

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES FOR THE MEETING HELD ON
08 APRIL 2021**

OUTSTANDING APPLICATIONS

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.

13/0290 Apartments, Stoney Ground (Block 48714B Parcel 188) **Irade Connor**

Approved

14/0079 Amendment to Storage Tank, Corito (Block 38812B Parcel 87) **Delta Petroleum (Anguilla Ltd)**

Deferred for:

- i. an amended site plan to be submitted to reflect the proposed change of location of the fuel tanks;
- ii. the location of the fixed fire suppression systems to be shown on the site plan;
- iii. submission of Delta's Oil Spill Contingency Plan;
- iv. submission of an Environmental Management Plan (EMP);
- v. ensure that the minimum holding capacity of the berm area to be equal to or greater than the storage capacity of the fuel holding tanks;
- vi. a cross section to be submitted of the proposed berm area;
- vii. the distances between all the storage tanks shown on the site plan and existing on the site to be stated on the site plan;
- viii. an alternative means of access and egress point to be shown on the site plan; and
- ix. consultation with the Department of Disaster Mitigation, the Environmental Health Unit within the Department of Health Protection and the Anguilla Fire and Rescue Service.

15/0320 Amendment to Office, Retail, Rental Storage and Supermarket, Water Swamp (Block 48613B Parcel 401) **Shi Hua Wu & Lijuan Feng**

Approved with the following conditions:

- i. The development shall not be opened until the on site accesses (roads etc.) and parking lot have been paved with concrete, asphalt, or any other hard surface approved by the Chief Engineer of the Department of Infrastructure; and
- ii. All civil and engineering operations in connection with the proposed development, including the means of drainage thereof, shall be carried out in accordance with the approved specifications and shall be completed to the satisfaction of the Chief Engineer within the Department of Infrastructure prior to the occupation of any building erected on the land in accordance with the terms of this application.

19/0256 Amendment to Restaurant, West End (Block 17809B Parcel 302) **Jeri-Lee Buddle**

Approved with the following conditions:

- i. The development shall not be opened until the on site accesses (roads etc.) and parking lot have been paved with concrete, asphalt, or any other hard surface approved by the Chief Engineer of the Department of Infrastructure;
- ii. The owner/operator is responsible for the removal of all garbage and waste material and shall carry out such works in accordance with specifications approved by the Director of Health Protection within the Department of Health Protection; and
- iii. All operations in connection with the proposed development shall be carried out in accordance with specifications approved by the Principal Environmental Officer of the Environmental Health Unit within the Department of Health Protection and completed to his or her satisfaction prior to the occupation of the building erected on the land in accordance with the terms of this application.

21/0021 Subdivision, Sandy Hill (Block 89315B Parcel 12) **Ronald E. Lake**

Deferred for a comprehensive scheme to be submitted showing the layout of the cemetery to include but not limited to showing a parking area, means of buffering/screening off of residential parcels located at the northern and western boundaries of the site.

21/0038 Dog Training Facility, The Quarter (Block 69014B Parcel 262) **Jammar Ruan**

Approved with the following conditions:

- i. All operations in connection with the proposed development shall be carried out in accordance with specifications approved by the Principal Environmental Officer of the Environmental Health Unit within the Department of Health Protection and completed to his or her satisfaction prior to the occupation of the building erected on the land in accordance with the terms of this application;
- ii. The owner/operator is responsible for the removal of all garbage and waste material and shall carry out such works in accordance with specifications approved by the Director of Health Protection within the Department of Health Protection; and
- iii. The site must be properly secured with a solid boundary enclosure at all times. The security and maintenance shall be done to the satisfaction of the Director of Natural Resources, Agricultural within the Department of Natural Resources and completed to his or her satisfaction prior to the occupation of the building erected on the land in accordance with the terms of this application.

21/0045 Subdivision, Cedar Village (Block 58716B Parcel 61) **Ivor Gumbs**

Approved

21/0057 Dwelling House, George Hill (Block 38410B Parcel 408) **Verna Diane Connor**

Approved

21/0062 Electronic Sign Board, Long Bay (Block 28111B Parcel 142) **Hi-Tek Signs & Designs**

Deferred for:

- i. the sign post to be setback a minimum of 200 feet from the existing traffic light, and
- ii. a site visit from the Land Development Control Committee.

21/0078 Parking Lot, The Valley (Block 48813B Parcels 106 and 107) **ABC Supplies**

Refused for the following reasons:

- i. The proposal is contrary to the Government's policy relating to Agriculture Land Tenure (approved on 04 February 2021) which seeks to preserve arable crown lands for long-term use for agriculture and protect them from non-agricultural development and topsoil stripping.
- ii. The parcel of land identified to site the proposed development (parking lot), is arable agricultural land and such land is zoned in the National Land Use Plan 1996 as agriculture; and
- iii. This land forms part of a small but well established agricultural zone which is part of a larger agricultural unit and should therefore remain in this use. It is situated in an area that is predominantly agriculture in character and the proposed change of use is contrary to The National Land Use Plan (1996) and the Agricultural Land Tenure Policy 2021 and their overall aim to preserve limited agricultural land for food production.

21/0088 Container Car Show Room with Office, Long Path (Block 69114B Parcel 164)

René Harrigan & Ian Ingram

Refused for the following reasons:

- i. 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
- ii. The proposed containerized structure would neither compliment nor respect the character of the development in the area and would therefore introduce an unsympathetic and incongruous form, which would detract unduly from the surrounding buildings and the streetscape.

The Chair declared an interest in the application and did not participate in discussions.

The Private Sector Representative opined that the current Containerized Units Policy which seeks to control the proliferation of said units throughout the island is outdated and should be revisited to address the growing need for such units within the community.

21/0098 Storage & Stall, Welches (Block 89217B Parcel 245) **Claude Smith**

Refused for the following reasons:

- i. The development is contrary to the Government's policy relating to mobile/portable and containerized units (approved in January 2021) 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 proposed containerized structure would neither compliment nor respect the character of the development in the area and would therefore introduce an unsympathetic and incongruous form, which would detract unduly from the surrounding buildings and the streetscape.

21/0101 Apartments (8 Units), George Hill (Block 38713B Parcel 198) **Moises Oliver**

Deferred for:

- i. the septic tank to be setback a minimum distance of 6 feet from the boundary and 5 feet from the building; and
- ii. the density to be reduced to a maximum of four (4) units.

21/0103 Extend Store, Tackling (Block 58916B Parcel 304) **Elvin Richardson**

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. They must be constructed and maintained to the satisfaction of the Chief Engineer at the Department of Infrastructure.

PLANNING APPLICATIONS RECEIVED SINCE 05 March 2021

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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.

21/0121 Dwelling House, Island Harbour (Block 99419B Parcel 123) **Thelma Rogers**

Was Tabled at the Meeting of 18 March 2021

21/0122 Apartment Building (2 Units), Island Harbour (Block 89318B Parcel 383) **Lucia**

Fleming

Was Tabled at the Meeting of 18 March 2021.

21/0123 Dwelling House, Mount Fortune (Block 89417B Parcel 57) **Roslyn Rey & Campbell**

Rey

Was Tabled at the Meeting of 18 March 2021.

21/0124 Duplex, Rock Farm (Block 48714B Parcel 597) **Leman Johnson**

Approved subject to the steps being shown on the site plan.

21/0125 Addition to Church, The Valley (Block 58715B Parcel 132) **Apostolic Faith Church**

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

21/0126 Subdivision, (Block 69016B Parcel 63) Patricia Rogers

Approved Under Delegated Authority on 08 April 2021.

01/0127 Apartment (3 Units), The Cove (Block 18010B Parcel 205) **Strafmoore Richardson**
Approved subject to:

- i. the site plan being drawn at a larger scale;
- ii. a minimum of seven (7) practical parking bays being shown on the site plan; and
- iii. the staircase being shown on the ground floor plan.

21/0128 Dwelling House, (Block 17609B Parcel 39) **Wisconsin Ltd**
Was Tabled at the Extra-Ordinary Meeting of 22 March 2021.

21/0129 Subdivision, (Block 38410B Parcel 151) **Percival & Jane Romney**
Was Tabled at the Extra-Ordinary Meeting of 22 March 2021.

21/0130 Subdivision, (Block 99415B Parcels 329 & 33) **Osbourne Fleming & Elpha Richard**
Was Tabled at the Extra-Ordinary Meeting of 22 March 2021.

21/0131 Subdivision, (Block 38510B Parcel 19) **Brenda Romney & Judith Romney**
Was Tabled at the Extra-Ordinary Meeting of 22 March 2021.

21/0132 Change of Use from Dwelling House to Duplex, North Side (Block 58715B Parcel 584)
Natalie Carty
Deferred for:

- i. a minimum of five (5) practical parking bays (18'x 8') to be shown on the site plan;
- ii. proper parking and traffic circulation pattern to be shown on the site plan;
- iii. the setback distance of the septic tank to the boundary to be a minimum distance of 6 feet and stated on the site plan;
- iv. discussion with the agent regarding the number of units applied for and applicable fees; and
- v. all rooms to be labeled.

21/0133 Dwelling House, Little Harbour (Block 38712B Parcel 587) **Gabriel Ramirez**
Approved subject to the right and left side elevations being drawn correctly.

21/0134 Dwelling House, Island Harbour (Block 89319B Parcel 226) **Rodney Tackling**
Approved Under Delegated Authority on 07 April 2021.

21/0135 Duplex, The Cove (Block 28010B Parcel 205) **Vance Richardson**
Approved subject to:

- i. the description of the use being stated correctly on the application form;
- ii. certificate B of the application form being dated;
- iii. the village name being stated on the application form; and
- iv. the site plan being drawn to scale.

21/0136 Dwelling House, Island Harbour (Block 89217B Parcel 337) **Christia Lake**
Approved

21/0137 Vertical Extension/Apartments (3 Units), Long Path (Block 79214B Parcel 143) **Nigel Robin**

Approved subject to:

- i. a proper parking and traffic circulation pattern being shown on the site plan; and
- ii. the setback distance of the septic tank to the boundary being a minimum distance of 6 feet and stated on the site plan.

21/0138 Salon & Boutique, The Valley (Block 58715B Parcel 246) **Kayini Brooks Belle**
Deferred for consultation with the Environmental Health Unit within the Department of Health Protection.

21/0139 Well for Agricultural Purposes, East End (Block 89417B Parcel 132) **Louvan Webster**
Deferred for consultation with the MICUHT and the Environmental Health Unit within the Department of Health Protection.

21/0140 Dwelling House Outline, West End (Block 17609B Parcel 27) **Greg Moss**
Was Tabled at the Extra-Ordinary Meeting of 22 March 2021.

21/0141 Subdivision, South Hill (Block 28311B Parcel 275) **James Richardson**
Approved Under Delegated Authority on 07 April 2021.

21/0142 Subdivision, North Side (Block 58815B Parcel 332) **Colleen Harrigan Walsh**
Approved Under Delegated Authority on 07 April 2021.

21/0143 Subdivision, South Hill (Block 28211B Parcel 363) **Sucurian Ltd**
Approved Under Delegated Authority on 07 April 2021.

21/0144 Subdivision, Little Harbour (Block 38711B Parcel 179) **Sucurian Ltd**
Approved Under Delegated Authority on 07 April 2021.

21/0145 Subdivision, South Hill (Block 28211B Parcel 360) **Greig Hughes**
Approved Under Delegated Authority on 07 April 2021.

21/0146 Subdivision, Katouche (Block 48614B Parcel 36) **Druscilla Francis**
Approved Under Delegated Authority on 07 April 2021.

21/0147 Dwelling House, South Hill (Block 28211B Parcel 87) **Reginia & Kyle Woodley**
Approved subject to the front and right elevations being drawn correctly.

21/0148 Dwelling House, North Side (Block 58816B Parcel 158 Lot 2) **Desroy Findlay**
Approved subject to:

- i. the footprint of the building shown on the site plan being drawn to reflect the floor plan;
- ii. access being shown to all rooms on the floor plan; and
- iii. all elevations being drawn correctly.

21/0149 Fish Depot, The Valley (Block 48814B Parcel 93) **Aubrey Smith**

Deferred for:

- i. consultation with the Department of Lands and Surveys, the Ministry of Lands and Planning, the Environmental Health Unit within the Ministry of Public Health, MICUHT and the Fisheries Unit Department of Natural Resources; the Agricultural Unit within the Department of Natural Resources;
- ii. certificate B of the certificate of ownership section to be completed on the application form; and
- iii. a site visit by the Land Development Control Committee.

21/0150 Office Building, Stoney Ground (Block 58915B Parcel 273) **Renet Richardson**

Approved subject to:

- i. a minimum of three practical parking bays being shown on the site plan;
- ii. all elevation drawings being correctly labeled;
- iii. the date of certification being completed on certificate B of the application form; and
- iv. discussion with the agent on proper utilization of the parcel.

21/0151 Dwelling House, Mimi Bay (Block 99516B Parcel 226) **Clemvio Hodge**

Approved subject to:

- i. clarification with the agent on the lower ground floor plan;
- ii. description of the use being correctly stated on the application form; and
- iii. correct fees being paid.

21/0152 Dwelling House, South Hill (Block 28311B Parcel 468) **Joslyn Lake**

Approved

21/0153 Dwelling House, Cedar Grove (Block 58716B Parcel 385) **Julienne Weekes**

Approved subject to:

- i. the new parcel number being stated on the application form; and
- ii. an updated location map being submitted for the parcel.

21/0154 Mini Snackett Bar, South Hill (Block 38512B Parcel 59) **Moriex Huligar**

Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection;
- ii. a floor plan to be submitted;
- iii. all elevation drawings to be properly presented; and
- iv. a minimum of two (2) parking bays to be shown on the site plan.

21/0155 Subdivision, Little Dix (Block 59016B Parcel 23) **Campbell Hodge**

Approved

21/0156 Subdivision, Sandy Ground (Block 08413B Parcel 50) **Janice Richardson**

Deferred for:

- i. the correct parcel number to be stated on the application form and highlighted on the location map;
- ii. the signature of the agent/applicant to be inserted on the application form;

- iii. access to Lot 1 to be shown on the subdivision scheme; and
- iv. a site visit by the Land Development Control Committee.

21/0157 Subdivision, White Hill (Block 89418B Parcel 152) **Dester Vanterpool**

Approved subject to:

- i. the stated setback distances of all structures to the newly created boundaries being legible; and
- ii. the applicant’s name being correctly stated on the application form.

21/0158 Subdivision, Long Bay (Block 18011B Parcel 301) **Rhona Richardson**

Approved subject to:

- i. the setback distance of the existing building to the proposed boundary meeting the minimum acceptable distance of 6 feet and stated on the subdivision scheme;
- ii. the width of the right-of-way being a minimum of 20 feet and stated on the subdivision scheme; and
- iii. a turn-a-round point being shown at the end of the right-of-way.

21/0159 Dwelling House, Sandy Hill (Block 89315B Parcel 150) **Kervin Fleming**

Approved subject to:

- i. the parcel being highlighted on the location map;
- ii. a cadastral map superimposed over the aerial photographic map being submitted.
- iii. the site plan being drawn to reflect the true shape of the building shown on the floor plan; and
- iv. all Department stamps being removed from the site plan.

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 Vincent Proctor
Secretary

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 Aidan Harrigan
Chair