

LAND DEVELOPMENT CONTROL COMMITTEE MINUTES OF THE EXTRA-ORDINARY MEETING HELD ON 07 OCTOBER 2013

An extra-ordinary meeting was convened by the Chair to revisit a decision taken on 04 October 2013 to approve subject to application reference # 13/0241 for an office complex in The Valley. The application was tabled at the LDCC meeting of 07 October 2013 and a decision taken to refuse it.

1. PLANNING APPLICATION

13/0241 Office Complex, The Valley (Block 48813B/80 & 81) **Anguilla Red Cross**
Refused for the following reasons:

- i. the parcels of land identified to site the proposed development of an office complex is arable agricultural land and to grant permission for an office complex would be in contravention to this use;
- ii. the Government policy has prioritised food production and consequently its scarce arable land is being reserved for crop cultivation and production;
- 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 therefore contrary to Government's land use policy and its overall policy to preserve its limited agricultural lands for food production;
- iv. the Ministry of Home Affairs with responsibilities for Lands and Agriculture has made it a priority to preserve all agricultural lands. The subject lands fall within the category of prime arable land and therefore is reserved for such use;
- v. the Minister of Home Affairs has indicated that local food production is a priority and that scarce arable land will be utilised for said production in order to reduce the dependency on importation of food; and
- vi. the Department of Agriculture is currently strengthening its livestock production of small ruminants and the said parcels has been identified as possible sites for fodder production.

The Principal Planning Officer expressed his objection to the decision taken by the Committee to overturn and refuse the approved application after the applicant was verbally informed of the Committee's decision.