

**LAND DEVELOPMENT CONTROL COMMITTEE  
MINUTES FOR THE MEETING HELD ON  
07 MAY 2020**

***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.*

07/0733 Amendment to Subdivision, Stoney Ground (Block 69015B Parcel 283) **Decia Hodge**  
**Approved** on 24 April under Delegated Authority.

15/0018 Amendment to Duplex, West End (Block 17809B Parcel 283) **Gershwin & Shelly-Ann Richardson**  
**Approved**

19/0099 Office Space & Apartments (5 Units), Blowing Point (Block 28409B Parcel 32) **James Richardson**  
**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.

19/0317 Guest House (6 bedrooms), Water Swamp (Block 48613B Parcel 416) **Zakaria Zeiad Mohammad**  
**Approved** with the following condition:

- 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; and
- ii. The proposed development shall not be constructed closer than 10 feet from the existing paved road.

20/0035 Dwelling House, Little Harbour (Block 38712B Parcel 28, 40) **Lanston Connor**  
**Approved** subject to parcels 28 and 40 being amalgamated.

20/0066 Dwelling House, Sea Feathers (Block 99315B Parcel 306) **Edith Carvalho**  
**Approved**

20/0093 Ferry Terminal Facility, Generator House and Retaining wall, Blowing Point (Block 28409B and 38409B Parcels 4, 6, 8, 26, 29, 31, 35, 36, 37, 38, 39, 54 and 59. **Government of Anguilla.**

**Deferred** for:

- i. the block and parcel numbers to be correctly stated on the application form;
- ii. discussion with the agent regarding the reallocation of the tour bus parking area to avoid manoeuvring onto the main road;
- iii. provision of a separate quarantine facility (clinical room) to be shown on the floor plan;
- iv. a traffic circulation plan to be submitted;
- v. pedestrian crossing from sidewalk to taxi gazebo to be shown on the site plan.
- vi. the sidewalk to be continued west along road to the entry guard hut with pedestrian crossing on main road to entry guard hut to be shown on side plan.
- vii. a disabled access in sidewalk (drop walk, tactile paving, colored area) at crossing locations to be shown on the site plan;
- viii. gated vehicular access for emergency and maintenance services west and east of building and to access the wharf to be shown on the site plan;
- ix. the drop off area, and the position of the through traffic lane to be provided;
- x. location of the pickup and drop off points for both private vehicles and taxis to be should be demarcated on the site plan;
- xi. the public road to be discontinued in order to meet the minimum required set-back distance between the building and new boundary line. The discontinuance must be Gazetted in line with requirements of section 22 of the Anguilla Roads Act;
- xii. discussion with the Department of Lands and Surveys regarding amalgamation of all the parcels;
- xiii. discussion with the Director of Lands and Surveys regarding the public access to the beach;
- xiv. discussion with the Chief Engineer regarding possible plans for relocation of the Cul-De-Sac right-of-way;
- xv. a raised covered pedestrian crossing to be shown over the drop-off area;
- xvi. the proposed use of Parcel 59 to be stated on the site plan;
- xvii. provision to be made and shown on the floor plan for a service lift or elevator and a central internal staircase catering for access to the future second floor; and
- xviii. a drainage plan to be submitted showing provisions made for:
  - a. surface and sub-surface drainage; and
  - b. location of grease traps showing connection into drainage scheme so as to minimize runoff of oil pollutants into the marine environment.

### ***PLANNING APPLICATIONS RECEIVED SINCE 05 March 2020***

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20/0067 Guest House, Lockrum (Block 38611B Parcel 358) **Villa Turquaz**

**Approved** subject to:

- i. the correct parcel number being stated on the application form;
- ii. the true shape of the parcel being shown on the site plan;
- iii. all roads being shown on the site plan;
- iv. the coastline being shown on the site plan; and
- v. the setback distance of the building to the coastline being stated on the site plan.

20/0068 Subdivision, Little Harbour (Block 38611B Parcel 71) **AXA Development Company**  
**Approved** on 25 March 2020 under Delegated Authority

20/0069 Subdivision, Little Harbour (Block 38611B Parcel 90) **Carol Hauser**  
**Approved** on 25 March 2020 under Delegated Authority

20/0070 Subdivision, Island Harbour (Block 89318B Parcel 78) **Carol Harrigan**  
**Deferred** for registered access from the parcel to the main road.

20/0071 Dwelling House, The Quarter (Block 78913B Parcel 106) **Gilford Gumbs**  
**Approved** subject to:

- i. Certificate A being signed;
- ii. all elevations being labeled correctly; and
- iii. the distance between the existing and proposed buildings being a minimum of twenty-two (22) feet instead of seventeen (17) feet.

20/0072 Was Tabled at Meeting of 12 March 2020.

20/0073 **Approved** on 20 March 2020 under Delegated Authority.

20/0074 Apartments, 3 Units, Island Harbour (Block 89319B Parcel 153) **Kent Webster**  
**Approved** on 30 April 2020 with condition under Delegated Authority.

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.

20/0075 **Approved** on 23 March 2020 under Delegated Authority.

20/0076 **Approved** on 23 March 2020 under Delegated Authority.

20/0077 Change of Use from Duplex to Apartments (4 Units), Welches (Block 89217B Parcel 77) **Othlyn Vanterpool**

**Approved** with the following conditions:

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.

20/0078 Grant of Easement, The Quarter (Block 68914B Parcels 96, 97, 98, 99, 103) **Sueland V. Hodge**

*Deferred* for discussion with the agent regarding the right-of-way being increased to a minimum width of 20 feet.

20/0079 Dwelling House, Black Garden (Block 58716B Parcel 263) **Winston Petty**  
*Approved* on 07 May 2020 under Delegated Authority.

20/0080 Subdivision, Tackling (Block 58916B Parcel 80) **Claudius & Justus Connor**  
*Approved*

20/0081 Dwelling House, Little Harbour (Block 38712B Parcel 343) **Marynell Norman-Connor**

*Approved* subject to:

- i. the date of certification being stated on the application form;
- ii. the correct parcel being demarcated on the location map; and
- iii. the north and east elevations being drawn to correspond with the floor plan.

20/0082 Dwelling House, Sandy Hill (Block 99315B Parcel 290) **Alston & Jeanette Duncan-Gumbs**  
*Approved* on 06 May 2020 under Delegated Authority.

20/0083 Subdivision, Shoal Bay (Block 59018B Parcels 162, 163 and 164) **Eastern Harrigan**  
*Deferred* for discussion with the agent regarding the building shown on the subdivision plan that is straddling Parcel 162.

20/0084 Subdivision, North Hill (Block 08513B Block Parcel 489) **Sinclair Buchanan**  
*Approved* subject to the 18 feet wide right-of-way being increased to a minimum width of 20 feet.

20/0085 Tennis Court, Sport Shop, Lounge & Storage (Block 17910B Parcel 2) **Sea Grape Resort**

*Deferred* for;

- i. consultation with the Department of Natural Recourses, the Department of the Environment and the Economic Planning Unit;
- ii. the correct scale to be stated on the site plan; and
- iii. all the steps to be shown on the site plan.

20/0086 Subdivision, Cauls Pond (Block 69014B Parcel 286) **Charles Richard Garfield Adams**

*Approved* on 07 May 2020 under Delegated Authority.

20/0087 Subdivision, Cauls Pond (Block 69115B Parcel 46) **Nathaniel Hodge**  
*Approved*

20/0088 Dwelling House, Sachasses (Block 48714B Parcel 753) **Mariscia Roache-Grant**  
*Approved* on 30 April 2020 under Delegated Authority.

20/0089 Dwelling House and Two (2) Apartment Units, (Block 38512B Parcel 219) **Hurbert Stoddard**

**Approved** on 07 May 2020 under Delegated Authority.

20/0090 Dwelling House, South Hill (Block 38612B Parcel 367) **Daviel Isles**

**Approved** subject to the setback distance of the septic tank to the boundary being legible and setback a minimum distance of six (6) feet.

20/0091 Dwelling House, Cauls Pond (Block 69016B Parcel 189) **Shauntol Lake**

**Approved**

20/0092 Pool Room, Bar and Entertainment Center, The Keys (Block 8931B Parcel 321) **Clarita Brooks**

**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 Principal Environmental Health 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; 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 Director of Health Protection within the Department of Health Protection.

20/0093 Was Tabled at Meeting of 12 April 2020.

20/0094 Apartment Units (6), Stoney Ground (Block 58915B Parcel 232) **David Bryan**

**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.

20/0095 Subdivision, Island Harbour (Block 89418B Parcel 147) **Dianna Richardson**

**Approved** with the following condition:

Lot 2 must be amalgamated to Parcels 126 and 186 of Block 89418B.

20/0096 Subdivision, South Hill (Block 38411B Parcel 155) **Kimada Enterprises Limited**

**Deferred** for:

- i. the description of the use to be stated correctly on the application form; and
- ii. discussion with the agent regarding the number of lots to be reduced to enable larger individual lot sizes of a minimum of ¼ acre.

20/0097 Guest House (20 Bedrooms) and Retail Space, The Valley (Block 48814B Parcel 249) **Michel Morton**

*Deferred* for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection, the Ministry of Lands and Planning and the Department of Lands and Surveys;
- ii. a minimum of 68 parking bays to be shown on the site plan;
- iii. the number of bedrooms to be stated on the application form; and
- iv. the plan to be drawn to scale.

20/0098 Subdivision, The Farrington (Block 79113B Parcel 102) **Mitchelle Lake and Janet Lake**

*Deferred* for consultation with the Department of Lands and Surveys.

20/0099 Dwelling House, Water Swamp (Block 38612B Parcel 474) **Jobern and Khera Gumbs**  
*Approved* on 06 May 2020 under Delegated Authority.

20/0100 Duplex, Little Harbour (Block 38712B Parcel 537) **Benjamin and Alma Franklyn**  
*Approved*

20/0101-0104 Will Be Considered at the Next Meeting.

20/0105 Addition to Hospital Laboratory, Pope Hill (Block 58814B Parcel 61) **Health Authority of Anguilla**

*Deferred* for consultation with the Health Planner, the Ministry of Health, and the Anguilla Fire and Rescue Service.

20/0106 Generator House, Sile Bay (Block 99516B Parcel 129) **Clare Gross**

*Deferred* for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection;
- ii. a site visit by the Land Development Control Committee; and
- iii. the development to be setback a minimum distance of 10 feet from the side boundary and 16 feet from the back boundary.

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Vincent Proctor  
*Secretary*

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Bancroft Battick  
*Chair Ag.*