

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES FOR THE MEETING HELD ON
12 MARCH 2020**

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.

19/0200 Amendment to Dwelling House, The Farrington (Block 79013B Parcel 156) **Omar Tomlinson & Carina Rouse**

This application was Approved Under Delegated Authority on 12 March 2020.

19/0317 Change of use from Dwelling House to Guest House (6 Bedrooms) and Extension to First and Second Floor Porch, Water Swamp (Block 48613B Parcel 416) **Zakaria Zeiad Mohammad**

Deferred for:

- i. the change of use to be indicated on section 5 of the application form; and
- ii. discussion with the agent regarding the porch and the position of the proposed porch located on the eastern side of the parcel to be removed.

19/0352 Water Bottling Plant, The Valley (Block 48814B Parcel 71) **Clement Ruan**

Approved 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. They must be constructed and maintained to the satisfaction of the Chief Engineer at 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;
- 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; and
- iv. The building must be sound proofed to minimize the external noise level that may be generated as a result of the water bottling production process.

19/0355 Office Building (3 Offices), The Valley (Block 48814B 199) **Esther & Carrol Brooks**
Approved with the following condition:

This permission is granted in **OUTLINE ONLY**. Full planning permission is required before any development commences. An application for full planning permission should be submitted to the Land Development Control Committee and shall detail all matters relating to design and siting of the structures; external appearances of the structures; traffic circulation and parking layout; drainage; treatment and disposal of sewage; and landscaping of site.

20/0005 Food Stall, The Farrington (Block 69014B Parcel 276) **Talitha Bazil**

Approved with the following conditions:

- i. 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
- ii. 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.

20/0007 Food Stall Tent, South Hill (Block 08412B Parcel 248) **Lornette & Lawrence Hodge**
Deferred for discussion with the agent regarding a proper sanitary convenience being provided for the food stall.

20/0008 Dwelling House & Coffee Shop, Little Dix (Block 59016B Parcel 29) **Merlyn Rogers**

Approved 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. They must be constructed and maintained to the satisfaction of 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.

20/0033 Subdivision, The Farrington (Block 69114B Parcel 194) **Sylvanie E. Hughes**
Deferred for discussion with the agent regarding flood mitigation measures to be considered due to the fact that the parcel is within a flood plain and a natural drain to the pond.

20/0035 Dwelling House, Little Harbour (Block 38712B Parcels 28 and 40) **Lanston Connor**
Deferred for a site visit by the Land Development Control Committee.

20/0044 Storage Building, North Hill (Block 48613B Parcel 307) **Brindley Benn**
Refused for the following reasons:

- i. The building as existing is constructed along the western and southern boundaries instead of the minimum six (6) and sixteen (16) feet setback distances respectively, as stipulated under the Building Act 2000 and its Regulations and Government's setback policy; and
- ii. The development as sited is considered detrimental to the residential amenity of the bordering properties.

20/0045 Lottery Shop, Long Bay (Block 18011B Parcel 153) **Madroka Anguilla Lottery**
Approved

20/0048 Lottery Shop, George Hill (Block 48713B Parcel 21) **Madroka Anguilla Lottery**
Approved

20/0059 Install Tuff Field, The Valley (Block 58814B Parcel 68) **Anguilla Football Association**
Approved with the following condition:

A raised six (6) feet. wide sidewalk must be constructed along the boundaries of the parcel abutting the road to the south and east to facilitate pedestrian access. This must be constructed and maintained to the satisfaction of the Chief Engineer at the Department of Infrastructure.

PLANNING APPLICATIONS RECEIVED SINCE 13 February 2020

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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.

20/0055 Dwelling House, West End (Block 28010B Parcel 303) **Judy Hughes**
Deferred for:

- i. the details of the village name, registration section and block number to be stated on the application form;
- ii. clarification on the description of the use with the agent;
- iii. certificate B on the application form to be completed; and
- iv. all windows to be shown on the south and east elevation drawing.

20/0056 Subdivision, Blowing Point (Block 28410B Parcel 56) **Rhon Connor**
Approved

20/0057 Monument and Observation Deck, South Hill (Block 08412B Parcel 367) **Anguilla Social Security**
Deferred for:

- i. consultation with MICU, Department of Environment and the Department of Disaster Management;
- ii. description of the use to be correctly stated on the application form; and
- iii. the application to be advertised on one type of public medium by the applicant for a minimum period of two weeks and for an advertisement sign to be placed on the site. The applicant is required to submit to the Land Development Control Committee a copy of the receipt demonstrating that the application is advertised for the minimum period of two weeks and a photograph of the advertisement sign erected on the site.

20/0058 Duplex, Long Bay (Block 18011B Parcel 287) **Anna Kennedy**
Approved

20/0059 Was tabled at the meeting of 20 February 2020

20/0060 Subdivision, Tanglewood (Block 79113B Parcel 61) **Catherine S. Gumbs**
Approved subject to the proposed 18ft right-of-way being increased to a minimum width of 20ft.

20/0061 Addition to Dwelling House, West End (Block 17810B Parcel 202) **Convert Carty**
Approved subject to the estimated cost of works to be stated on the application form.

20/0062 Subdivision, Little Harbour (Block 38712B Parcel 548) **Claudette Carty**
Approved

20/0063 Dwelling House, Cauls Bottom (Block 69015B Parcel 228) **Vera Harrigan**
Approved subject to:

- i. the north arrow and the road being shown on the site plan; and
- ii. the elevation drawings being submitted.

20/0064 Dwelling House, Cauls Pond (Block 69015B Parcel 205) **Shevonne Harrigan**
Approved

20/0065 Garage & Roof Top Deck, Swing High (Block 38612B Parcel 171) **Alain & Blondelle Laurent**
Approved subject to:

- i. the enlarged site plan being drawn to scale; and
- ii. the dimensions on the site plan being legible.

20/0066 Addition to Dwelling House (Bedroom and bathroom), Sea Feathers (Block 99315B Parcel 306) **Edith Carvalbo**
Deferred for:

- i. the scale to be stated on the floor plan;
- ii. the floor and elevation drawings to be labeled;
- iii. the proposed bedroom extension to be setback a minimum distance of 16 feet from the road;
- iv. all setback distances to be taken from the closest point of the building to the road and stated on the site plan; and
- v. a site visit by the Land Development Control Committee.

20/0067-20/0071 Will Be Tabled At The Next Meeting

20/0072 (1) Villa and (4) Cottages, Shoal Bay (Block 59018B Parcels 286 and 287) **ISCA Ltd.**
Approved with the following conditions:

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to the Land Development Control Committee and shall detail all matters relating to design and siting of the structures; external appearances of the structures; traffic circulation and parking layout; drainage; treatment and disposal of sewage; and landscaping of site.

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Vincent Proctor
Secretary

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Merwyn Rogers
Chair