

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES FOR THE MEETING HELD ON
09 JANUARY 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.

14/0133 Amendment to Subdivision, North Side (Block 48714B/Parcel 361) **Christiana Brooks**
Approved

17/0120 Amendment to Church, The Farrington (Block 79013B Parcel 155) **New Testament Church of God**

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. Fire protection equipment shall be installed to the satisfaction of the Chief Fire Officer within the Anguilla Fire & Rescue Service; and
- iii. There shall be no amplified music generated from the church activities between the hours of 9 pm in the evening and 6 am in the morning.

19/0160 Water Park, The Valley (Block 48814B Parcels 27, 100 & 240) **Sean Fitzpatrick**
Deferred for further discussion with the Land Development Control Committee.

19/0251 Store, South Hill (Block 38512B Parcel 76) **Fathy Abshir**

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.

19/0300 Well, Long Bay (Block 18011B Parcel 240) **Lucien Macdonna**

Approved with the following conditions:

- i. The well must be cased and capped off to the satisfaction of the Chief Engineer within the Department of Infrastructure.
- ii. 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;

- iii. 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
- iv. The well must be regularly tested 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.

19/0302 Change of Use from Duplex to Apartment (3 Units), The Quarter (Block 68914B Parcel 210) **Franklin Beras-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.

19/0306 Water Sport Facility and Bar, The Cove (Block 17909B Parcel 28) **Ricardo Richardson - Fun Zone**

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 Director of Health Protection within the Department of Health Protection;
- 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; and
- iii. Fire protection equipment shall be installed to the satisfaction of the Chief Fire Officer within the Anguilla Fire & Rescue Service.

19/0311 Advertisement, West End (Block 17810B Parcel 269) **Vanburn Andy Brookes**

Approved with the following conditions:

- i. Permission shall be granted for a period of one (1) year effective from 09 January 2020 to 08 January 2021. Upon expiration of planning permission, the use of the land for the display of the sign shall be discontinued unless otherwise agreed upon in writing with the Land Development Control Committee;
- ii. 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;
- 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;
- 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; and

- v. Prior to a 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.

19/0312 Advertisement, Airport Road (Block 38813B Parcel 190) **Vanburn Andy Brookes**

Approved with the following conditions:

- i. Permission shall be granted for a period of one (1) year effective from 09 January 2020 to 08 January 2021. Upon expiration of planning permission, the use of the land for the display of the sign shall be discontinued unless otherwise agreed upon in writing with the Land Development Control Committee;
- ii. 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;
- 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;
- 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; and
- v. Prior to a 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.

19/0313 Advertisement, Blowing Point (Block 38409B Parcel 59) **Vanburn Andy Brookes**

Approved with the following conditions:

- i. Permission shall be granted for a period of one (1) year effective from 09 January 2020 to 08 January 2021. Upon expiration of planning permission, the use of the land for the display of the sign shall be discontinued unless otherwise agreed upon in writing with the Land Development Control Committee;
- ii. 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;
- 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;
- 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; and
- v. Prior to a 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.

19/0322 Garage, Workshop and Dwelling House, Cauls Pond (Block 69014B Parcel 96) **Justus Rogers**

Approved subject to a minimum of eleven (11) practical parking bays being shown on the site plan.

19/0330 Crematorium & Dwelling House, North Hill (Block 48613B Parcel 269) **Allister Richardson**

Deferred for:

- i. discussion with the applicant regarding the proposed crematorium;
- ii. consultation with the Ministry of Health, Chief Medical Officer, the Environmental Health Unit within the Department of Health Protection, the Department of Environment and the Department of Disaster Management;
- iii. the parking area to be shown on the site plan;
- iv. the ground floor plan to correspond with the south elevation drawings;
- v. the setback distance from the Crematorium to the boundary to be stated on the site plan; and
- vi. a limited Environmental Impact Assessment to be prepared in line with the terms of reference required by the Land Development Control Committee.

19/0348 Polyclinic, South Hill (Block 28411B Parcels 177 & 234) **Government of Anguilla (Western Polyclinic)**

Approved subject to the generator floor plans and elevation drawings being submitted.

This Application will be Approved with the following conditions:

- i. the building shall not be opened 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. the layout and functioning of the building must be carried out in accordance with specifications approved by the Chief Medical Officer;
- iii. ramps with appropriate incline must be placed at entrance and exit points and done in accordance with specifications approved by the Chief Medical Officer and the Chief Engineer;
- iv. fire protection equipment shall be installed to the satisfaction of the Chief Fire Officer within the Anguilla Fire and Rescue Service;
- v. 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; and
- vi. all matters relating to disposal of solid and liquid waste including the layout and design of the disposal system shall be carried out in accordance with specifications approved by the Principal Environmental Health Officer within the Department of Health Protection and completed to his satisfaction prior to the occupation of the building being erected on the land in accordance with the terms of this permission.

PLANNING APPLICATIONS RECEIVED SINCE 02 December 2019

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.

19/0337 Dwelling House, Old Ta (Block 48613B Parcel 311) **Eltricea Hodge**

Approved subject to:

- i. the right-of-way being shown on the site plan;
- ii. the setback distance of the septic tank to the boundary being a minimum distance of 6 feet and stated on the site plan; and
- iii. the correct shape of the building being reflected on the site plan.

19/0338 Dwelling House, George Hill (Block 48713B Parcel 45) **Tafari Richardson**

Deferred for consultation with the Quality Assurance Officer, Clayton J. Lloyd International Airport.

19/0339 Service Shop and Apartment (1 Unit), Spring Path, Blowing Point (Block 28310B Parcel 321) **Ronnie and Shenee Bryan**

Deferred for:

- i. the correct scale to be stated on the site plan;
- ii. all rooms to be labeled on the floor plan;
- iii. the number of units to be stated on the application form; and
- iv. discussion with the agent regarding the description of the stated use “service shop” to be clarified.

19/0340 Dwelling House, Blowing Point (Block 38712B Parcel 468) **Dannie Romney**

Approved on 09 January 2020 under delegated Authority.

19/0341 Subdivision, Little Harbour (Block 38712B Parcel 335) **Maureen Rey**

Approved subject to the Applicant’s name being correctly stated on the application form.

19/0342 Subdivision, The Quarter (Block 69014B Parcel 276) **Leo Levi Adams & Frederick Adams**

Approved subject to the Applicant’s name being correctly stated on the application form.

19/0343 Subdivision, Shoal Bay (Block 89117B Parcel 519) **Edris Carty**

Approved

19/0344 Apartment, Long Bay (Block 18011B Parcel 255) **Robelto Bryan**

Approved subject to the number of units in the existing building shown on the site plan being stated.

19/0345 Advertisement, Blowing Point (Block 28409B Parcel 8) **The Anguilla Red Cross**

Deferred for:

- i. consultation with The Department of Infrastructure and The Department of Lands & Surveys, the Ministry of Lands; and
- ii. the advertisement sign to be setback a minimum of 10 feet from the edge of the road or 16 feet from the center line, whichever is greater and stated on the site plan.

19/0346 Advertisement, George Hill (Block 38813B Parcel 190) **The Anguilla Red Cross**

Deferred for:

- i. consultation with the Ministry of Infrastructure, the Department of Lands and Surveys; and
- ii. the advertisement sign to be setback a minimum of 10 feet from the edge of the road or 16 feet from the center line, whichever is greater and stated on the site plan.

19/0347 Subdivision, Sandy Ground (Block 08413B Parcel 71) **Valence R Hodge as lawful attorney of Cheryl S Blyden-Watkins**

Approved

19/0348 Went To Meeting of 05 December 2019.

19/0349 Shed, Spring Path (Block 28211B Parcel 412) **Calypso Charters**

Deferred for:

- i. the description of the use to be stated on the application form;
- ii. consultation with the Environmental Health Unit within the Department of Health Protection;
- iii. a short description explaining the type of boat maintenance to be rendered to be submitted; and
- iv. the application to be advertised on one type of public medium by the applicant for a minimum period of two weeks and for an advertisement sign to be placed on the site. The applicant is required to submit to the Land Development Control Committee a copy of the receipt demonstrating that the application is advertised for the minimum period of two weeks and a photograph of the advertisement sign erected on the site.

19/0350 Was Tabled at Meeting of 05 December 2019.

19/0351 Dwelling House, Cauls Bottom (Block 69015B Parcel 359) **Angela Richardson**

Approved subject to all windows being shown on the front elevation drawing.

19/0352 Commercial Building (Water Bottling Facility), The Valley (Block 48814B Parcel 257) **Clement Ruan**

Deferred for:

- i. consultation with the Environmental Health Unit within The Department of Health Protection;
- ii. the new parcel number to be stated on the application form; and
- iii. the parcel as reflected on the site plan to reflect the correct shape of the parcel on the cadastral map.

19/0353 Dwelling House, East End (Block 89316B Parcel 186) **Natasha Bushay**

Approved subject to the elevations being labeled.

19/0354 Dwelling House, South Hill (Block 38512B 280) **Charlesworth & Belinda Lee**

Approved on 09 January 2020 Under Delegated Authority.

19/0355 Commercial Building (3 Offices), The Valley (Block 48814B 199) **Esther & Carrol Brooks**

Deferred for:

- i. consultation with the Department of Lands & Surveys and the Ministry of Lands; and
- ii. discussion with the Agent regarding the submission of lease of crown lands form to be completed and submitted.

19/0356 Dwelling House, Big Bottom (Block 58816B Parcel 493) **Lesroy & Natalie Lake**
Approved subject to the staircase being correctly represented and shown on the ground floor.

19/0357 Boutique, South Hill (Block 38512B Parcel 35) **Josveek Huilgar**

Approved subject to:

- i. the scale being shown on the floor plan; and
- ii. the side elevation drawing being presented.

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.

19/0358 Subdivision, South Hill (Block 28411B Parcel 30) **Dorothea E. Robinson**

Deferred for:

- i. consultation with the Department of Lands & Surveys; and
- ii. the proposed cul-de-sac to be designed with an appropriate turn-a-round point.

19/0359 Dwelling House, Blowing Point (Block 28310B Parcel 204) **Lucette Davis**

Approved

Information Clause:

The setback distance between the existing and proposed building is less than the minimum required setback distance of 22 feet. It is recognized that the back and side boundaries meet the minimum required setback distances, therefore the application was approved exceptionally. However, it should be noted that partitioning of this parcel will not be permitted as it will adversely impact and alter these setback distances thereby making it unacceptable.

20/0001-20/0002 Will Be Tabled At Next Meeting.

20/0003 Private Billiard Gaming Room, Cul-De-Sac (Block 28309B Parcel 70) **Monte Blacksberg**

Approved subject to all roads being shown on the site plan.

This application was brought forward as it was an unauthorized development which had been issued an enforcement notice.

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Vincent Proctor
Secretary

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Merwyn Rogers
Chair