

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES FOR THE MEETING HELD ON
17 JUNE 2021**

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.

14/0079 Storage Tank, Corito (Block 38812B Parcel 87) **Delta Petroleum (Anguilla Ltd)**

Approved with the following conditions:

- i. The installation of the storage tanks shall be carried out in accordance with the approved specifications and shall be completed to the satisfaction of the Fire Chief of the Anguilla Fire and Rescue Services; and
- ii. The Oil Spill Response and Spill Prevention Plan and Emergency Response Plan must be implemented as a means of mitigation in the event of an emergency at the Delta Petroleum Anguilla Ltd. Fuel Depot Facility.

21/0062 Electronic Sign Board, Long Bay (Block 28111B Parcel 142) **Hi-Tek Signs & Designs**

Approved subject to the site plan being amended to show the signpost being setback a minimum distance of 200 feet from the road intersection.

This Application will be approved with the following conditions:

- i. The Department of Infrastructure shall be notified at least 48 hrs. prior to the date and time on which it is proposed to erect the advertisement. Where 48 hrs. would fall on a Saturday, Sunday or public holiday, the notification should be on the preceding working day;
- ii. The advertisement sign must be placed a minimum distance of 200 feet from the road intersection; and
- iii. The advertisement must be placed a minimum distance of 10 feet from the edge of the road or 16 feet from the centre of the road, whichever is the greater; and
- iv. The siting, construction and maintenance of the advertisement shall be in accordance with the requirements and to the satisfaction of the Chief Engineer within the Department of Infrastructure and the Director of the Department of Disaster Management.

21/0102 Food Van, South Hill (Block 28411B Parcel 155) **Israel Villegas**

Approved with the following condition:

- i. Permission is granted for a period of three (3) years effective from 17 June 2021-16 June 2024. Upon expiration of planning permission, the use of the land for the erection of the

Food Van shall be discontinued unless otherwise agreed upon in writing with the Land Development Control Committee; and

- 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 Health Officer within the Department of Health Protection.

21/0125 Addition to Church (Door entry covering and storage room), North Valley (Block 58715B Parcel 132) **Apostolic Faith Church**

Deferred for:

- i. the plan to be accurately drawn to reflect the true footprint of the two existing buildings with stated setback distances from the public road;
- ii. the existing boundary wall to be shown on the site plan; and
- iii. the proposed door entry covering to be shown a minimum distance of eight (8) feet from the existing wall.

21/0149 Fish Depot, The Valley (Block 48814B Parcel 93) **Aubrey Smith**

Refused for the following reasons:

- i. The proposal to extend the People's Market building for use as a Fish Depot would prejudice Government's plans for renovation and redevelopment of the market; and
- ii. The area around the People market forms part of a wider development plan for road development along the Landsome road and Carter Rey Boulevard junction. The latter is currently in the implementation stage and would injuriously affect the Government of Anguilla road development plans. Therefore, to grant permission for a piecemeal extension to the Peoples Market at this time would prejudice Governments future development plans for the wider area.

21/0170 Apartments (4 Units), Blowing Point (Block 28309B Parcel 185) **George Romney**

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.

21/0175 Workshop, Corito (Block 38812B Parcel 131 Part of) **Brian Richardson**

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.

21/0176 Dwelling House (Outline), West End (Block 17609B Parcel 38) **Ryan Weinstein**

Deferred for discussion with the agent regarding the 40 feet minimum setback distance from the proposed development to the cliff's edge to be maintained.

21/0177 Bar, Island Harbour (Block 99419B Parcel 143) **Sonia Richardson & Don Bethel**

Deferred for a site visit by the Land Development Control Committee.

21/0182 Subdivision, Spring Path (Block 28310B Parcel 354) **Tamsyn Kayana Wilkinson and Ray Errol Johnson**

Approved

21/0183 Dwelling House and Apartment Unit (1), Little Harbour (Block 38712B Parcel 588) **Stephan Burnette**

Approved

21/0188 Solar PV Farm, Rendezvous Bay (Block 28010B Parcels 16 and 97, Block 28009B Parcel 31) **All Energy Solar Inc. (Resorts and Residences by Cuisinart)**

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.

21/0190 Car Showroom, Long Path (Block 69114B parcel 164) **René Harrigan and Ian Ingram**

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.

PLANNING APPLICATIONS RECEIVED SINCE 26 May 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.

21/0189 Dwelling House, Cauls Pond (Block 69014B Parcel 345) **Shem & Renee Wills**

Approved subject to:

- i. the date of certification being stated on the application form;
- ii. the site plan being drawn to scale;
- iii. the septic tank being shown on the site plan with a minimum distance of 6 feet from the boundary; and
- iv. the west elevation being drawn to correspond with the ground floor plan and the north elevation being drawn to correspond with the second floor plan.

21/0191 Mobile Food Trailer, The Valley (Block 48814B Parcel 281) **Andrie Connor**

Deferred for:

- i. consultation with the within the Department of Natural Resources; and
- ii. certificate of ownership to be correctly completed.

21/0192 Subdivision, South Hill (Block 38511B Parcel 86) **Cavel V. T Illidge**
Approved

21/0193 Was Tabled at Meeting of 27 May 2021.

21/0194 Subdivision, The Farrington (Block 79114B Parcel 32) **Cheryl P Elliott**
Approved

21/0195 Subdivision, Caus Bottom (Block 69015B Parcel 262) **Roger Macarthur Pemberton**
Approved

21/0196 Villas (14), Corito (Block 38812B Parcel 99) **Coralita Suites & Villas**
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.

21/0197 Bar & Grill, George Hill (Block 38612B Parcel 52) **Rosalia Richardson**
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 Principal Environmental Health Officer within the Department of Health Protection; and
- ii. Permission shall be granted for a period of two (2) years effective from 17 June 2021-16 June 2023. Upon expiration of planning permission, the use of the land for the Bar and Grill shall be discontinued unless otherwise agreed upon in writing with the Land Development Control Committee.

21/0198 Second Floor Extension to FBO Building, Wallblake (Block 38813B Parcels 190 & 192) **Lloyds Aviation**

Deferred for:

- i. consultation with the Anguilla Air and Sea the Port Authority and Economic Planning;
- ii. the south elevation to correspond with the floor plan; and
- iii. the north elevation to be correctly labeled.

21/0199 **CANCELLED**

21/0200 Restaurant, West End (Block 17709B Parcel 255) **Troy Richardson & Judy Hughes**
Deferred for a site visit by the Land Development Control Committee.

21/0201 Dwelling House, Sachasses (Block 58716B Parcel 382) **Tesia Francis**
Approved

21/0202 Dwelling House, West End (Block 18011B Parcel 242) **Delvina Carty**

Deferred for:

- i. the building to be setback a minimum distance of 12 feet from the boundary; and
- ii. certificate B to be correctly completed.

21/0203 Dwelling House, Cauls Bottom (Block 69014B Parcel 353) **Subrina Fraser**

Approved subject to:

- i. the right-of-way being shown on the site plan;
- ii. the septic tank being shown on the site plan with a minimum setback distance of 6 feet from the boundary; and
- iii. the correct scale being shown on the floor plan.

21/0204 Dwelling House, Blowing Point (Block 38410B Parcel 232) **Nahlyea Anthony**

Approved subject to the correct scale being stated on the site plan.

21/0205 Duplex, South Hill (Block 38511B Parcel 106) **Jaleel Scarbrough**

Approved subject to:

- i. the back elevation corresponding with the basement plan; and
- ii. certificate B to be completed and the correct ownership to be stated on the application form.

21/0206 Subdivision, South Hill (Block 38511B Parcel 299) **Vincent K. Carty**

Deferred for registered access from the parcel to the public road to be provided.

21/0207 Subdivision, Tackling (Block 58716B Parcel 186) **Roland Webster**

Approved subject to turn-around points being placed on the rights-of-way shown on the subdivision scheme.

21/0208 Duplex, South Hill (Block 38511B Parcel 307) **Jocelyn Carty**

Approved subject to:

- i. the description of the use being correctly stated on the application form; and
- ii. the correct village name being stated on the application form.

21/0209 Dwelling House, South Hill (Block 38512B Parcel 364) **Ricky & Muriska Richardson**

Approved subject to:

- i. certificate B of the application form being correctly completed;
- ii. the setback distance of the building to the road being stated on the site plan; and
- iii. the north elevation being drawn to correspond with the second floor plan.

21/0210 Dwelling House, Blowing Point (Block 38410B Parcel 185) **Abeni Mussington**

Approved Under Delegated Authority on 16 June 2021.

21/0211 Subdivision, North Hill (Block 08413B Parcel 140) **David Carty**

Deferred for:

- i. consultation with the Department of Lands and Surveys;
- ii. the parcel and proposed rights-of-way to be flagged on the site; and

iii. a site visit by the Land Development Control Committee.

21/0212 Subdivision, Caus Bottom (Block 68915B Parcel 92) **Omen Vivian Richardson**
Approved

21/0213 Advertisement, West End (Block 17910B Parcel 211) **Alwyn Allison Primary School**
Approved with the following conditions:

- i. The siting, construction and maintenance of the advertisement sign shall be in accordance with the requirements and to the satisfaction of the Chief Engineer within the Department of Infrastructure and the Director of the Department of Disaster Management;
- ii. The advertisement sign must be placed a minimum distance of 10 feet from the edge of the road or 16 feet from the centre of the road, whichever is the greater; and
- iii. in the event of storm or hurricane type conditions, the sign must be dismantled and removed to eliminate the possibility of becoming airborne and causing damage to neighbouring properties.

21/0214 Apartments (4 Units), the Quarter (Block 68914B Parcel 197) **Tyrone and Therese Hughes**
Approved

21/0215 Office, Water Swamp (Block 38612B Parcel 511) **Hallmark of Quality**
Approved Under Delegated Authority on 16 June 2021.

21/0216 Duplex, Spring Path (Block 28211B Parcel 421) **Rodford Connor**
Approved

21/0217 Dwelling House, Sandy Ground (Block 08413B Parcel 10) **Mellissia Smith**
Approved subject to the setback distance of the septic tank to the boundary being a minimum distance of 6 feet and stated on the site plan.

21/0218 Dwelling House, Bad Cox (Block 69016 B Parcel 146) **Roger Lewis**
Approved Under Delegated Authority on 16 June 2021.

21/0219-226 Will Be Tabled at Next Meeting.

21/0227 Geological Garden, Captains Ridge (Block 99519B Parcel 105) **Dubishana Limited/ Max Levitte**

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.

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Vincent Proctor
Secretary

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Bancroft Battick
Chair (Ag)