

**LAND DEVELOPMENT CONTROL COMMITTEE  
MINUTES OF THE MEETING HELD ON  
14 December 2021**

***OUTSTANDING APPLICATIONS***

21/0320 Amendment to Subdivision, West End (Block 28010B Parcel 112) **Clint Lake**  
***Approved Under Delegated Authority on 01 December 2021.***

21/0342 Service Station, Lockrum (Block 38510B Parcel 224) **Michael & Lindon Connor**  
***Deferred*** for consultation with MICUH, Anguilla Fire and Rescue Services and the Department of Disaster Management.

21/0343 Dwelling House, Island Harbour (Block 89318B Parcel 234) **James Reid**  
***Approved*** subject to certificate B of the application form being completed.

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

***Deferred*** for:

- i. the density to be reduced to a maximum of five (5) units;
- ii. a minimum of twenty-two (22) parking bays to be shown on the site plan; and
- iii. the Department of Lands and Surveys to present its findings of the survey carried out on the property.

21/0378 Dog Training Facility, The Quarter (Block 69014B Parcel 262) **Jammar Ruan**  
***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. All operations in connection with the proposed development shall be carried out in accordance with specifications approved by the Chief Veterinary Officer within the Department of Natural Resources (Agricultural Unit) and completed to her satisfaction prior to the occupation of the building erected on the land in accordance with the terms of this application; and
- iii. A designated area within the site must be secured with a boundary enclosure to secure the animals and shall be carried out in accordance with specifications approved by the Chief Veterinary Officer within the Department of Natural Resources (Agricultural Unit) and completed to her satisfaction prior to the occupation of the building erected on the land in accordance with the terms of this application.

21/0383 Subdivision, Old Towers (Block 48613B Parcel 257) **Watson Hodge**  
***Approved***

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

**Deferred** for:

- i. the description of the proposed use to be correctly stated on the application form;
- ii. the shape of the building shown on the site plan to be drawn to correspond with the floor plan; and
- iii. the existing well on the parcel to be shown on the site plan with stated setback distances from the boundaries and the existing septic tanks.

21/0409 Subdivision, Rey Hill (Block 78913B Parcel 320) **Marjorie Horsford**

**Approved** with the following condition:

Lot 1 must be amalgamated to parcel 69 of Block 78913B and a restrictive covenant shall be entered on the Land Register due to the parcel size not meeting the minimum requirements for development.

### ***PLANNING APPLICATIONS RECEIVED SINCE 11 November 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.

21/0417 Duplex, North Hill (Block 08513B Parcel 252) **Charo Richardson**

**Approved Under Delegated Authority on 07 December 2021.**

21/0419 Duplex, South Hill (Block 99315B Parcel 243) **James Pryor & Francine Goudet**

**Approved Under Delegated Authority on 07 December 2021.**

21/0420 Extension/Apartment, Rock Farm (Block 48714B Parcel 776) **Moreland Payne**

**Approved Under Delegated Authority on 07 December 2021.**

21/0421 Subdivision, South Hill (Block 38512B Parcel 97) **Dr Lowell Hughes**

**Approved** subject to Lot 1 being splayed.

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; and
- ii. the generator house to be setback a minimum distance of 10 feet from the side boundary.

21/0423 Bar & Grill, George Hill (Block 48713B Parcel 47) **Dip & Strip**

**Approved** subject to certificate B of the application form being completed.

**This application will be Approved with the following conditions:**

- i. Permission shall be granted for a period of five (5) years effective from 14 December 2021-13 December 2026. Upon expiration of planning permission, the use of the land for this development shall be discontinued unless otherwise agreed upon in writing with the Land Development Control Committee;
- ii. 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;
- iii. 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
- iv. 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.

21/0424 Apartment, Island Harbour (Block 89418B Parcel 293) **Simon & Janette Harrigan**  
**Deferred** for:

- i. the number of existing units on the parcel to be stated on the application form or site plan; and
- ii. all dimensions to be correctly stated on the site plan.

21/0425 Dwelling House, South Hill (Block 28311B Parcel 421) **April Gumbs**  
**Approved**

21/0426 Apartments, North Side (Block 58116B Parcel 405) **Rosalie Greer-Wade**  
**Approved** subject to the description of the use being correctly stated on the application form.

21/0427 Dwelling House, Cauls Bottom (Block 69015B Parcel 116) **Jamel Hodge**  
**Approved** subject to the steps being shown on the floor plans and elevation drawings.

21/0428 Apartments, Island Harbour (Block 89318B Parcel 413) **Teisharn Harrigan**  
**Deferred** for the number of units in each existing building to be stated on the site plan or on the application form.

21/0429 Subdivision, The Forest (Block 38612B Parcel 490) **Clavis Carter**  
**Approved** subject to the road being redesigned to show a proper engineering curve(s).

21/0430 Dwelling House, North Hill (Block 08513B Parcel 137) **Darnell Perkins**  
**Approved** subject to certificate B of the application form being completed.

21/0431 Dwelling House & Duplex, Cauls Pond (Block 69014B Parcel 320) **Keyen Lewis**  
**Approved** subject to the description of the use being stated correctly on the application form.

21/0432 Villa, Island Harbour (Block 89319B Parcel 66) **Leanne Gaye Rees**

***Approved Under Delegated Authority on 06 December 2021.***

21/0433 Well, Blowing Point (Block 38410B Parcel 394) **Lyle & Cara Connor**  
***Deferred*** for consultation with the Environmental Health Unit within the Department of Health Protection.

21/0434 Dwelling House, Long Ground (Block 58716B Parcel 335) **Negdra Robin**  
***Approved*** subject to the correct village name being stated on the application form.

21/0435 Change of Use/Medical School, Barnes Bay (Block 17810B Parcel 58) **Caribbean Medical Education Consulting Group**

***Deferred*** for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection, the Ministry of Education, the Department of Tourism and the Ministry of Tourism and the Economic Planning Unit within the Ministry of Finance; and
- ii. a project description outlining the details of the operation of the medical school to include but not limited to information on:
  - a) use of cadavers and means of disposal; and
  - b) means of disposal of waste material.

21/0436 Dwelling House, Sachasses (Block 48714B Parcel 549) **Kenvis Gumbs**  
***Approved Under Delegated Authority on 10 December 2021.***

21/0437 Dwelling House, West End (Block 17609B Parcel 27) **Greg Moss**  
***Deferred*** for:

- i. the building to be setback a minimum distance of 16 feet from the back boundary; and
- ii. the septic tank to be shown on the site plan with a minimum of 6 feet setback distance from the boundary.

21/0438 Dwelling House, Stoney Ground (Block 58915B Parcel 235) **Wayne Hughes**  
***Approved***

21/0439 Dwelling House, Cauls Pond (Block 69114B Parcel 214) **John Campo**  
***Approved***

21/0440 Duplex, Welches (Block 89217B Parcel 432) **Daniel Proctor**  
***Approved*** subject to the certificate of ownership being completed on the application form.

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

***Deferred*** for:

- i. the description of the use to be stated correctly on the application form;
- ii. consultation with the Environmental Health Unit within the Department of Health Protection; and
- iii. dimensions to be stated on the floor plan.

21/0442 Duplex, Black Garden (Block 58716B Parcel 420) **Michele Carty**

**Approved** subject to:

- i. certificate B of the application form being completed;
- ii. the pool and deck being setback a minimum distance of 10 feet from the side boundary;
- iii. the building being setback a minimum distance of 16 feet from the back boundary;
- iv. all elevation drawings being correctly labeled; and
- v. all windows being shown on the back elevation drawings.

21/0443 Subdivision, North Side (Block 58815B Parcel 220) **Sharine Patricia Gumbs**

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

21/0444 Subdivision, Brimigen (Block 58917B Parcel 156) **Sharine P. Gumbs**

**Approved**

21/0445 Villa Extension, Island Harbour (Block 89319B Parcel 102) **Deluca Salvatorie**

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

21/0446 Studio Unit, Shoal Bay (Block 59018B Parcel 50) **Jean Pierre Pichon**

**Approved Under Delegated Authority on 14 December 2021.**

21/0447 Dwelling House, Blowing Point (Block 28309B Parcel 132) **Oshea & Valerie Johnson**

**Approved** subject to:

- i. the west elevation being drawn to reflect the first floor plan; and
- ii. all staircases being drawn correctly on the floor plans.

21/0448 Extension to Dwelling House (Bedroom and Storage), Blowing Point (Block 38410B Parcel 214) **Silvernie Gumbs**

**Approved** subject to:

- i. the correct ownership being stated on the application form; and
- ii. the setback distance of the building to the road being a minimum distance of 16 feet and stated on the site plan.

21/0449 Duplex, North Valley (Block 58715B Parcel 102) **Everton Hull**

**Approved** subject to:

- i. the site plan being drawn to scale;
- ii. the front and right elevations being drawn to correlate with the floor plans; and
- iii. all steps being shown on the site plan.

21/0450 Application Number Canceled Due to Registration Error.

21/0451 Subdivision, Rey Hill (Block 78813B Parcel 79 and 156) **Basil Gumbs**

**Approved** subject to the labeling of lot and parcel numbers being correctly stated on the subdivision scheme.

21/0452 Dwelling House, Rey Hill (Block 78913B Parcel 37) **Bevis Richardson**

*Approved*

21/0453 Resort Development, Shoal Bay (Block 59018B Parcel 13) **Ultramarine Holding Ltd.**  
*Deferred* for consultation with Economic Planning, the Department of Lands and Surveys, and  
the Department of Natural Resources (Fisheries Unit and Environment Unit).

21/0454 Apartments (3 Bedrooms and 2 bedroom Units) True Eyes (Block 58915B Parcel 298)  
**Arlington and Shermiah Webster**  
*Approved*

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*Sharon Roberts-Hodge*  
Secretary (Ag)

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*Dr. Aidan Harrigan*  
Chair