

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
30 JANUARY 2013**

1. OUTSTANDING APPLICATIONS

08/0452 Re-engineering of Salt Pond, Development of Dams, Retail, Museum & Manufacturing, Road Bay (Block 08413B/44) **Thomas J. Graham**

Deferred for consultation with the Economic Planning Unit. Ministry of Tourism (Tourism Planner), Ministry of Infrastructure, Communication and Utilities and for a round-table discussion to be convened amongst Government agencies.

11/0008 Apartments, Long Bay (Block 18011B/248) **Hector Garcia**

Approved

12/0061 Subdivision Amendment, Blowing Point (Block 28310B/68) **Kenvic Romney**

Approved

12/0062 Subdivision Amendment, Blowing Point (Block 28310B/107) **Kenvic Romney**

Approved

12/0209 Apartment, Water Swamp (Block 48613B/121) **Iva Richardson**

Deferred for a consultation with the Department of Lands & Surveys to determine whether or not the constructed dwelling house encroaches onto the 15ft. right-of-way.

12/0318 Villa, Rendezvous (Block 28110B/80) **Bankie Banks**

Approved with the following conditions:

- i. the Principal Planning Officer shall be notified at least 48 hours prior to the date and time on which it is proposed to commence any clearing of land and building or engineering operations to which this permission relates. Where 48 hours would fall on a weekend or public holiday, the notification should be given on the preceding work day. All proposed works shall be properly set out for inspection by the Principal Planning Officer or his representatives;
- ii. all necessary measures shall be taken to prevent the run off of silt, mud and other debris into the sea;
- iii. all wastewater shall be treated and contained on site;
- iv. the site must be landscaped and maintained to the satisfaction of the Principal Planning Officer; and
- v. all top soil removed during excavation of footings shall be set aside and stored on site until it is required for re-spreading.

12/0320 Amendment to Three (3) Bedroom Villa, Long Bay (Block 18011B/47) **CSS Direct Inc. (James Mc Coy)**

Approved with the following conditions:

- i. the Principal Planning Officer shall be notified at least 48 hours prior to the date and time on which it is proposed to commence any clearing of land and building or engineering

operations to which this permission relates. Where 48 hours would fall on a weekend or public holiday, the notification should be given on the preceding work day. All proposed works shall be properly set out for inspection by the Principal Planning Officer or his representatives;

- ii. all necessary measures shall be taken to prevent the run off of silt, mud and other debris into the sea; and
- iii. all wastewater shall be treated and contained on site; and
- iv. the site must be landscaped and maintained to the satisfaction of the Principal Planning Officer.

12/0322 Guest House, Bar & Restaurant, Blowing Point (Block 28310B/389) **Neville Connor**
Approved subject to the parking area being redesigned to accommodate a minimum of twenty-eight (28) practical parking bays and shown on the site plan.

12/0329 Dwelling House, Sandy Hill (Block 89315B/34) **Celestine Connor**
Approved

12/0346 Subdivision, Little Harbour (Block 38712B/70) **Eric Reid**
Approved

13/0003 Dwelling House, North Hill (Block 08513B/35) **John Richardson**
Refused for the following reasons:

- i. the setback distance of the house from the back boundary is 8.5 ft. instead of 16ft. required under the Building Regulations; and
- ii. the dwelling as constructed with the rear of the building in such close proximity to the adjoining residential property is unsatisfactory in that it will cause a loss of privacy.

13/0004 Snackette, Rey Hill (Block 78912B/24) **June Guiste**
Approved

2. PLANNING APPLICATIONS RECEIVED SINCE 06 December 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.

13/0006 Three (3) Unit Apartment Building (3rd Level), Little Harbour (Block 38712B/444)
Dexter & Natasha Welcome
Approved subject to:

- i. the description of the use being correctly stated as a three (3) Unit apartment building;
- ii. land marks being shown on the location map; and
- iii. correct fees being paid.

13/0007 Grant of Easement, Limestone Bay (Block 58616B/93) **Cheddie Richardson**
Approved subject to landmarks being shown on the location map.

13/0008 Dwelling House, Junks Hole (Block 99418B/86) **Tyrone & Martina Whyte**
Approved subject to:

- i. the right-of-way being labeled on the site plan;
- ii. the correct parcel number being stated on the application form; and
- iii. certificate B being completed on the application form.

13/0009 Apartment, Corito (Block 38813B/165) **Shirley Maynard**

Deferred for:

- i. a minimum of three (3) practical parking bays to be shown on the site plan;
- ii. section B5 of the application form to be completed; and
- iii. the correct parcel number being stated on the application form.

13/0010 Subdivision, North Hill (Block 08513B/367) **Clinton A Richardson**

Approved

13/0011 Dwelling House, The Cove (Block 28010B/62) **Stephen & Valerie Zaharia**

Approved subject to:

- i. the description of the correct use to be stated on the application form;
- ii. the type of waste disposal to be stated on the application form;
- iii. the sewage disposal system to be shown on the site plan with a minimum of 6ft. setback distances from the boundary being stated;
- iv. the north arrow to be correctly oriented on the site plan; and
- v. the incorrect scale to be removed from the ground floor plan.

13/0012 Bar, White Hill (Block 99418B/31) **Carey Hodge**

Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection;
- ii. a minimum of eight (8) parking bays to be shown on the site plan;
- iii. the application to be advertised on radio by the Department; and
- iv. 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 public road and the Department notified of the date of placement.

13/0013 One Dwelling House & Two Apartment Units, The Valley (Block 89117B/171) **Kalyn**

Bartlett

Approved subject to:

- i. the amount of units being stated on the application form; and
- ii. the floor plan being drawn to scale.

13/0014 Extension to Villa, Little Harbour (Block 38711B/243) **James & Debra Millis**

Approved

13/0015 Dwelling House, South Hill (Block 38611B/293) **Dwight Newton**

Approved

13/0016 Dwelling House, Island Harbour (Block 89218B/546) **Alfonso Hodge**
Approved

13/0017 Restaurant, Little Harbour (Block 38711B/63) **Paul Rey**
Approved with the following conditions:

- i. the Principal Planning Officer shall be notified at least 48 hours prior to the date and time on which it is proposed to commence any clearing of land and building or engineering operations to which this permission relates. Where 48 hours would fall on a weekend or public holiday the notification should be given on the preceding work day. All proposed works shall be properly set out for inspection by the Principal Planning Officer or his representatives;
- ii. the restaurant 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;
- iii. all necessary measures shall be taken to prevent the run off of silt, mud and other debris into the sea; and all wastewater shall be treated and contained on site; and
- iv. the site must be landscaped and maintained to the satisfaction of the Principal Planning Officer.

13/0018 Subdivision, Statia Valley (Block 38713B/117, 140, 141, & 144) **Ethelyn, Stephen & John Hodge**
Approved

13/0019 Subdivision, Shoal Bay (Block 89118B/116) **William Hawley**
Deferred for the application form to be signed.

13/0020 Dwelling House, Little Harbour (Block 38711B/88) **Barry & Harriet Goldsher**
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.

13/0021 Advertisement, Stoney Ground (Block 68915B/13) **Cleophus Gumbs**
Deferred for consultation with the Ministry of Infrastructure, Communication and Utilities.

13/0022 Change of Use from Dwelling House to Bar & Restaurant, Long Bay (Block 18011B/262) **Jacob Fleming**
Deferred for consultation with the Environmental Health Unit within the Department of Health Protection.

13/0023 Apartment, Tackling Estate (Block 58916B/304) **Elvin Richardson**
Approved subject to the north arrow being shown on the site plan.

13/0024 Food Van, The Valley (Block 58814B/63) **Andrea Richardson**
Deferred for consultation with the Ministry of Home Affairs, the Department of Lands and Surveys and the Ministry of Infrastructure, Communication and Utilities.

13/0025 Six (6) Villas, West End (Block 17910B/50) **Anaya Inc.**

Deferred for:

- i. the description of the use to clearly state six (6) Villas;
- ii. section 5 & 6 of the application form to be completed;
- iii. the reception building first floor plan to be correctly labeled;
- iv. the sewage package treatment plant to be shown on the site plan with the stated setback distance from the boundary;
- v. the building to be setback along the coastal boundary in line with the outline application for this parcel Reference # 10/123 (Suresh Bhalla) approved on 14th April 2010; and
- vi. the parking area shown across the street to be redesigned to avoid maneuvering directly onto the carriageway.

13/0026 Office and Apartments, Little Harbour (Block 38712B/70) **Wayne Reid**

Approved subject to:

- i. a proper location map being submitted showing the true shape of the parcel;
- ii. all buildings being labeled on the site plan;
- iii. the shape of the site plan to correctly reflect the true shape of the parcel; and
- iv. the area to be designated for the parking of trucks and heavy equipment to be delineated on the site plan separate and apart from the residential parking area.

13/0027 Commercial Building for Storage, South Hill (Block 28312B/76) **Euroy Richardson**

Deferred for:

- i. section B5 and C of the application form to be completed;
- ii. the type of goods proposed to be stored in the building to be stated on the application form;
- iii. the parking bays to have a minimum of 36ft. for parking and maneuvering space; and
- iv. the site plan to be drawn to scale.

13/0028 Bar & Restaurant, South Hill (Block 08512B/83) **Randolph Gumbs**

Deferred for:

- i. a minimum of ten (10) parking bays to be shown on the site plan; and
- ii. access to the parking area to be shown on the site plan.

13/0029 (4) Apartment Units, Spring Path (Block 28210B/117) **Alfonso Brooks**

Deferred for:

- i. consultation with the Ministry of Home Affairs and the Department of Lands & Surveys; and
- ii. a minimum of (28) practical parking bays to be shown on the site plan which would accommodate parking for both the existing restaurant and the apartment units.

13/0030 Dwelling House, South Hill (Block 28411B/74) **Wilfred A. Lake**

Deferred for:

- i. the road to be labeled on the site plan;
- ii. the septic tank to be shown on the site plan with stated setback distances from the boundary line;
- iii. the north arrow to be shown on the site plan;
- iv. the scale to be shown on the floor plan;

- v. the site plan to be drawn to scale; and
- vi. a development scheme of the parcel to be submitted.

13/0031 Subdivision, Island Harbour (Block 99419B/7) **Margarita Lloyd**
Approved

13/0032 Restaurant, Bar and Lounge, Blowing Point (28309B/ 19 & 169) **Calvert Carty**
Deferred for:

- i. a site plan to be submitted; and
- ii. consultation with the Ministry of Home Affairs, the Department of Lands & Surveys, the Department of Environment, the Tourism Department, the Department of Fisheries and Marine Resources, the Environmental Health Unit within the Department of Health Protection and the Economic Development Investment, Commerce and Tourism Committee.

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Vincent Proctor
Secretary

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Aurjul Wilson
Chair