

**LAND DEVELOPMENT CONTROL COMMITTEE  
MINUTES OF THE MEETING HELD ON  
31 MAY 2012**

**1. OUTSTANDING APPLICATIONS**

09/0429 Snack Bar, South Hill (Block 28312B/103) **Romma King**  
*Deferred* for a site visit by the Land Development Control Committee.

11/0284 Apartments, East End (Block 99416B/37) **Ingrid Lake**  
*Approved*

11/0351 Office Building, Canon Ball Road (Block 78813B/130) **Vernon Fleming & Navine Fleming**  
*Deferred* for further consultation with the Ministry of Infrastructure, Communication and Utilities regarding the height of the proposed building and its location within the airport zone.

12/0091 Bar & Mobile Trailer, The Valley (Block 48814B/244) **Dainy Victor**  
*Refused* for the following reasons:

- i. the proposal is contrary to the Executive Councils Minutes 02/406 dated 31<sup>st</sup> 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 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; and
- iv. the external appearance of the building would be incongruous with the existing authorised buildings in the vicinity and would therefore create a strident feature on the street scene.

12/0108 Restaurant, Stoney Ground (Block 58915B/113) **Sylvester Rogers**  
*Deferred* for consultation with the Environmental Health Unit within the Department of Health Protection.

12/0128 Dwelling House, South Hill (Block 28411B/73) **Christobelle Connor**  
*Refused* for the following reasons:

- i. the proposed dwelling house as it has been constructed is only 3ft.6 ins. away from the back boundary instead of sixteen (16ft) feet and is setback only 5 feet from the side boundary instead on the (6ft.) which is the minimum required setback distance stipulated under the Building Act 2000 and its Regulations; and

- ii. the dwelling house in the position that it has been constructed would be prejudicial to the amenities of the adjoining parcel in that it would result in the rear of the house being in very close quarters to the adjoining parcel and causing a loss of privacy to the future occupants of that parcel.

12/0136 Supermarket, West End (Block 17910B/190- 199) **Best Buy Ltd.**

*Deferred* for consultation with the Ministry of Infrastructure, Communication and Utilities, the Department of Lands & Surveys and the Department of Physical Planning regarding the safe egress and ingress to the site.

## **2. PLANNING APPLICATIONS RECEIVED SINCE 03 May 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.*

12/0138 Subdivision, Rey Hill (Block 78813B/7) **Blondell Rodgiers**

*Deferred* for:

- i. the 18ft. right-of-way shown on the subdivision scheme between lots 3 and 7 to be relocated or redesigned in order to eliminate the triple frontage of lot 3; and
- ii. the setback distances from the existing building on the parcel and the newly created boundaries to be stated on the subdivision scheme.

12/0139 Subdivision, The Farrington (Block 69014B/256) **Winifred Baird**

*Approved* subject to proper land marks being shown on the location map.

12/0140 Subdivision, The Keys (Block 89318B/290) **Joseph Lake**

*Approved*

12/0141 Office, Storage & Laundry Building, Rock Farm (Block 48714B/652) **Incia Brooks**

*Approved* subject to the overall dimensions being stated on the floor plan.

12/0142 LPG Storage Area, Island Harbour (Block 89318B/304) **Beavon Harrigan**

*Deferred* for:

- i. consultation with the Department of Disaster Management, the Environmental Health Unit within the Department of Health Protection; and
- ii. a site visit by the Land Development Control Committee.

12/0143 Pre-School, South Hill (Block 28411B/114) **Jernelle & Kevin Kidd**

*Deferred* for:

- i. consultation with the Department of Education, the Department of Social Development and the Environmental Health Unit within the Department of Health Protection ; and
- ii. a site visit by the Land Development Control Committee.

12/0144 Dwelling House, Mount Fortune (Block 89417B/14) **Marcia Duncan –Fleming**  
*Deferred* for:

- i. the proposed and existing units to be stated on the site plan; and
- ii. a site visit by the Land Development Control Committee.

12/0145 Subdivision, Blowing Point (Block 28409B/8) **Oneil Richardson**  
*Deferred* for:

- i. the setback distance of all the buildings shown on the lots to the newly created boundaries to be stated on the subdivision scheme; and
- ii. consultation with the Department of Lands and Surveys.

12/0146 Subdivision, Old Ta (Block 48613B/368) **Janice Connor**  
**Approved**

12/0147 Grant of Easement, Sandy Hill (Block 89216B/146) **Frankie Fleming**  
*Approved* subject to landmarks being shown on the subdivision scheme.

12/0148 Dwelling House, Little Harbour (Block 38711B/88) **Barry & Harriet Gouldsher**  
*Approved* subject to the sewage package treatment plant being stated on the application form.

12/0149 Dwelling House, May Pen (Block 58815B/199) **Joan Duncan**  
*Deferred* for:

- i. the parcel number to be verified by the agent;
- ii. the correct scale to be stated on the site plan; and
- iii. all rooms on the floor plan to be labeled.

12/0150 Mechanical Shop & Change of Use, George Hill (Block 48613B/174) **Davis Rogers**  
*Deferred* for:

- i. consultation with the Department of Disaster Management, the Ministry of Infrastructure, Communication and Utilities and the Environmental Health Unit within the Department of Health Protection; and
- ii. site visit by the Land Development Control Committee.

12/0151 Extension to Dwelling House, North Side (Block 58816B/17) **Hudson Richardson**  
**Approved**

12/0152 Cottage, Sandy Hill (Block 99351B/267) **John & Mala Wigley**  
*Approved* subject to:

- i. the means of sewage disposal being stated as sewage package treatment plant on the application form; and
- ii. the correct block number being stated on the application form.

12/0153 Subdivision, Blowing Point (Block 38411B/278) **Christian Fellowship Church**  
*Approved*

12/0154 Dwelling House, Island Harbour (Block 89418B/217) **Veron Smith**  
**Approved**

12/0155 Change of Use (Office), Rock Farm (Block 48714B/199) **George Brooks & Thomas**  
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**Approved** with the following condition:

The Office 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.

12/0156 Dwelling House, Island Harbour (Block 89319B/290) **Lorraine Logan-Hughes**  
**Approved**

12/0157 Renovate and Rebuild Store and Barber Shop (Block 78914B/41) **O'keith Gumbs**  
**Approved** with the following condition:

- 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. the portion of the building that is being rebuilt shall be setback a minimum distance of 14ft. from the edge of the road; and
- iii. during the construction phase, the building must be properly screened off for safety purposes.