

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
03 SEPTEMBER 2014**

OUTSTANDING APPLICATIONS

13/0248 Subdivision, West End (Block 17810B/203) **Thomas Carty**

Approved

13/0279 Supermarket, South Hill (Block 08512B/105) **Yong Wei Chen & Mei Chan Cen**

Deferred for:

- i. a minimum of 17 practical parking bays to be shown on the site plan with a minimum of 12 of the bays to be located to the front of the parcel; and
- ii. the kerb and sidewalk shown on the site plan to be raised to a minimum of 6 inches and labelled.

14/0074 Well, Tackling Estate (Block 58916B/131) **Leroy Vanterpool**

Approved subject to:

- i. the description of the use of the well to be stated on the application form.
- ii. the distance between the well's casing from the ground to the top being stated on the drainage water well section drawing;
- iii. the distance between the well and the septic tank being stated on the site plan; and
- iv. a site visit by the Land Development Control Committee.

14/080 Communication Tower, Crocus Hill (Block 48714B/737) **DITES**

Deferred for:

- i. the application to be advertised on radio by the Department; and
- ii. a sign describing the application, to be posted on the site located as to be visible and legible from the public road. The sign must include that anyone having objections to the tower must provide their concerns in writing to the Department of Physical Planning. Please note that the Department must be notified of the date that the said sign has been placed on the site and it must be posted for a minimum period of two weeks.

14/0155 Wall, Island Harbour (Block 89319B/49) **Anguilla National Trust**

Deferred for discussion with the agent regarding the wall on parcel 50 shown on the site plan to be separated from that shown on parcel 49 and submitted as a separate application.

14/0156 Public Parking Lot, The Valley (Block 48814B/253 Lots 8 & 9) **RAVCO INC**

Refused for the following reasons:

The development proposed would be prejudicial to the Valley Commercial Development scheme. This scheme identifies two lots for the use of public parking within walking distance of parcel 249.

14/0170 Dwelling House, South Hill (Block 08412B/127) **Church of God of Prophecy**

Refused for the following reason:

The proposed extension does not meet the required minimum setback distance of 6 feet from the side boundary and 16ft. from the back boundary as stipulated under the Building Act 2000 and its Regulations and the approved planning policy.

14/0172 Dwelling House, Welches (Block 89217B/80) **Malisa Bradshaw**
Approved

14/0189 Restaurant and Bar, Shoal Bay (Block 59018B/58) **Gwen Webster**
Refused for the following reason:

The development in the position intended would be prejudicial to the Sustainable Tourism Master Plan (STMP) which has been earmarked as part of the comprehensive development plan for the Fountain Cave heritage site.

14/0190 Bus Stop, The Valley (Block 48814B/227) **Digicel**
Approved with the following condition:

The siting of the Bus Stop shall be carried out in accordance with specifications approved by the Chief Engineer of the Department of Infrastructure and completed to his satisfaction prior to the operation of the building being erected on the land in accordance with the terms of this permission.

14/0191 Bus Stop, The Valley (Block 48814B/93) **Digicel**
Approved with the following condition:

The siting of the bus stop shall be carried out in accordance with specifications approved by the Chief Engineer of the Department of Infrastructure and completed to his satisfaction prior to the operation of the building being erected on the land in accordance with the terms of this permission.

14/0195 Villa, Long Bay (Block 18011B/185) **Indrek Rahamaa**
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.

14/0197 Tennis Court, Green Space & Extension, Limestone Bay (Block 58616B/77) **Robert & Yvonne Martin**
Refused for the following reason:

Parcel 77 is located on the coast and the development as proposed for a tennis court, green space and extension does not represent the best utilization of prime coastal land.

14/198 Communication Tower, Rey Hill (Block 78813B/138) **Digicel**
Deferred for:

- i. consultation with the Airport Manager;
- ii. the application to be advertised on radio by the Department; and
- iii. a sign describing the application, to be posted on the site located as to be visible and legible from the public road. The sign must include that anyone having objections to the tower must provide their concerns in writing to the Department of Physical Planning.

Please note that the Department must be notified of the date that the said sign has been placed on the site and it must be posted for a minimum period of two weeks.

PLANNING APPLICATIONS RECEIVED SINCE 06 August 2014

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.

14/0200 Change of Use from a portion of the Dwelling House to (1) Apartment Unit , Cauls Bottom (Block 69015B/23) **Ralph Harrigan**

Approved subject to:

- i. the floor plan being labeled; and
- ii. the correct scale being stated on the floor plan.

14/0201 Subdivision, North Side (Block 58816B/214) **Everet & Eudine Romney**

Approved

14/0202 Grant of Easement, The Valley (Block 48814B/33 & 41) **Randolph Babrow**

Approved subject to:

- i. the application form being amended to state parcels 33 & 41; and
- ii. the width of the right-of-way being stated on the application form.

14/0203 Green House, Island Harbour (Block 89319B/151) **Carl Irish & Mathew Webster**

Deferred for:

- i. clarification with the applicant on the details of the proposed use;
- ii. the description of the use to be correctly stated on the application form;
- iii. a description of the project outlining the details of the proposed development to be submitted;
- iv. the application to be advertised on radio by the Department; and
- v. a sign describing the application, to be posted on the site located as to be visible and legible from the public road. The sign must include that anyone having objections to the tower must provide their concerns in writing to the Department of Physical Planning. Please note that the Department must be notified of the date that the said sign has been placed on the site and it must be posted for a minimum period of two weeks.

14/0204 Subdivision, Shoal Bay (Block 59018B/42) **Campbell Harrigan**

Deferred for:

- i. a location map to be submitted; and
- ii. the subdivision scheme to be redesigned to eliminate the triple frontage of Lot 1.

14/0205 Change of Use of 2nd Floor of Dwelling House to Two Apartment Units, Statia Valley (Block 38713B/183) **Alma Cable**

Approved subject to a land registry map being submitted.

14/0206 Car Wash, Blowing Point (Block 28309B/167) **Kareem Lake**

Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection;
- ii. a Land Registry map to be provided;
- iii. the certificate of ownership section of the application form to be correctly completed.

14/0207 Subdivision, Welches (Block 89217B/183 & 184) **Blondelle Phillips Davis**
Approved subject to the 18ft. wide right-of-way being increased to a minimum width of 20ft.

14/0208 Subdivision, Welches (Block 89117B/460) **Blondelle Phillips Davis**
Approved

14/0209 Gym, Garage & Terrace, Sachasses (Block 48714B/388) **Benjamin Franklin**
Approved

14/0210 Dwelling House, Blowing Point (Block 38410B/363) **Roverick Connor**
Approved subject to:

- i. the correct scale being stated on the site plan; and
- ii. the septic tank being setback a minimum distance of 6ft. from the back boundary.

14/0211 Dwelling House, Cauls Bottom (Block 69015B/163) **Daphne Phillips**
Deferred for:

- i. the scale on the site plan to be stated correctly; and
- ii. all dimensions on the site plan to be stated correctly.

14/0212 Change of Use from a portion of the restaurant to an office for water sport activity, Sandy Ground (Block 08412B/159 & 160) **Sea Pro**

Deferred for:

- i. consultation with the Department of Environment and the Environmental Health Unit within the Department of Health Protection;
- ii. discussion with the agent regarding the description of the use on the application form to be amended to correctly reflect what is being applied for;
- iii. discussion with the agent regarding a separate application to be submitted for the two beach bars constructed on parcel 160.

14/0213 Dwelling House & Apartment Unit, Sandy Ground (Block 08512B/110) **Dedrick Brooks**
Approved

14/0214 Dwelling House, Shoal Bay (Block 59017B/22) **Josette Harrigan**
Approved

14/0215 Dwelling House, South Hill (Block 28311B/209) **Burnet Hodge**
Approved subject to Certificate B on the application form being correctly completed.