon Hull**
Approved July 29, 2015

15/0198 Subdivision, Spring Path (Block 28211B/453) **Alfred Richardson**
Approved July 29, 2015

15/0203 Subdivision, Stoney Ground (Block 58915B/284) **Covell Oflaharty**
Approved August 05, 2015

15/0204 Subdivision, Island Harbour (Block 89218B/ 565) **Thomas B. Smith**
Approved August 05, 2015

2. OUTSTANDING APPLICATIONS

15/0120 Dwelling House, George Hill (Block 48713B/218) **Xinning Lim**
Deferred for consultation with the Airport Manager.

15/0141 Airplane Hanger, Wallblake (Block 38813B/160 Lot 2) **Anguilla Air Services**
Deferred for consultation with the Airport Manager.

15/0153 Store, South Hill (Block 08412B/392) **Mingz Hu Cen**
Approved

15/0175 Reception, Office & Condo Units, Shoal Bay (Block 89118B/27) **Manoah Beach Resort**
Approved subject to discussion with the agent/owner regarding the siting of the Condo Units building in a more strategic position to benefit from the sea view.

15/0176 Solar Panels, Barnes Bay (Block 17910B/143, 198 & 200) **SOF 82 Anguilla Holding LLC**

Deferred for:

- i. discussion with the agent regarding the location of the solar panels in close proximity to residential and potential for residential areas; and
- ii. a site visit by the Land Development Control Committee.

15/0177 Boutique Resort, Meads Bay (Block 17810B/120, 136, 137 & 138) **Anguilla Land and Sea**

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.

15/0179 Subdivision, North Hill (Block 48613B/269) **Allister Richardson**

Deferred for the required parking area and maneuvering space for lot 3 to be shown on the subdivision scheme.

15/0180 Café, Toilets, Retail and Office Space and Renovation Works, East End (Block 99416B/357) **Anguilla National Trust**

Approved

15/0185 Apartment, Island Harbour (Block 89319B/139) **Gideon Rogers**

Approved

3. PLANNING APPLICATIONS RECEIVED SINCE 18th June 2015

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.

15/0189 Dwelling House, Cauls Bottom (Block 69014B/269) **Raymond Proctor**

Approved subject to:

- i. the bathroom window being shown on the floor plan; and
- ii. the correct means of waste disposal being stated on the application form.

The Principal Planning Officer recused himself from the discussions on the application.

15/0190 Dwelling House, West End (Block 18010B/129) **Eldon Hull**

Approved under delegated authority on July 29, 2015

15/0191 Change of Use from First Floor Dwelling House to two (2) Apartment Units, North Side (Block 58816B/377) **Marvin Burke**

Deferred for:

- i. as built plans to be submitted;
- ii. total number of units to be stated on the application form;
- iii. practical parking for all units to be shown on the site plan and properly dimensioned; and
- iv. the number of units to be reduced to the maximum permissible density of twelve (12) units per acre.

15/0192 Gas Station, Commercial Building and Two Apartments, Island Harbour (Block 89318B/461) **Li Jaun Feng**

Deferred for:

- i. consultation with the Ministry of Infrastructure, Communication, Utilities, Housing, Agriculture and Fisheries, the Department of Disaster Management, the Department of Agriculture, the Anguilla Fire & Rescue Department and the Environmental Health Unit within the Department of Health Protection;
- ii. the text and dimensions to be made legible on the site plan;
- iii. loading/unloading bays and vehicular access to the storage area to be demarcated on the site plan;
- iv. discussion with the agent on the provision of access to the areas designated as storage on the basement floor plan;
- v. a drainage plan to be submitted;
- vi. the northern cistern wall to be hatched as solid;
- vii. all areas on the second floor to be properly labeled;
- viii. the distance of the well to the fuel storage tank to be stated on the site plan, and
- ix. a site visit by the Land Development Control Committee.

15/0193 Subdivision, The Quarter (Block 68914B/22) **Walton Hennis & Starrette Webster**
Deferred for registered access to the parcel from the public road.

15/0194 Subdivision, Long Bay (Block 18011B/88) **Goblin Retreats LLC**
Refused for the following reasons:

- i. the property is the subject of an Alien Land Holding License which was issued for tourism development. The proposal to subdivide the parcel for residential purposes is contrary to license and Government Policy; and
- ii. the change of use from tourism to residential is not in keeping with the general Land Use Plan Policy for this area.

15/0195 Subdivision, Sandy Hill (Block 89316B/60) **Eileen Grey**
Deferred for the width of the right-of-way to be a minimum of 20 feet wide and stated on the subdivision plan.

15/0196 Truck Garage, Recharging Fire Extinguisher and Workshop, Corito (Block 38812B/131) **Derrick Hughes**
Deferred for consultation with the Anguilla Fire & Rescue Department.

15/0197 Gabion Baskets, West End (Block 17609B/1) **Albert Paul Pace**
Deferred for:

- i. the correct block number to be stated on the site plan;
- ii. the nature of the proposed development to be stated as two (2) gabion baskets on the application form;
- iii. a larger scale layout of the gabion baskets including dimensions and the indication of the sections;
- iv. a technical report to be submitted on the need for the gabion baskets; and
- v. a site visit by the Land Development Control Committee.

15/0198 Subdivision, Spring Path (Block 28211B/453) **Alfred Richardson**
Approved under delegated authority on July 29, 2015

15/0199 Dwelling House, Restaurant and Apartments, Island Harbour (Block 89118B/145) **Sharnette Shaw**

Deferred for:

- i. a minimum of seventeen (17) practical parking bays and maneuvering space to be shown on the site plan;
- ii. the parking area and access way to be designed to meet the slope of the land (ramp to access south parking is approximately 1:3);
- iii. the setback distances of the septic tank to the boundaries to be stated on the site plan;
- iv. the cistern on the basement floor plan to reflect its correct location as shown on the site plan (detached from the basement wall);
- v. a cross section showing the ramp in relation to the two parking areas; and
- vi. a visit by the Land Development Control Committee.

15/0200 Extension to Dwelling House, Blowing Point (Block 28309B/98) **Paul Webster**

Approved

15/0201 Change of Use from Dwelling House to two (2) Apartment Units, George Hill (Block 48713B/112) **Joyce Richardson**

Approved subject to:

- i. the estimated cost of works being stated on the application form; and
- ii. the scale shown on the title block being removed.

15/0202 Stairs & Deck with Small Craft Dock, Little Harbour (Block 38611B/96) **Brenda Fox**

Deferred for:

- i. consultation with the Ministry of Lands, the Department of Environment, The Department of Fisheries & Marine Resources, and the Department of Lands & Surveys;
- ii. application to be amended to show the proposed stairs and deck and the proposed dock to be submitted to the competent authority, the Ministry of Lands;
- iii. elevation and cross section drawings being submitted;
- iv. the materials to be used for the stairs and deck to be stated on the application form; and
- v. a site visit by the Land Development Control Committee.

15/0203 Subdivision, Stoney Ground (Block 58915B/284) **Covell Oflaharty**

Approved under delegated authority on August 05, 2015 with the following condition:

- i. lot 3 must be amalgamated to Parcel 283 of Block 58915B.

15/0204 Subdivision, Island Harbour (Block 89218B/ 565) **Thomas B. Smith**

Approved under delegated authority on August 05, 2015

15/0205 Dwelling House, Harbour Ridge (Block 99519B/73) **Jamie Christopher Fields**

Deferred for:

- i. the means of waste disposal to be stated as sewage treatment plant on the application form;
- ii. the contour lines to be shown on the site plan;
- iii. the setback distance of the nearest point of the building (swimming pool) to the edge of the cliff to be stated on the site plan, a minimum of 75 feet;
- iv. the setback distance of the nearest point of the building (staircase) to the front boundary to be stated on the site plan; and

- v. the railing in front of the swimming pool shown on the east elevation drawing to be reflected on the first floor plan.

15/0206 Bar, The Keys (Block 89318B/524) **Tuneero Connor**

Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection; and
- ii. the provision of bathroom facilities for customers; and

15/0207 Car Wash, Little Harbour (Block 38611B/183) **A & D Car Washing Service**

Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection;
- ii. north arrow to be shown on the site plan;
- iii. a drainage plan to be shown on the site plan;
- iv. discussion with the agent regarding the preparation of a proper design to mitigate potential conflict of uses, second floor operates as a guest house/long term apartments; and
- v. proper parking and circulation to be shown on the site plan.

15/0208 Change of Use from Game Room and Storage to One (1) Apartment Unit, North Hill (Block 08413B/109) **Dawne Richardson**

Deferred for:

- i. the total number of units to be stated on the application form;
- ii. proper designed parking and circulation showing width of driveway, access and egress points;
- iii. a mean of ventilation to be provided for the bedroom; and
- iv. the bathroom layout to be shown on the floor plan.

15/0209 Dwelling House, North Side (Block 58816B/123) **Venetta Issac**

Approved subject to all the roads being shown on the site plan.

15/0210 Four (4) Apartment Units, Rock Farm (Block 48814B/142 & 143) **Ronald Lynch (DLG)**

Approved subject to:

- i. the correct parcel numbers being stated on the application form and the site plan;
- ii. the correct scale being stated on the site plan;
- iii. the setback distances of the sewage treatment plant being stated on the site plan; and
- iv. a total of twenty-four (24) practical parking bays and maneuvering space to be shown on the site plan.

This application will be approved with the following conditions:

- i. Parcel 238 of Block 48814B must be amalgamated with Parcel 268 of Block 48814B; and
- ii. the Apartment shall not be operated 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

15/0211 Dwelling House, Tackling Estate (Block 58916B/368) **Ashton Burt**

Deferred for:

- i. certificate B on the application form to be completed;
- ii. a registered access to the parcel;
- iii. discussion with the agent concerning application 09/0416 in which Parcel 159 of Block 58916B was subdivided into two (2) lots (lot 1 and lot 2) to be amalgamated to Parcels 284 and 285 respectively; and
- iv. the nature of the proposed development to be correctly stated on the application form.

15/0212 Subdivision, Sandy Ground (Block 08412B/359) **Applewaite Lake**

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

15/0213 Dwelling House, Sandy Ground (Block 08412B/26) **Sherly Demming-Rodgers**

Deferred for:

- i. the nature of the proposed development to be correctly stated on the application form;
- ii. the correct Parcel number to be stated on the application form;
- iii. certificate B on the application form to be completed to include the address of the landowner;
- iv. condition for the second floor extension to be setback a minimum of 16 ft. from the front boundary line; and
- v. a site visit by the Land Development Control Committee;

15/0214 Storeroom & Change of Use from Four (4) Garages to Four (4) Guest Houses, Limestone Bay (Block 58616B/23) **Conrad & Barbara Simmonds**

Deferred for:

- i. the correct Block number to be stated on the application form;
- ii. the site plan to reflect the true shape of the floor plan and to include the swimming pool shown on the ground floor plan;
- iii. the parking layout to be redesigned;
- iv. the means of waste disposal to be stated as sewage treatment plant on the site plan; and
- v. a site visit by the Land Development Control Committee.