

LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
20th June 2012

1. OUTSTANDING APPLICATIONS

09/0429 Snack Bar, Back Street, South Hill (28312B/103) **Romma L. King**
Approved subject to the site plan being properly oriented.

12/0108 Restaurant, Stoney Ground (Block 58915B/113) **Sylvester Rogers**
Deferred for consultation with the Environmental Health Unit within the Department of Health Protection.

12/0136 Supermarket, West End (Block 17910B/190-199) **Best Buy (Anguilla) Ltd.**
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. during the time that an application for detailed planning permission is submitted, a curb and a pedestrian footpath of a minimum width of 5ft. must be shown on the site plan along the boundary line abutting the main road of the property so as to provide pedestrian access.

12/0142 LPG Storage Facility, Island Harbour (Block 89318B/304) **Beavon Harrigan**
Approved with the following condition:

The LPG Storage Facility must comply with the requirements as set out by the Fire Chief from the Anguilla Fire and Rescue Service and shall be carried out in accordance with specifications approved by him and completed to his satisfaction prior to the operation of the facility erected on the land in accordance with the terms of this permission.

12/0143 Pre School, South Hill (Block 28211B/114) **Jernelle & Kevin Kidd**
Approved with the following conditions:

- i. at least one bathroom must be equipped with a shower;
- ii. there must be a designated play area on the compound for recreational purposes; and
- iii. 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.

Information Clause: The Land Development Control Committee fully endorses the requirements and recommendations of the Ministry of Education as it relates to the operation of the pre-school.

12/0144 Dwelling House, Mount Fortune (Block 89417B/14) **Marcia Duncan Fleming**
Approved

12/0149 Dwelling House, May Pen (Block 68715B/199) **Joan Duncan**
Approved

12/0150 Mechanic Shop & Change of Use from House to Office, George Hill (Block 48613B/174) **Davis Rogers**
Approved with the following conditions:

- i. permission shall be granted for a period of three (3) years effective from 20 June 2012 – 19 June 2015. Upon expiration of planning permission the use of the land for the mechanic shop shall be discontinued unless otherwise agreed upon in writing with the Land Development Control Committee; and
- ii. the mechanic shop must be carried out in accordance with specifications approved by the Anguilla Fire and Rescue Service and completed to their satisfaction prior to the operation of the building erected on the land in accordance with the terms of this permission.

Information Clause: The site is within the flight path of aircrafts using the Clayton J. Lloyd International Airport and therefore the development may be impacted by any further expansion to the airport.

12/0153 Amendment to Subdivision, South Hill (Block 38411B/278) **Christian Fellowship Church**
Approved

12/0162 Parking Lot, The Quarter (Block 78914B/118) **Wilmoth Richardson**
Approved with the following condition:

The Parking Lot shall not be occupied until the onsite 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.

2. PLANNING APPLICATIONS RECEIVED SINCE 24 May 2012

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.

12/0158 Two (2) Dwelling Houses, South Hill (Block 38411B/219) **Marilyn Richardson**
Approved subject to:

- i. all steps being shown on the site plan with stated setback distances from the boundary;
- ii. the north arrow being shown on the site plan;
- iii. all existing structures being shown on the site plan; and

iv. the right-of-way being shown on the site plan.

12/0159 Food Van, George Hill (Block 38813B/160) **Jaslyn Lewis**

Deferred for consultation with the Department of Land & Surveys and the Ministry of Infrastructure Communication and Utilities.

12/0160 Subdivision, Long Bay (Block 18011B/127) **Temenos Reality**

Deferred for:

- i. consultation with the Department of Lands & Surveys;
- ii. the description of the proposed use to be changed on the application form from residential to tourism;
- iii. the width of the footpath being stated on the application form; and
- iv. the setback distance of the existing structures to the newly created boundaries being stated on the subdivision scheme.

12/0161 Container Offices, Shoal Bay (Block 89118B/21) **Kenneth Harrigan**

Deferred for a site visit by the Land Development Control Committee.

12/0162 Vide outstanding applications.

12/0163 Subdivision, George Hill (Block 48713B/31) **Doreth Gumbs**

Deferred for the subdivision to be drawn to scale.

12/0164 Dwelling House, Spring Path (Block 28211B/431) **Jean Dyer**

Approved subject to:

- i. the description of the use being stated on the application form as dwelling house;
- ii. the right-of-way being shown on the site plan; and
- iii. the north arrow being shown on the site plan.

12/0165 Office Building, East End (Block 99416B/86) **Stanley Hodge**

Approved subject to the proposed building being setback a minimum of 12ft. from the existing building.

12/0166 Two (2) Dwelling Houses, Cauls Bottom (Block 69015B/317) **Lena Hodge**

Approved

12/0167 Restaurant, Shoal Bay (Block 59018B/18) **Wycliffe Harrigan**

Deferred for:

- i. analysis of the setback distance of the bar that was destroyed;
- ii. the sewage disposal system to be sewage package treatment plant and stated on the application form;
- iii. discussion with the Committee regarding the 15ft. setback distance of the restaurant to the line of permanent vegetation; and
- iv. site visit by the Land Development Control Committee.

12/0168 Car Rental & Garage, North Side (Block 58815B/274) **Clive & Christine Morancie**

Refused for the following reasons:

- i. the garage as it is constructed is approximately three 3 feet from the side boundary and 12 feet from the back boundary instead of the minimum required setback distance of 6 feet and 16 feet respectively; and
- ii. the garage would be prejudicial to the amenities of the area in that it would be incongruous with the residential use of the area and constitute an obtrusive feature on the street scene.

12/0169 Change of Use from Dwelling House to 2 Apartment Units, North Side (Block 58815B/37) **James Gumbs**

Approved

12/0170 Deck addition to Restaurant (Block 48713B/27) **Kyle Hodge**

Deferred for:

- i. the description of the use to be clearly stated to explain the intended use of the deck and the existing building;
- ii. certificate B to be completed;
- iii. access to the storage room to be shown on the floor plan;
- iv. consultation with the Environmental Health Unit within the Department of Health Protection and the Ministry of Infrastructure, Communication and Utilities; and the Air Safety Services International Agency (ASSI)
- v. the footprint of the building as shown on the site plan to correspond with the floor plan.