

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
13 OCTOBER 2016**

APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

16/0244 Extension to Dwelling House, The Valley (Block 48714B/734) **Karissa Gumbs**
Approved 12 October 2016

16/0251 Subdivision, South Hill (Block 28311B/245) **Meredith Adelina Gumbs**
Approved 12 October 2016

OUTSTANDING APPLICATIONS

16/0003 Subdivision, Roaches Hill (Block 58715B/429) **Marcus Justin Brooks**
Approved

16/0153 Bar and Grill Restaurant, Blowing Point (Block 38409B/60) **Roydon Romney**
Approved Exceptionally with the following conditions:

- i. 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;
- ii. all necessary measures shall be taken to prevent the run off of silt, mud and other debris into the sea; and
- iii. all waste water shall be treated and contained on site.

16/0189 Chicken Farm and Well, East End (Block 99415B/128) **Quincy Gumbs**
Deferred for consultation The Ministry of Infrastructure, Communications, Housing, Agriculture Fisheries and Marine Resources and Information Technology (MICHAFIT).

16/0201 Subdivision, Corito (Block 38812BB/79) **Albert A.R. Lake**
Deferred for further consultation with the Air, Sea and Ports Authority and Ministry of EDICTLP

16/0202 Guard House, The Cove (Block 28009B/17) **Anguilla Watersports Ltd.**
Approved with the following condition:
The operations of the Guard House shall not impede the free movement of uses on the beach.

16/0204 Welding Shop, Tackling Estate (Block 58916B/169) **Calvert Fleming**
Refused for the following reasons:

- i. the development is located within a residential area and is considered to be incompatible with the existing and proposed residential development in the area. As a result it will compromise the residential amenity of the area; and

- ii. the proposed development would injure the amenity of the area because of the emission of smoke, dust, fumes, smell and noise.

16/0219 Office Building & Apartments (5 Units), Rey Hill (Block 78813B/10) **Tara Carter**
Deferred for consultation with the Airport Manager and the Anguilla Air, Sea and Ports Authority.

16/0211 Multi-Family Dwelling (3 Units), Little Harbour (Block 38612B/113) **Corrin Fleming**
Approved with the following condition:

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.

16/0223 Dwelling House, Stoney Ground (Block 58915B/257) **Patricia Gumbs Hodge**
Approved

16/0224 Subdivision, Spring Path (Block 28310B/252) **Dennis Hodge & Rosevelt Romney**
Approved (Exceptionally)

Information Clause:

The existing building on the adjoining Parcel 254 does not meet the required setback distance from the right-of-way. However, it is recognized that the buildings on Parcel 252 were constructed many years ago with different owners who are now seeking to secure sole proprietorship. It is for this reason that the application was approved exceptionally.

16/0230 Mobile Bar, Blowing Point (Block 38409B/185) **George Romney & Marcu Retde Diaz**

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;
- ii. 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;
- iii. the proposal to utilise a portable toilet on a permanent basis on the site which is on the route to the Island's main Ferry Terminal is undesirable and not in keeping with the image that the island wishes to portray as a high end tourism destination;
- iv. the proposed development does not have any running water;
- v. the proposed development would injure the amenity of the area in its appearance and lack of proper sanitary disposal systems; and
- vi. the application relates to a structure constructed of temporary materials which would not be acceptable on a permanent basis on the site.

16/0237 Extension to Multi-Family Dwelling (2 Units), West End (Block 28010B/178) **Judy Hughes & Dilon Cadette**
Deferred for the parking layout to be redesigned to show traffic circulation.

16/0242 Mobile Bar, The Quarter (Block 68914B/51) **Guarionex Cabrera Jr.**
Approved

PLANNING APPLICATIONS RECEIVED SINCE 21 September 2016

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.

16/0244 Extension to Dwelling House, The Valley (Block 48714B/734) **Karissa Gumbs**
Approved Under Delegated Authority

16/0245 Subdivision, Rendezvous (Block 28310B/81) **Ethleen Nicholls**
Deferred for registered access from the proposed parcel to the public road.

16/0246 Villa, West End (Block 17609B/66) **Anguilla Asset Holdings**
Deferred for:

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

16/0247 Office Building, The Valley (Block 48814B/271) **ARA Holdings**
Deferred for:

- i. consultation with the Department of Lands & Surveys;
- ii. certificate B of the application form to be correctly completed;
- iii. the correct scale to be stated on the site plan; and
- iv. all the parking bays shown on the site plan to be practical.

16/0248 Apartments (6 Units), George Hill (Block 48713B/287) **Iva Richardson**
Deferred for consultation with the Air Port Manager, the Anguilla Air and Sea Port Authority.

140249 Change of Use from Dwelling House to Multi-Family Dwelling & Laundry Room, North Valley (Block 58715B/329) **Brett Hodge**

Approved subject to:

- i. the correct certificate of ownership being completed; and
- ii. discussion with the agent regarding the description of the proposed use as stated on the application form.

16/0250 Supermarket, Stoney Ground (Block 58915B/227 & 226) **Yong Weiche Chen & Mei Chan Cen**

Refused for the following reasons:

- i. the setback distance of the building from the right-of-way is only eight feet (8ft.) instead of the required sixteen feet (16ft.) as stipulated under the long established Planning Policy guidelines;
- ii. satisfactory provision has not been made on the site for a road pattern which will give easy and safe circulation for vehicles and pedestrians; and

- iii. the proposal 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 therefore result in the parking of vehicles on the carriageway, thereby increasing the hazards along this section of the road.

16/0251 Subdivision, South Hill (Block 28311B/245) **Meredith Adelina Gumbs**
Approved Under Delegated Authority

16/0252 Retaining Wall (Repair), West End (Block 17810B/29 & 1) **Laurie Schoen**
Deferred for:

- i. consultation with the Department of Fisheries & Marine Resources, the Department of Environment and the Department of Lands & Surveys; and
- ii. all parcel numbers to be stated on the application form.