

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
18 JUNE 2015**

APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

15/0149 Dwelling House, Cauls Bottom (Block 69015B/291) **Natasha Richardson**
Approved 10 June 2015

15/0157 Dwelling House, North Side (Block 58917B/138) **Tashanta Brooks**
Approved 10 June 2015

OUTSTANDING APPLICATIONS

14/0300 Gym, The Farrington (Block 78914B/117) **Wilmoth Richardson**
Deferred for a minimum of twenty-six (26) practical parking bays being shown on the site plan.

15/0063 Subdivision, Pope Hill (Block 58915B/267) **Alkins Rogers**
Deferred for registered access to the parcel.

15/0078 Advertisement, South Hill (Block 28411B/179) **Lime**
Approved with the following conditions:

- i. permission shall be granted for a period of two (2) years effective from 18 June 2015-17 June 2016. Upon expiration of planning permission the use of the land for the display of the sign shall be discontinued unless otherwise agreed upon in writing with the Land Development Control Committee;
- ii. the Department of Infrastructure shall be notified at least 48 hrs. prior to the date and time on which it is proposed to erect the advertisement. Where 48 hrs. would fall on a Saturday, Sunday or public holiday, the notification should be on the proceeding working day;
- iii. the advertisement must be placed a minimum distance of 10 feet from the edge of the road or 16 feet from the centre of the road, whichever is the greater; and
- iv. the siting, construction and maintenance of the advertisement shall be in accordance with the requirements and to the satisfaction of the Chief Engineer within the Department of Infrastructure and the Director of Disaster Management within the Department of Disaster Management.

15/0080 Advertisement, The Valley (Block 48813B/80) **Lime**
Approved with the following conditions:

- i. permission shall be granted for a period of two (2) years effective from 18 June 2015-17 June 2017. Upon expiration of planning permission the use of the land for the display of the sign shall be discontinued unless otherwise agreed upon in writing with the Land Development Control Committee;
- ii. the Department of Infrastructure shall be notified at least 48 hrs. prior to the date and time on which it is proposed to erect the advertisement. Where 48 hrs. would fall on a

- Saturday, Sunday or public holiday, the notification should be on the proceeding working day;
- iii. the advertisement must be placed a minimum distance of 10 feet from the edge of the road or 16 feet from the centre of the road, whichever is the greater; and
 - iv. the siting, construction and maintenance of the advertisement shall be in accordance with the requirements and to the satisfaction of the Chief Engineer within the Department of Infrastructure and the Director of Disaster Management within the Department of Disaster Management.

15/0081 Advertisement, Island Harbour (Block 89319B/65) **Lime**

Approved with the following conditions:

- i. permission shall be granted for a period of two (2) years effective from 18 June 2015-17 June 2017. Upon expiration of planning permission the use of the land for the display of the sign shall be discontinued unless otherwise agreed upon in writing with the Land Development Control Committee;
- ii. the Department of Infrastructure shall be notified at least 48 hrs. prior to the date and time on which it is proposed to erect the advertisement. Where 48 hrs. would fall on a Saturday, Sunday or public holiday, the notification should be on the proceeding working day;
- iii. the advertisement must be placed a minimum distance of 10 feet from the edge of the road or 16 feet from the centre of the road, whichever is the greater; and
- iv. the siting, construction and maintenance of the advertisement shall be in accordance with the requirements and to the satisfaction of the Chief Engineer within the Department of Infrastructure and the Director of Disaster Management within the Department of Disaster Management.

15/0082 Advertisement, The Forest (Block 78813B/131) **Lime**

Refused for the following reasons:

- i. the advertisement sign does not conform to the Government of Anguilla's Policy relating to the Signs and Advertisements (EXMIN 01/238, approved on 8th November 2001) which seeks to control the proliferation of signs throughout the island; and
- ii. the Land Development Control Committee wishes to limit the proliferation of advertisements displayed throughout the island in order to protect the amenity of the area along the roadside.

15/0110 Boat Ramp, Blowing Point (Block 38409B/60) **Blowing Point Community**

Deferred for:

- i. all parcels to be included on the application form; and
- ii. discussion with the land owner of parcel 60 regarding providing public access via that parcel for utilization of the boat ramp.

15/0116 Storage Facility, The Farrington (Block 79013B/129) **Ernie Hodge**

Approved with the following conditions:

- i. the storage facility as proposed is for storage purposes only and at no time on the site shall there be retail or commercial activity taking place; and
- ii. the site must be landscaped and maintained to the satisfaction of the Principal Planning Officer in keeping with the aesthetically pleasing visual amenity of the area.

15/0120 Dwelling House, George Hill (Block 48713B/218) **Xinning Lim**
Deferred for consultation with the Airport Manager.

15/0130 Store & Café, Blowing Point (Block 28410B/ 100) **Anguilla Electric Center**
Approved with the following condition:
The Store & Cafe 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.

15/0132 Guest House (13 Rooms), South Hill (Block 38411B/194) **Peterson Connor**
Deferred for site visit by the Land Development Control Committee.

15/0141 Airplane Hanger, Wallblake, (Block 38813B/160) **Anguilla Air Services**
Deferred for consultation with the Airport Manager.

15/0144 Change of Use from Residential to Salon, Rey Hill (Block 78913B/124 &125) **Carl Gumbs**
Approved

1. PLANNING APPLICATIONS RECEIVED SINCE 22 May 2015

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.

15/0145 Dwelling House, North Hill (Block 08513B/88) **Granville Gumbs**
Approved subject to:

- i. the scale being stated correctly on the floor plan and elevation drawings; and
- ii. the overall dimensions being stated on the floor plans.

15/0146 Two Dwelling Houses, Lockrum (Block 38611B/141) **Victorine & Larry Brooks**
Approved

15/0147 WAS TABLED AT PREVIOUS MEETING

15/0148 Mechanical Workshop, Rey Hill (Block 78813B/79) **Marvel Gumbs**
Deferred for a site visit by the Land Development Control Committee.

15/0149 Dwelling House, Cauls Bottom (Block 69015B/291) **Natasha Richardson**
Approved under delegated authority

15/0150 WAS TABLED AT PREVIOUS MEETING

15/0151 Addition to Dwelling House & Apartment, North Side (Block 58815B/17) **Allan Brooks**
Deferred for:

- i. a proper location map to be submitted;
- ii. the number of existing units to be stated on the application form and on the site plan;
- iii. the parking bays shown on the site plan to be practical; and
- iv. the site plan to be clearer and setback distances to be stated from the right-of-way to the building.

15/0152 Food Van, George Hill (Block 48713B/47) **Oscar Ramos**

Approved with the following condition:

Permission shall be granted for a period of three (3) years effective from 18 June 2015 -17 June 2018. Upon expiration of planning permission the use of the land to operate a food van shall be discontinued unless otherwise agreed upon in writing with the Land Development Control Committee.

15/0153 Addition to Shop Space, South Hill (Block 08412B/392) **Mingz Hu Cen**

Deferred for:

- i. a 4ft. wide raised sidewalk to be shown on the site plan;
- ii. a maximum of one (1) controlled entrance along the main road; and
- iii. the parking area catering to the proposed extension to be redesigned.

15/0154 Dwelling House, Corito (Block 38712B/386) **Sheridan Herbert**

Approved subject to the scale on the floor plan and elevation drawing being correctly stated.

15/0155 Back of House, Kitchen, Cafeteria and Lounge, Meads Bay (Block 17910B/219)

Frangipani Resort

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

15/0156 Two Dwelling Houses, The Valley (Block 48714B/265) **Helene & Shanana Simpson**

Approved subject to the building being setback a minimum distance of 6ft. from the side boundary and the measurements being stated correctly on the site plan.

15/0157 Dwelling House, North Side (Block 58917B/138) **Tashanta Brooks**

Approved under delegated authority

15/0158 Subdivision, Shoal Bay (Block 89117B/40) **Albert Lake/ Government of Anguilla**

Approved with the following condition:

Lot 4 must be amalgamated to Lot 2 and Parcel 119 of Block 89117B as a right-of-way.

15/0159 Subdivision, Shoal Bay (Block 89117B/137) **Government of Anguilla**

Approved with the following condition:

Lot 1 must be amalgamated to Lot 3 of Parcel 40 of Block 89117B and Lot 2 to be amalgamated to Parcel 119 as a right-of-way.

15/0160 Dwelling House, Welches (Block 89217B/125) **Sandra Vanterpool**

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

15/0161 Subdivision, Shoal Bay (Block 59017B/215, 55, & 56) **Albert Lake**

Approved

15/0162 Subdivision, Shoal Bay (Block 89118B/222) **Albert Lake**
Approved under delegated authority.

15/0163 Subdivision, Shoal Bay (Block 89117B/173) **Albert Lake**
Approved

15/0164 Apartment, West End (Block 18011B/6) **Calvin Richardson**
Approved subject to:

- i. the correct block number being stated on the application form; and
- ii. the contact information for the applicant being stated on the application form.

15/0165 Extension of a Bar, Blowing Point (Block 28411B/221) **Turvino Hodge**
Deferred for:

- i. a minimum of six (6) parking bays to be shown on the site plan;
- ii. the existing structure to be outlined on the site plan showing the portion of the existing structure that will be removed; and
- iii. a site visit by the Land Development Control Committee.

15/0166 Subdivision, Statia Valley (Block 38813B/164) **George Vernon Fleming**
Approved

15/0167 Subdivision, West End (Block 17609B/1) **Albert Paul Pace**
Deferred for the setback distance from the newly proposed boundary to the closest existing structures on the parcel to be stated on the site plan.

15/0168 Subdivision, Lower South Hill (Block 28111B/176 & 177) **Benjamin Richardson**
Approved

15/0169 Well, Island Harbour (Block 89318B/461) **Li Jaun Feng**
Approved with the following conditions:

- i. the well must be cleared of all dirt and debris from around the casing where it reaches the surface, and a concrete plug eighteen inches square must be cased around it extending down to a depth of three (3) feet below the surface;
- ii. the well must be operated in compliance with all requirements and directives, including possible stop orders that may be implemented by the Permanent Secretary within the Ministry of Infrastructure, Communication, Utilities and Housing; and
- iii. the well must be regularly tested by the Water Lab within the Department of Health Protection to ensure that there is no significant negative changes to the salinity, total dissolved solids, conductivity, pH or bacterial content. This must be done in accordance with the requirements of and to the satisfaction of the Permanent Secretary within the Ministry of Infrastructure, Communication, Utilities and Housing

15/0170 Two (2) Dwelling Houses, South Hill (Block 28411B/74) **Magali Donato**
Deferred for a site visit by the Land Development Control Committee.

15/0171 Subdivision, Welches (Block 89317B/97) **Selisteen Webster**
Deferred for registered access to the main road.

15/0172 Subdivision, Lower South Hill (Block 28311B/207 & 345) **Marina Brooks**
Approved with the following conditions:

- i. Lot 1 and Lot 3 must be amalgamated to Parcel 404 of Block 28311B.
- ii. Lot 4 must be amalgamated to Parcel 206 of Block 28311B.