

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

1. OUTSTANDING APPLICATIONS

12/0214 Amendment to Villa Development, Long Bay (Block 18011B/88) **Goblins Retreats LLC**

Refused for the following reason:

The setback distance of the proposed villa from the right-of-way is 6ft. instead of the 16ft. required by the Government of Anguilla Setback Policy.

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

Refused for the following reasons:

The extension to the dwelling house is setback a distance of 4ft. at the closest point from the right-of-way instead of the 16ft. required by the Government of Anguilla Setback Policy.

12/0302 1 Megawatt Solar System, Rendezvous Bay (Block 28010B/16) **Anguilla Development Cooperation**

Approved subject to correct fees being paid.

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

Deferred for:

- i. correct fees to be paid; and
- ii. consultation with the Ministry of Infrastructure, Utilities and Housing and the Tourism Investment Committee.

12/0322 Guest House, Bar & Restaurant, Rendezvous (Block 28310B/389) **Neville Connor**

Deferred for:

- i. the included parking area located on parcel 385 to be stated on the application form;
- ii. the sewage package treatment plant to be shown on the site plan with stated setback distances from the boundary;
- iii. section C of the application form to be completed for parcel 385, and
- iv. a notorised consent which states the length of time that the parcel 385 will be utilized for the purpose of parking to be submitted. The duration period for this consent extends to the operation life time of the development.

12/0324 Gabion Dune Reinforcement, Rendezvous Bay (Block 28010B/16 & 28009B/15) **Anguilla Development Cooperation**

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

12/0326 Art Gallery, Wallblake, (Block 44813B/42) **Louise Brooks**

Approved with the following condition:

The Art Gallery 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.

12/0337 Change of Use from Boutique to Cafeteria, South Hill (Block 08411B/20) **Divina Morris**

Approved with the following condition:

The Cafeteria 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.

12/0339 Heritage Village, Mimi Bay (Block 99516B/14) **George Hodge**

Refused for the following reasons:

- i. the proposal is contrary to the Government of Anguilla Policy (EX MEM 02/406 dated 31st October 2002) relating to food vans, tents and other stalls which seeks to control the proliferation of food vehicles and commercial stalls in the interest of public health, safety and amenity; and
- ii. the tents as being proposed would be injurious to the amenity of the area. The materials proposed to be used are inconsistent with the architectural character of nearby buildings and would also create a strident feature within the neighbourhood.

12/0342 (2) Apartment Units, The Valley (Block 48814B/10) **Charisa & Gloria Carty**

Approved with the following condition:

The Apartment Units 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.

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.

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

Deferred for:

- i. site visit by the Land Development Control Committee, and
- ii. land marks being shown on the location map.

12/0347 Subdivision, Deep Waters (Block 69116B/105) **Keith Carty & Dorothy Carty-Hanley**
Approved

12/0348 Container for Storage, Island Harbour (Block 89318B/103) **Keith Fabian**

Refused for the following reasons:

- i. the proposal is contrary to the Government of Anguilla Policy relating to mobile/portable and containerised 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

- ii. the nature of the material of the mobile/containerized wholesale building 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.

12/0349 Dwelling House, Crocus Hill (Block 48714B/739) **Jerome Chretien**
Approved subject to Section B3 of the application form being completed.

12/0350 Dwelling House, Crocus Hill (Block 48714B/740) **Lanig Troin**
Approved subject to Section B3 of the application form being completed.

12/0351 BBQ Tent, The Valley (Block 48814B/253) **Kenneth Vanterpool**
Refused for the following reasons:

- i. the proposal is contrary to the Government of Anguilla Policy (EX MEM 02/406 dated 31st October 2002) relating to food vans and other stalls which seeks to control the proliferation of food vehicles and commercial stalls in the interest of public health, safety and amenity; the site forms part of land allocated for future road development and upgrading works by the Government of Anguilla, the development now proposed will prejudice these plans;
- ii. the building as it is being proposed would be injurious to the amenity of the area because of the materials proposed to be used which are inconsistent with the architectural character of nearby buildings;
- iii. the parking for this development does not provide suitable and sufficient accommodation within the curtilage of the site for parking, loading and unloading of vehicles in connection with this use. The operation of this development results in the parking of vehicles on the carriageway, thereby increasing the hazards along this section of the highway; and
- iv. the proposal to locate the toilet facility within cultivated agricultural land presently leased to farmers is not acceptable.

12/0352 Apartments, Long Bay (Block 18011B/98) **Terrence Mc Donna**
Approved subject to:

- i. the correct scale being shown on the floor plan; and
- ii. the correct parcel number being shown on the application form.

12/0353 Change of Use from Dwelling House to Apartment Unit, The Valley (Block 48814B/7)
Andrea Duncan
Approved

12/0354 Dwelling House, Island Harbour (Block 89218B/529) **Marios Webster**
Approved subject to the north arrow being correctly oriented.

13/0001 Bar, Statia Valley (Block 38712B/144) **Ethlyn Hodge**
Deferred for:

- i. a subdivision scheme for the parcel to be submitted which shows the realigned road being setback a minimum of 16ft. from the existing bar;

- ii. a minimum of 12 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.

13/0002 Dwelling House, Blowing Point (Block 28310B/221) **Celsa Connor**

Approved subject to:

- i. the description of the use being correctly stated on the application form; and
- ii. all rooms on the floor plan being labeled.

13/0003 Dwelling House, North Hill (Block 08513B/35) **John Richardson**

Approved subject to:

- i. the building to be setback a minimum of 16ft. from the back boundary; and
- ii. the side setback distance to be taken from the edge of the staircase to the boundary.

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

Deferred for consultation with the Environmental Health Unit within the Department of Health Protection.

13/0005 Dwelling House, Sandy Hill (Block 89315B/128) **Dion Hodge**

Approved

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 Vincent Proctor
 Secretary

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 Aurjul Wilson
 Chair