

**LAND DEVELOPMENT CONTROL COMMITTEE  
MINUTES OF THE EXTRA-ORDINARY MEETING HELD ON  
9 MARCH 2012**

**1. OUTSTANDING APPLICATIONS**

11/0302 Two (2) Two Storey Dwelling Houses, Blowing Point (Block 38410B230) **Jean Moccow & Joycelyn Moccow**

*Deferred* for a survey plan to be submitted showing the right-of-way, footprint of the building under construction and setback distances from all boundaries and the right-of-way.

12/0004 Car Wash, The Valley (Block 58814B/2) **Shaun Reid**

*Refused* for the following reasons:

- i. the proposed development would increase the concentration of traffic in the vicinity of the site which at certain angles has bad visibility and therefore would cause additional danger to vehicular and pedestrian users of the carriageway;
- ii. the rate of storm water percolation on this particular site is slow, particularly during periods of heavy rainfall. This flood water coupled with rinse water from the car washing service will end up on to the carriageway and further contribute to an already hazard traffic situation within that particular location;
- iii. the ground water table is very high within the area that the proposed car wash is located and the use of chemicals, oils, lubricants and detergents used in the washing of cars can contaminate the water;
- iv. the proposal is located over the island's main Aquifer, a protected zone, where the only forms of development permitted are:
  - a) improvement to family residences;and
  - b) subdivisions where vacant lots will not be created or further developed.

The LDCC wishes to prevent any further development which may interfere with or affect the limited underground water resource.

12/0033 Beach Bar, Sandy Ground (Block 08412B/209) **Maxwell Carty**

*Refused* for the following reasons:

- i. the beach bar and restaurant would not provide suitable and sufficient accommodation within the curtilage of the site for parking, loading and unloading of vehicles in connection with the use of the site. Such development would thus result in the parking of vehicles on the right-of-way or off the parcel, thereby further exacerbating the already limited parking circumstances within the area;
- ii. the 10 ft. wide right-of-way shown on the site plan is not considered as satisfactory provision of access to service the proposed development;
- iii. the proposal is contrary to the Government's policy relating to mobile/portable and containerized units (approved on January 2011) which seeks to control the proliferation of these units throughout the island individually and combined which can have a negative

- impact on public health, safety, amenity and the image that Anguilla portrays as a high end tourism destination; and
- iv. the nature of the material of the mobile/containerized office puts it at risk to withstand adverse weather conditions during storms and hurricanes in that the light construction material makes it susceptible to damage from flying objects.

12/0059 Change of Use from a dwelling House to two (2) Apartment Units (Block 58814B/81)

**Ruth & Ambrose Steward**

*Deferred* for a minimum of three (3) practical parking bays to be provided and shown on the site plan.

12/0083 Subdivision, Island Harbour (Block 89418B/113) Kenneth Harrigan

*Approved*

**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.*