

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES FOR THE MEETING HELD ON
18 JUNE 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.

20/0007 Food Stall Tent, South Hill (Block 08412B Parcel 248) **Lornette & Lawrence Hodge**

Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection on the proximity of the proposed toilet facility to the food stall tent; and
- ii. a site visit by the Land Development Control Committee.

20/0054 Subdivision, Long Bay (Block 18011B Parcel 195) **Estate of Drusilla Juminer Fleming c/o Josianne Juminer**

Approved

20/0093 Ferry Terminal Facility, Generator House and Retaining wall, Blowing Point (Block 28409B Parcels 8, 26, 29, 31, 35 36, 37, 38, 39, 54 & 59 and Block 38409B Parcels 4 & 59. **Government of Anguilla.**

Approved subject to:

- i. the updated drainage plan being reflected on the modified site plan;
- ii. all symbols being labeled on the drainage plan and the legend;
- iii. discussion with the agent regarding how the directional flow and runoff of water from the parking area will be controlled in order to prevent it from flowing into the terminal building and onto neighbouring parcels; and
- iv. an Environmental Management Plan being prepared and submitted for the development.

This application will be 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. A raised six (6) feet wide sidewalk must be constructed along the roads to separate vehicular traffic from pedestrian movement. The sidewalk must be constructed and maintained to the satisfaction of the Chief Engineer at the Department of Infrastructure;
- iii. Proper signage must be appropriately erected and displayed on site to assist with circulation of vehicles entering and exiting the site;

- iv. A 6 feet wide ramp providing access from the passenger drop off and pick up point to the parking lot must be constructed and designed 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;
- v. All buildings 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;
- vi. The section of the main road from the Cul-de-Sac intersection southwards to the end shall be discontinued and Gazetted in line with requirements set out by the Chief Engineer;
- vii. Public access to the beach must be declared in the Gazette and established before the operation of the Ferry Terminal. This must meet the satisfaction of the Chief Engineer at the Department of Infrastructure and registered at the Department of Lands and Surveys;
- viii. All waste water shall be collected and contained on site and ultimately disposed of away from the site in accordance with specifications approved by the Director of Health Protection within the Department of Health Protection;
- ix. During the construction phase and intermediate construction phase all necessary measures including the utilisation of silt curtains shall be put in place to prevent the run off of silt, mud and other debris into the sea;
- x. The site must be landscaped and maintained to the satisfaction of the Principal Planning Officer; and
- xi. All parcels of land forming part of the development site of the Ferry Terminal Facility shall be amalgamated prior to the operation of the facility.

20/0118 Drinking Water Refilling Station, George Hill (Block 48613B Parcel 229) **Curthley Carty**

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.

20/0119 Generator and Storage House, South Hill (Block 28211B Parcel 50) **Cecil Niles**

Approved with the following conditions:

- i. The emissions such as fumes and noise from the generator shall meet the approval of the Director, Department of Health Protection;
- ii. The Generator House must be soundproofed and shall not exceed 70 dBA measured from the generator house to the closest boundary in order to minimize the external noise level generated from the engine during operation;
- iii. The Generator House must be equipped with acoustic louvers in order to minimize the external noise level generated from the engine during operation; and
- iv. The generator must only be operated following the completion of the Generator House.

PLANNING APPLICATIONS RECEIVED SINCE 09 May 2020

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.

20/0122 Retreat Centre, Little Harbour (Block 38611B Parcels 133 & 135) **Alma Franklin**
Approved subject to parcels 133 and 135 being amalgamated.

20/0123 Apartment Building (3 Units), (Block 48713B Parcel 287) **Iva Richardson**
Deferred for:

- i. consultation with the Quality Assurance Manager of the Clayton J. Lloyd International Airport;
- ii. a minimum of 14 parking bays to be shown on the site plan; and

20/0124 Food Stall/Restaurant, South Hill (Block 08412B Parcel 310) **Karla Hughes**
Approved subject to:

- i. the entire parcel being shown on the site plan;
- ii. a minimum of eleven (11) parking bays being shown on the site plan; and
- iii. the east and west elevation being drawn correctly.

20/0125 CANCELLED

20/0126 Workshop and Show Room, North Hill (Block 08513B Parcel 357) **Anguilla Aluminium**

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.

20/0127 Residential Suits (Medical Tourism), South Hill (Block 28211B Parcel 321) **Santa Cruz Suites**

Approved subject to correct fees being paid.

This application will be 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.

20/0128 Subdivision, Rey Hill (Block 78913B Parcel 53) **Vincia Patricia Gumbs**
Deferred for consultation with the Department of Lands and Surveys.

20/0129 Dwelling House, East End (Block 99416B Parcel 266) **Jarion Duncan**
Approved on 18 June 2020 under Delegated Authority.

20/0130 Garage and Apartment Unit, Rey Hill (Block 78913B Parcel 268) **Dorren & Bernice Watty**
Approved subject to the steps being shown on the ground floor plan.

20/0131 Subdivision, South Hill (Block 38512B Parcel 353) **Earl Gumbs**
Deferred for consultation with the Department of Lands and Surveys.

20/0132 Apartment Units (2), South Hill (Block 28312B Parcel 74) **Bonnie Lewis**
Approved subject to:

- i. the parcel being highlighted on the location map;
- ii. the scale being shown on the site plan;
- iii. the setback distance between the two buildings being stated on the site plan; and
- iv. the building being setback a minimum distance of 16 feet from the back boundary.

20/0133 Subdivision, Blowing Point (Block 28411B Parcel 168) **Edris Mona Lisan Lake-Hull**
Deferred for consultation with the Department of Lands and Surveys.

20/0134 Subdivision, Blowing Point (Block 28010B Parcel 336) **Rhona Veronica Richardson**
Deferred for consultation with the Department of Lands and Surveys.

20/0135 Extension to Dwelling House, Shoal Bay (Block 59017B Parcel 219) **Lesly Lloyd**
Approved

20/0136 Duplex, Cauls Bottom (Block 69014B Parcel 151) **Chloesta Horsford**
Approved subject to:

- i. the correct village name being stated on the application form;
- ii. a minimum of two (2) parking bays being shown on the site plan;
- iii. the north elevation being drawn to reflect the first floor plan; and
- iv. the correct scale being stated on the site plan.

20/0137 Duplex, Little Dix (Block 89016B Parcel 21) **Clara Fleming**
Approved subject to:

- i. certificate B on the application form being completed;
- ii. all staircases being shown on the site plan with stated setback distances from the boundary;
- iii. all the staircases being shown on the ground floor plan and being properly represented;
- iv. the ground floor plan being correctly labeled; and
- v. the west and east elevations being correctly drawn.

20/0138 Dwelling House, Blowing Point (Block 38410B Parcel 308) **Julio Luisa**
Approved subject to:

- i. the setback distance of the septic tank to the boundary being stated on the site plan;
- ii. the building being setback a minimum distance of 16 feet from the back boundary; and

iii. discussion with the agent regarding the indentation shown on the floor plan.

20/0139 Car Port Garage, Rey Hill (Block 78813B Parcel 30) **Corinne Richardson**

Approved subject to:

- i. certificate B of the application form being completed;
- ii. a proper application form being submitted; and
- iii. the proposed garage being setback a minimum distance of 16 feet from the back boundary.

20/0140 Dwelling House, North Side (Block 58816B Parcel 336) **Otasba Connor**

Approved subject to the setback distance of the septic tank to the boundary being stated on the site plan.

.....
Vincent Proctor
Secretary

.....
Merwyn Rogers
Chair