

LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
13 January 2022

OUTSTANDING APPLICATIONS

17/0071 Amendment to Gas Service Station, Water Swamp (Block 48613B Parcel 372) **Ivor Lake**

Approved with the following conditions:

- i. The Auto Gas Station 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;
- ii. All matters relating to industrial waste, waste water and sewage disposal including the layout and design of the disposal system shall be carried out in accordance with specification approved by the Director, Department of Health Protection, and completed in his/her satisfaction prior to the occupation of any building being erected on the land prior to any change of use in any land or building in accordance with the terms of this permission;
- iii. All waste systems to be provided at the land shall at all times be operated and maintained to the satisfaction of the Director, Department of Health Protection;
- iv. All underground petroleum tanks shall be enclosed in oil proof reservoirs at least the same capacity as the tanks which they enclose and these reservoirs shall be opened to inspection periodically and shall at all times be maintained to the satisfaction of the Chief Engineer within the Department of Infrastructure;
- v. The design and installation of petroleum tanks and other plants on the site shall be subject to the approval of the Chief Engineer within the Department of Infrastructure;
- vi. Fire protection equipment shall be installed to the satisfaction of the Chief Fire Officer within the Anguilla Fire and Rescue Services;
- vii. 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;
- viii. Ventilation stacks must be designed and installed in order to safeguard the present air quality and shall be completed to the satisfaction of the Chief Engineer within the Department of Infrastructure, prior to the occupation of any building;
- ix. An Environmental Management Plan (EMP) must be prepared and submitted before the commencement of the operation of the Gas Service Station and should include but not be limited to:
 - a) maintenance details of valve gauge and other operational equipment, hazard zones; and
 - b) an operational flow chart mapping all operational components including emergency tools, equipment and hazard zones to be found at any one common location.

19/0101 Subdivision, Corpse (Block 99416B Parcel 342) **Eric Ambrose Harrigan**
Approved

19/0239 Apartments (4 Units), South Hill (Block 08512B Parcels 85 & 93) **Claudia & Diane Boulai**
Approved

21/0200 Restaurant, West End (Block 17709B Parcel 255) **Troy Richardson & Judy Hughes**
Approved subject to the means of sewerage disposal being sewage package treatment plant and stated on the application form and site plan.

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. The disposal of all wastewater must at all times be operated and maintained to the satisfaction of the Principal Environmental Health Officer of the Environmental Health Unit within the Department of Health Protection; and
- iii. 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 Principal Environmental Health Officer of the Environmental Health Unit within the Department of Health Protection. These can be included in a Standard Operating Procedures (SOP) for the Service Station.

21/0306 Subdivision, Long Bay (Block 28010B Parcel 263) **Barbara Kenworthy**
Approved Exceptionally with the following condition:

A boundary enclosure must be installed along the proposed 12 feet wide access way to provide for safety and privacy for the occupants of the existing residence located on Lot 2.

This application was Approved exceptionally as the 12 feet wide access way cannot extend beyond Lot 1.

21/0323 Amendment to Duplex and Hair Salon, Cauls Pond (Block 69016B Parcel 213) **Leah Foster Vanterpool**

Deferred for consultation with the Environmental Health Unit within the Department of Health Protection.

21/0359 Change of Use from Store to Apartment/Guest House, South Hill (Block 38512B Parcel 76) Fathy Abshir

Approved subject to the density being reduced to a maximum of seven (7) units for this 0.38 acre parcel.

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.

21/0367 Multi-Family Residential Building (4) Units, Statia Valley (Block 38712B Parcel 606)

Johanna, Emma, Dayana Heredia

Approved subject to the correct description of the use being stated on the application form.

21/0387 Amendment to Subdivision, Rey Hill (Block 78913B Parcel 44) **Sancia Price**

Approved

21/0389 Relocation of Water Plant Refilling Station and Extension to Building (1 Dwelling House), Spring Path (Block 28310B Parcel 296) **Samuel Richardson**

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 Health Officer of the Environmental Health Unit within the Department of Health Protection and completed to 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 Principal Environmental Officer within the Department of Health Protection;
- iii. All surface and wastewater shall be treated and contained on site; and
- iv. The disposal of all waste water must at all times be operated and maintained to the satisfaction of the Principal Environmental Health Officer of the Environmental Health Unit within the Department of Health Protection.

21/0422 Generator House, North Hill (Block 48613B Parcel 297) **Kelva Richardson-Lindo**

Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection;
- ii. the generator house to be setback a minimum distance of 10 feet from the side boundary; and
- iii. the Department to verification of setback distance of the area proposed for the generator house to the boundary.

21/0424 Dwelling House, Island Harbour (Block 89418B Parcel 293) **Simon & Janette**

Harrigan

Deferred for:

- i. the description of the use to be stated correctly on the application form;
- ii. the parking bays to be drawn to standard, 8 feet by 18 feet; and
- iii. the traffic circulation pattern to be shown on the site plan.

21/0428 Apartments (2 Units), Island Harbour (Block 89318B Parcel 413) **Teisharn Harrigan**

Approved

21/0435 Change of Use from Villa Development to Medical School, West End (Block 17810B parcel 58) **Caribbean Medical Education Consulting Group**

Approved with the following conditions:

- i. Permission shall be granted for a period of five (5) years effective from 13 January 2022-12 January 2027. Upon expiration of planning permission, the use of the land for the Medical School shall be discontinued unless otherwise agreed upon in writing with the Land Development Control Committee; 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.

21/0433 Well, Blowing Point (Block 38410B 394) **Lyle & Cara Connor**

Approved with the following conditions:

- i. The well must be cleared of all dirt and debris from around the casing where it reaches the surface, and a concrete plug eighteen inches square must be cased around it extending down to a depth of three (3) feet below the surface;
- ii. The well must be operated in compliance with all requirements and directives, including possible stop orders that may be implemented by the Permanent Secretary within the Ministry of Infrastructure, Communication, Utilities and Housing; and
- iii. The well must be tested annually at the developer's expense by the Water Lab within the Department of Health Protection to ensure that there are no significant negative changes to the salinity, total dissolved solids, conductivity, pH or bacterial content. This must be done in accordance with the requirements of and to the satisfaction of the Permanent Secretary within the Ministry of Infrastructure.

21/0441 Change of Use from Dwelling House to Café, West End (Block 17910B Parcel 312) **The Mill House Café**

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 disposal of all wastewater must at all times be operated and maintained to the satisfaction of the Principal Environmental Health Officer of the Environmental Health Unit within the Department of Health Protection; and
- iii. 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 Principal Environmental Health Officer of the Environmental Health Unit within the Department of Health Protection.

21/0453 Resort Development, Shoal Bay (Block 59018B Parcel 13) **Ani AXA Ltd.**

Approved subject to the building being setback a minimum distance of fifty (50) feet from the line of permanent vegetation.

This application will be Approved with the following conditions:

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.

PLANNING APPLICATIONS RECEIVED SINCE 03 December 2021

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.

21/0455 Apartment, South Hill (Block 38411B Parcel 227) **Patricia Cote**

Approved subject to:

- i. the correct ownership being stated on the application form;
- ii. the number of units being stated on the application form; and
- iii. the scales being stated on the floor plan.

21/0456 Subdivision, Rendezvous (Block 28210B Parcel 33) **Conrad Walton Fleming**
Deferred for discussion with the agent regarding the proposed width of the right-of-way.

21/0457 Duplex, North Side (Block 58916B Parcel 341) **Maxwell Collins**

Approved

21/0458 Dwelling House, Cedar Village (Block 58716B Parcel 416) **Cordell Richardson**
Approved subject to the correct parcel being shown on the application form and site plan.

21/0459 Apartments (2 Units), Shoal Bay (Block 89117B Parcel 579) **Joy Williams**

Approved subject to:

- i. certificate B of the application form being completed; and
- ii. the dimensions on the site plan being legible.

21/0460 Bungalows (2), South Hill (Block 38611B Parcel 271) **Jacqueline Grimal-Ebner**

Approved subject to:

- i. section 6 of the application form being completed;
- ii. the correct scale being stated on the site plan;
- iii. the porch being labeled on the floor plan; and
- iv. drawings being submitted for the pools shown on the site plan.

21/0461 Subdivision, Deep Waters (Block 69116B Parcel 103) **Riorita Warner-Browne & Craig Browne**

Approved

21/0462 Restaurant, Meades Bay (Block 18011B Parcel 34) **Ricardo Richardson**

Deferred for:

- i. the correct village name to be stated on the application form;
- ii. consultation with the Department of Natural Resources (Fisheries and Environmental Units) and the Environmental Health Unit within the Department of Health Protection;
- iii. discussion with the agent regarding the design of the proposed restaurant; and
- iv. the means of sewerage disposal being sewage package treatment plant and stated on the application form.

21/0463 Extension to Dwelling House, Blowing Point (Block 38410B Parcel 214) **Silvernie Gumbs**

Approved subject to the full side elevation being submitted.

22/0001 Bar & Decking, Sandy Ground (Block 08412B Parcel 181) **High Spirits Limited**

Deferred for:

- i. consultation with the Department of Natural Resources (Fisheries and Environment Unit), Environmental Unit within the Department of Health protection, Ministry of Tourism, the Department of Tourism and the Economic Planning Unit within the Ministry of Finance;
- ii. the correct ownership to be stated on the application form;
- iii. the estimated cost of works to be correctly stated on the application form;
- iv. section 3 of the application form to be properly completed, stating all the materials proposed to be used;
- v. a proper site plan to be submitted showing stated setback distances from all existing structures on the parcel;
- vi. a designated parking lot to be shown on the site plan, the minimum required amount to be determined based on submission of a proper floor plan;
- vii. the proposed bar to be setback a minimum distance of 40 feet from the line of permanent vegetation;
- viii. proper elevation drawings to be submitted; and
- ix. proper floor plans to be submitted for the bar and deck and the bathroom facilities.

22/0002 Dwelling House, East End (Block 89315B Parcel 70) **Lashawn Ruan-Hodge**

Approved subject to the west elevation being drawn to correspond with the floor plan.

22/0003 Dwelling House, Cauls Pond (Block 69116B Parcel 103) **Riorita Warner-Browne**

Approved subject to the west elevation being drawn to correspond with the floor plan.

22/0004 Dwelling House, Black Garden (Block 58716B Parcel 392) **Russell Alexander Mitchell**

Approved subject to:

- i. the description of the use being stated on the application form; and
- ii. section 6 of the application form being completed;
- iii. the correct scale being stated on the first floor plan;

- iv. the setback distance from the septic tank to the boundary being a minimum distance of 6 feet and stated on the site plan.

22/0005 Subdivision, North Side (Block 58816B Parcel 598) **Connie Coretta Brooks**

Approved

22/0006 Dwelling House, Island Harbour (Block 99419 B Parcel 173) **Mary P. O’Hanlon and Raoul Rodriguez**

Approved Under Delegated Authority on 13 January 2022.

22/0007 Duplex, Old Ta (Block 48713B Parcel 75) **Keshre Perrotte and Carlyn Perrotte-Carty**

Deferred for;

- i. a minimum of three (3) parking bays being shown on the site plan; and
- ii. consultation with the Quality Assurance Officer, Clayton J. Lloyd International airport.

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Vincent Proctor
Secretary

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Dr. Aidan Harrigan
Chair