

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
14 NOVEMBER 2012**

1. OUTSTANDING APPLICATIONS

12/0067 Boutique, South Hill (Block 28411B/74) **Anuery Richardson**

Deferred for the Department of Lands & Surveys to complete a site survey of the parcel.

12/0234 Bar, Blowing Point (Block 38409B/60) **Alfred Romney**

Deferred for discussion with the agent regarding the design of the building to be in keeping with what is proposed for the Tourism Master Plan.

12/0235 Rock Revetment Wall/Breakwater, Little Harbour (Block 38611B/34) **Dorothy Richardson**

Refused for the following reasons:

- i. the rock revetment proposed as a wall/breakwater which in reality is a rock revetment could result in the under scouring of sand in front and at the end of the structure which ultimately would have an adverse impact on the sandy beach and on the neighbouring property; and
- ii. the proposal as presented will result in impeding the free movement of people along the beach.

12/0255 Restaurant, Bar & Office, Sandy Ground (Block 08412B/152 & 153) **Le Bar Ltd.**

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.

Information clause:

The six (6) parking bays shown on the sand to the west of the parcel will not be permitted when an application for detailed planning permission is submitted.

12/0267 Storage & Packaging Warehouse, Long Path (Block 69114B/22 & 15) **Leonard Duncan**

Deferred for the lease of crown land application form to be completed and submitted with detail of the proposal to the Department of Physical Planning for included in the application.

12/0279 Dwelling House, The Valley (Block 58715B/82) **Rubena Reid**

Approved

12/0284 Grant of Easement, Island Harbour (Block 89418B/36) **Elliot Harrigan**
Approved

12/0290 Four (4) Villas, Meads Bay (Block 17910B/9 & 10) **Ani Villas Meads Bay Ltd.**
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.

12/0299 Dwelling House, Lockrum (Block 38611B/225) **Inisha Baptiste**
Approved

12/0300 Apartment & Addition to Dwelling House, The Quarter (Block 78914B/120) **Benedict Hodge**

Deferred for:

- i. the proposed and existing building to be clearly indicated on the floor plan;
- ii. the Department of Lands & Surveys to demarcate the boundaries of the existing 12ft right-of-way running parallel to the parcel; and
- iii. a site visit by the Land Development Control Committee.

2. PLANNING APPLICATIONS RECEIVED SINCE 29 October 2012

12/0301 Dwelling House, North Side (Block 58816B/235) **Lucette Richardson**
Deferred for:

- i. all roads to be shown on the site plan;
- ii. the north arrow to be oriented correctly on the site plan;
- iii. the correct scale to be stated on the floor plan;
- iv. the existing second floor to be regularized with correct fees to be paid; and
- v. floor and elevation drawings to be submitted.

12/0302 One Megawatt Solar System, Rendezvous Bay (Block 28010B/16) **Anguilla Development Corporation**

Deferred for:

- i. consultation with the Department of Environment, the Economic Planning Unit and the Electrical Inspector within the Department of Physical Planning;
- ii. the setback distance of the structures from the existing right-of-way to be stated on the site plan;
- iii. a site visit by the Land Development Control Committee;
- iv. the type of material that the panels will be made from to be stated on section 3 of the application form;
- v. clarification with the agent on whether or not the system is a 1.0 MW Solar Photovoltaic System as stated on the application form or a 1.27 MW system as stated on the layout plan PV-1 drawing;
- vi. the system description/ address to be shown on the plan and stated as follows:

This plan gives the site specific installation details for a (fill in size of system) MW photovoltaic power system to be installed at (give address of property). The system will consist of solar panels, inverter, and balance of system components required for a complete and code compliant solar photovoltaic power system to be mounted on the ground of the property.

- i. the location of the major components on the property to be shown on the site plan;
- ii. details of the solar system indicating whether it is grid interactive, grid-tied, or standalone to be stated on the application form;
- iii. a layout plan to be submitted for the 1MW solar system application; and
- iv. vehicular access to the site in question to be shown on the site plan.

12/0303 3.5 M Megawatt Solar System, Rendezvous Bay (Block 28111B/99) Anguilla Development Corporation

Deferred for:

- i. consultation with the Department of Environment, the Economic Planning Unit, the Electrical Inspector within the Department of Physical Planning;
- ii. the setback distance of the structures from the existing right-of-way to be stated on the site plan;
- iii. a site visit by the Land Development Control Committee;
- iv. the type of material that the panels will be made from to be stated on section 3 of the application form;
- v. consultation with the Department of Environment, the Economic Planning Unit, the Electrical Inspector within the Department of Physical Planning;
- vi. the setback distance of the structures from the existing right-of-way to be stated on the site plan;
- vii. the type of material that the panels will be made from to be stated on section 3 of the application form;
- viii. the system description/ address to be shown on the plan and stated as follows:

This plan gives the site specific installation details for a (fill in size of system) MW photovoltaic power system to be installed at (give address of property). The system will consist of solar panels, inverter, and balance of system components required for a complete and code compliant solar photovoltaic power system to be mounted on the ground of the property.

- ix. the location of the major components on the property to be shown on the site plan;
- x. details of the solar system indicating whether it is grid interactive, grid-tied, or stand alone to be stated on the application form;
- xi. a layout plan to be submitted for the 1MW solar system application;
- xii. clarification with the agent on whether a 5.06 MW PV or a 3.5 MW PV system will be installed; and
- xiii. vehicular access to the site in question to be shown on the site plan.

12/0304 Four (4) Villas, Lockrum (Block 38510B/184,185, 186, 187 & 194) Anguilla Partnership Enterprises

Deferred for consultation with the Department of Tourism, the Department of Environment and the Department of Disaster Management.

12/0305 Subdivision, Sisal Plantation (Block 28211B/26) **Alfred Richardson**
Approved

12/0306 Beach Bar, Maunday's Bay (Block 17808B/11) **Cap Juluca**
Deferred for:

- i. consultation with the Department of Tourism and the Curator of Beaches; and
- ii. the high water mark to be shown on the site plan.

12/0307 Office, Corito (Block 38812B/161) **Cuthwin Webster**
Deferred for:

- i. the estimated cost of works to be stated on the application form;
- ii. the right-of-way to be shown on the site plan;
- iii. the north arrow to be shown on the site plan;
- iv. the septic tank to be shown on the site plan with stated setback distances to the boundary;
- v. the scale to be stated on the floor plan;
- vi. the elevation drawing to be labeled;
- vii. consultation with the Department of Lands & Surveys, the Ministry of Home Affairs, the Environmental Health Unit within the Department of Health Protection and the Ministry of Infrastructure, Communications and Utilities; and
- viii. the lease of crown land application form to be completed and submitted with details of the proposal to the Department of Physical Planning for inclusion in the application.

12/0308 & 12/0309 Pursuant to the directive of the Honorable Chief Minister these two applications were expedited and tabled at the Meeting of 02 November 2012.

12/0310 Subdivision, Long Path (Block 79113B/184) **Rose Preese, Joseph Barerette & Thomas Botto**
Approved

12/0311 Subdivision, Long Bay (Block 28111B/118 & 119) **Varian Hodge & Varian Davis**
Approved

12/0312 CANCELLED

12/0313 Subdivision, North Hill (Block 58816B/331) **Carol & Moran Hall**
Approved

12/0314 Subdivision, Sisal Plantation (Block 28211B/293) **Gilford Gumbs**
Approved

12/0315 Dwelling House & Apartment, Stoney Ground (Block 58915B/239) **Richard Lake**
Approved subject to:

- i. the application form being signed; and
- ii. the setback distance being taken from the steps to the right-of-way and for all steps to be shown on the site plan.

12/0316 Dwelling House, Welches (Block 89217B/349) **Andrea Benjamin**

Approved subject to:

- i. the means of drainage for surface water being stated on Section 6B of the application form; and
- ii. all elevation drawings being drawn correctly.

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.

.....
Vincent Proctor
Secretary

.....
Aurjul Wilson
Chair