

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
29 AUGUST 2013**

1. OUTSTANDING APPLICATIONS

03/0063 Amendment to Dwelling House, North Side (Block 58815B/41) **Susan Brooks**
Approved

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 consultation on the submitted Environmental Impact Assessment with the The Ministry of Home Affairs, the Department of the Environment, the Economic Planning Unit, the Department of Lands & Surveys, the Environmental Health Unit within the Department of Health Protection, the Anguilla National Trust, Ministry of Tourism, the Department of Disaster Management and the Ministry of Information, Communication and Utilities.

09/ 0005 Amendment to Subdivision, Stoney Ground (Block 58916B/353) **Zonalee Sookanand**
Approved with the following condition:
Lot 4 of Block 58916B must be amalgamated with parcel 258 of Block 58916B.

11/0147 Subdivision, Tom Ground (Block 89218B/317) **Louvan Webster**
Approved

12/0261 Amendment to Beach Resort, Shoal Bay East (Block 59018B/211 & 140) **Fountain Beach Residences & Resort**
Deferred for:

- i. the setback distance of building # 7 from the line of permanent vegetation to be stated on the site plan;
- ii. the setback distance of building # 3 to the boundary of the neighbouring parcel 34 to be stated on the site plan; and
- iii. all rooms shown on Building 3-First floor to be labeled.

13/0137 Spa, Tennis Court & Golf Practice Hole, West End (Block 17810B/67) **Cerulean Holdings Ltd.**

Approved with the following condition:

The Spa, Tennis Court and Golf Practice Hole Facility shall not be opened 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:

Parcel 67 is situated in the middle of a residential area and is bounded to the east by an existing dwelling house. In the interest of continued good neighborly relations with residents in the area, the lighting and operation of the Tennis Courts and a Golf Practice Hole should be done within reasonable operating hours so as not to be a nuisance to residents.

13/0148 62 Room Reef Resort Project, Rendezvous Bay (28111B/97) **Anguilla Development Corporation, Ltd.**

Approved subject to the public access boardwalk being linked to the registered right-of-way bordering the Merrywing Bay pond.

The Principal Planning Officer expressed his objections with the decision to approve the application with the public beach access being developed in the position proposed.

13/0163 Gym & Dwelling House, North Side (Block 58916B/416) **Derrick Richardson**

Approved with the following condition:

The Gym shall not be opened 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.

13/0174 Subdivision, West End (Block 17909B/20) **Sheridan Smith**

Approved

13/0175 Gazebo for Shade, Sandy Point Beach (Block28309B/169) **Dolphin Discovery Anguilla**

Approved

13/0176 Office Building and Entertainment Center and Facility for a Dolphinarium, Sandy Point Beach (Block28309B/169) **Dolphin Discovery Anguilla**

Approved with the following condition:

This permission is granted in **OUTLINE ONLY**.

NB: 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.

13/0177 Medical Centre, Shoal Bay (Block 59017B/21) **Leonard Cerullo**

Approved with the following condition:

This permission is granted in **OUTLINE ONLY**.

NB: 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.

13/0186 Advertisement, Shoal Bay (Block 59018B/24) **Fountain Beach Residences**

Approved

13/0188 Cottages, Black Garden (Block 58716B/229) **Ian Edwards**

Deferred for:

- i. consultation with the Department of Environment and the Anguilla National Trust; and
- ii. a storm water drainage plan to be submitted.

13/0189 Change of Use from a Dwelling House to a Pre-School, East End (Block 99416B/89)

Icilma Itasha Webster

Approved

13/0196 Advertisement, Shoal Bay (Block 59018B/ 58) **Fountain Beach Residences**

Approved

2. PLANNING APPLICATIONS RECEIVED SINCE 04 July 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.

13/0191 Subdivision, West End (Block 17810B/17) **Thomas Carty**

Approved subject to the proposed splayed curves being redesigned with a larger radii.

13/0192 Food Van, The Quarter (Block 78914B/108) **Proxy Ground Ltd.**

Approved subject to the location of the toilet facility for use by customers being identified.

13/0193 Vegetable Farm, Spring Path (Block 28210B/104) **Ingrid Arrindell-Gumbs**

Deferred for:

- i. consultation with the Department of Environment, Department of Agriculture, the Department of Fisheries and Marine Resources and the Anguilla National Trust; Ministry of Home Affairs and the Department of Lands & Surveys; and
- ii. landmarks to be shown on the location map

13/0194 Fish Farm, Sprint Path (Block 28210B/10) **Fernando Arrindell**

Deferred for:

- i. consultation with the Department of Environment, the Department of Fisheries and Marine Resources and the Anguilla National Trust; Ministry of Home Affairs and the Department of Lands & Surveys; and
- ii. landmarks to be shown on the location map

13/0195 Dwelling House, Lockrum (Block 38510B/169) **Gershwin A Lake**

Approved

13/0196 CONSIDERED AT MEETING OF 30 JULY 2013, AND PERMISSION GRANTED AT MEETING OF 29 AUGUST, 2013

13/0197 **Cancelled**

13/0198 Subdivision, The Valley (Block 48814B/212 & 253) **Department of Lands & Surveys**

Approved subject to all sections of the application form being completed.

13/0199 Extension to Hotel, Meads Bay (Block 17910B/4, 79 & 102) **Frangipani Resort**

Deferred for:

- i. consultation with the Department of Fisheries and Marine Resources, the Department of the Environment and the Ministry of Tourism;
- ii. discussion with the agent regarding the condominium building to be flagged on the site;
- iii. a more legible site plan to be submitted;
- iv. the location map to be submitted showing the parcel numbers;
- v. certificate B of the application form to be completed to include the ownership of parcel 4; and
- vi. a site visit by the Land Development Control Committee.

13/0200 Retaining Wall, West End (Block 17910B/269) **Best Buy Anguilla**

Approved

13/0201 Tent/Van, The Valley (Block 48814B/253) **Carol Matthew**

Deferred for:

- i. consultation with the Department of Lands & Surveys and the Ministry of Home Affairs;
- ii. the site plan to be amended to show the scale and
- iii. the north arrow to be shown on the location map.

13/0202 Apartments, East End (Block 89416B/46) **Johnathan Fleming**

Refused for:

- i. the building as constructed is only six feet seven inches (6'7") from the right-of-way instead of the sixteen (16 ft.) required by the Land Development Control Committee; and
- ii. the building which is already constructed is setback only eleven feet two inches (11'2") instead of seventeen feet (17 ft.) which is 2/3rd the height of the building and therefore the minimum setback distance required under the Building regulations.

13/0203 Dwelling House, Little Harbour (Block 38612B/222) **Elliott Forbes**

Approved

13/0204 Addition to Building, Island Harbour (Block 99419B/173) **Raoul & Mary Pat Rodriguez**

Approved subject to the site plan being amended to show two parking bays.

13/0205 Food Van, Cauls Pond (Block 68915B/90) **Joan Johnson**

Approved with the following condition:

The Food Van 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.

13/0206 Villas, West End (Block 17910B/50) **Suresh Bhalla**

Deferred for:

- i. consultation with the Department of Fisheries and Marine Resources, the Ministry of Tourism and the Department of Environment; and
- ii. a site visit by the Land Development Control Committee.

13/0207 Subdivision, The Farrington (Block 79114B/165) **Edison Baird & Angela Baird-Carty**

Approved

13/0208 Apartments, Lower South Hill (Block 28311B/397) **Rexford Fleming**

Approved

13/0209 Dwelling House, Little Harbour (Block 38611B/205) **Robert & Elena Allbritton**

Approved

13/0210 Dwelling House, Shoal Bay (Block 89118B/160) **Serenity**

Approved subject to:

- i. a proper location map being submitted;
- ii. a minimum of three parking bays being shown on the site plan; and
- iii. the description of the use being correctly stated on the application form (two dwelling houses)

13/0211 Dwelling House, West End (Block 17709B/231) **Therion & Chloe Loizos**

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.

13/0212-0214 Will Be Tabled At the Next LDCC Meeting.

13/0215 Dwelling House, West End (Block 17809B/275) **Arjoon & Eileen Jagan**

Approved subject to:

- i. landmarks to being shown on the location map; and
- ii. the right-of-way being shown on the site plan.

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Vincent Proctor
Secretary

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Aurjul Wilson
Chair