

LAND DEVELOPMENT CONTROL COMMITTEE

MINUTES FOR THE MEETING HELD ON

22 OCTOBER 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.

20/0190 Event Rental Storage, Swing High (Block 38612B Parcel 9) **Tiffany M. Rogers**
Deferred for consultation with the Department of Lands and Surveys, the Ministry of Lands and Planning and MICUH.

20/0196 BBQ Stall, North Hill (Block 08513B Parcel 505) **Bericia Petty**
Approved with the following conditions:

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.

20/0213 Wells (2), Roaches Hill (Block 58715B Parcel 71 & 154) **Aquam Tech**
Approved with the following conditions:

- i. All wells on site must be cased and capped off to the satisfaction of the Chief Engineer within the Department of Infrastructure. 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;
- iii. The well must be regularly tested 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;
- iv. The height of the casing for the abstraction well must be extended by a minimum of two (2) feet; the discharge/rejection well must be extended by a minimum of two (2) feet; and
- v. the discharge/rejection well must be drilled, screened and cased to at least one hundred feet (100') below the top water level of the aquifer, with the screen being the last ten feet (10') below the casing.

This application was approved exceptionally even though the extraction well is less than the required 16 feet setback distance from the main road. Due to the fact that the paved road randomly straddles across parcels 71 and 154 and thereby reduced the buildable space of the parcel, the

development was allowed. Additionally, the site is located at the top of a hill and is impacted by periodic interruptions to the public water supply that serves the existing water bottling facility. For these reasons, the development was permitted.

20/0224 Subdivision, Sea Feathers (Block 99415B Parcel 285) **Wilfred Fleming**
Deferred for registered access to the parcel to be provided.

20/0225 Subdivision, Little Harbour (Block 38611B Parcel 210) **Robert & Bertha Richardson**
Approved on 20 October 2020 Under Delegated Authority.

20/0228 Subdivision, North Side (Block 58715B Parcel 297) **Hudson Gumbs/Seymour Hodge**
Approved on 22 October 2020 Under Delegated Authority.

20/0238 Stage, West End (Block 17809B Parcel 275) **Omari Banks**
Deferred for:

- i. discussion with the agent regarding:
 - a. practicality of the development on the proposed site;
 - b. the purposed use for the stage; and
- ii. details of the proposal to be submitted.

20/0239 Villa, East End (Block 99518B Parcel 55) **Ron Bayer**
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.

20/0244 Garage/Spray Paint Shop, Sandy Hill (Block 89315B Parcel 135) **Simon Alcindor**
Deferred for:

- i. further consultation with the Environmental Health Unit within the Department of Health Protection;
- ii. section 3 of the application form to be completed; and
- iii. the application to be advertised on one type of public medium by the applicant for a minimum period of two weeks. 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.

20/0252 Advertisement Sign, South Hill (Block 38612B Parcel 35) **Patricia Hodge**
Approved with the following conditions:

- i. Permission shall be granted for a period of one (1) year effective from 22 October 2020-21 October 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; 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. 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.

20/0253 Advertisement Sign, Sandy Ground (Block 08412B Parcel 165) **Patricia Hodge**
Deferred for consultation with the Department of Infrastructure and the Department of Lands and Surveys.

PLANNING APPLICATIONS RECEIVED SINCE 25 September 2020

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20/0254 Apartments (2 Units), Blowing Point (Block 38510B Parcel 143) **Desia Goodridge & Albertina Hilliman**
Approved on 19 October 2020 Under Delegated Authority.

20/0255 Was Tabled at the meeting of 01 October 2020.

20/0256 Guest House, West End (Block 17810B Parcel 231) **James G Richardson**
Approved subject to discussion with the agent regarding the description of the use.

20/0257 Extension to Guest House (14), Restaurant, Bar & Houses (2 Units), Sandy Ground (Block 08512B Parcel 109 Lot 1) **James G Richardson**
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 restaurant and bar 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;
- 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;

- iv. The building shall not be utilised until a service lift is installed in the building. It must be constructed and maintained to the satisfaction of the Chief Fire Officer, Anguilla Fire and Rescue Service;
- v. The building shall not be utilised until an alternate means of fire escape is installed in the building; and
- vi. The development must comply with the requirements as set out in the National Fire Protection Association Code 101 and shall be carried out in accordance with specifications approved by the Fire Chief from the Anguilla Fire and Rescue Service and completed to his satisfaction prior to the occupation of the building erected on the land in accordance with the terms of this permission.

20/0258 Apartment (1), Sile Bay (Block 99517B Parcel 75) **Perrinet Hodge**
Approved on 22 October 2020 Under Delegated Authority.

20/0259 Subdivision, Welches (Block 89217B Parcel 167) **Matthew J Billington**
Approved on 19 October 2020 Under Delegated Authority.

20/0260 Dwelling House, Wattices (Block 69016B Parcel 209) **Lornell Gumbs & Racheal Franklin**
Approved on 19 October 2020 Under Delegated Authority.

20/0261 Studio Dwelling, Long Path (Block 79114B Parcel 68) **Rita Smith & Oden Carty**
Approved on 22 October 2020 Under Delegated Authority.

20/0262 Subdivision, (Block 38410B Parcel 192) **Oriel Richardson**
Approved on 20 October 2020 Under Delegated Authority.

20/0263 Extend and Renovate Office Building, The Valley (Block 58814B Parcel 2)
Government of Anguilla
Refused for the following reasons:

- i. The proposed development is located in an area liable to flood. Any intensification of use or proposal to redevelop this site is contrary to Government's approved policy, originating from the report commissioned by Halcrow Water which highlighted the severity of damage that occurred and frequency of flooding within the area. This study also advocates adopting a cautious approach to zoning within the area;
- ii. The site is located within an area susceptible to severe flooding during periods of heavy rainfall, a more frequent occurrence due to the climate change phenomenon. Therefore, the development of a newly constructed Government building in this flood zone is considered unwise and not be in keeping with sound planning practices;
- iii. The proposed development is located in Zone 1 of The Valley Aquifer Protection Area where no further development shall be permitted; and
- iv. The existing newly constructed building contravenes Executive Council's Minute (19/56) Thursday 28 February 2019 which states that ... "The government formally disallows any new developments of government office infrastructure, storage or any development of non-agriculture nature in The Valley Bottom".

The Chief Engineer and the Director Disaster Management objected to the decision to Refuse the development due to the fact that they opined that the building was designed with measures that could mitigate against flooding on the site.

20/0264 Dwelling House, Welches (Block 89217B Parcel 345) **Shantal Bryan**
Approved

20/0265 Dwelling House, East End (Block 89416B Parcel 48) **Rohan Petty**
Approved subject to certificate A of the application form being completed.

20/0266 Duplex, Sachasses (Block 48714B Parcel 477) **Rudolph Webbe**
Approved subject to:

- i. description of the use being correctly stated on the application form;
- ii. the septic tank being shown on the site plan with stated distances from the boundary;
- iii. the correct scale being stated on the site plan;
- iv. the footprint of the floor plan being correctly reflected on the site plan;
- v. the north elevation being correctly labeled; and
- vi. the north and south elevations being drawn correctly.

20/0267 Dwelling House, Welches (Block 89317B Parcel 200) **Lawford Brown**
Approved on 21 October 2020 Under Delegated Authority.

20/0268 Dwelling House, Tackling (Block 58916B Parcel 110) **Lemisha Bryan**
Approved on 22 October 2020 Under Delegated Authority.

20/0269 Dwelling House, Tackling (Block 58916B Parcel 402) **Justus & Delphine Connor**
Approved on 22 October 2020 Under Delegated Authority.

20/0270 Dwelling House & Offices, South Hill (Block 28211B Parcel 278) **Ni Made Nurliawati**
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 of the Department of Infrastructure.

20/0271 Dwelling House, George Hill (Block 38713B Parcel 165) **Tanisha Paul**
Approved on 19 October 2020 Under Delegated Authority.

20/0272 Food Hut, The Valley (Block 48813B Parcel 39) **Professional Courier Services Anguilla Ltd.**
Deferred for:

- i. a proper location map to be submitted;
- ii. consultation with the Environmental Health Unit within the Department of Health Protection; and
- iii. all elevation drawings to be labelled.

20/0273 Dwelling House, The Farrington (Block 79114B Parcel 35) **Denvill Bryan**
Approved on 22 October 2020 Under Delegated Authority.

20/0274 Subdivision, South Hill (Block 38411B Parcel 280) **Laurel Athene Hodge and Gregory Ensor Hodge**
Approved on 22 October 2020 Under Delegated Authority.

20/0275 Subdivision, Island Harbour (Block 99418B Parcel 142) **Louvan R. Webster**
Approved

20/0276 Subdivision, Bad Cox (Block 69116B Parcel 153) **Florial R. Brown**
Approved

20/0277 Dwelling House, Black Garden (Block 58716B Parcel 169) **Lisa and Gervile Gibbs**
Approved on 22 October Under Delegated Authority.

20/0278 Dwelling House, Cauls Pond (Block 69014B parcel 343) **Samuel Glasgow**
Approved subject to:

- i. the north arrow being shown on the site plan; and
- ii. the setback distance of the septic tank to the boundary being a minimum distance of 6 feet and stated on the site plan.

20/0279 Dwelling House, George Hill (Block 48814B Parcel 186) **Morihinzi Richardson**
Approved on 21 October 2020 Under Delegated Authority.

20/0280 Dwelling House, Captain's Ridge (Block 99419B 130) Rickiell Hodge
Approved on 21 October 2020 Under Delegated Authority.

20/0281 Dwelling House, Sile Bay (Block 99516B 29) **Tashim Fleming**
Approved on 21 October 2020 Under Delegated Authority.

20/0282 Dwelling House, Sandy Hill (Block 89315B Parcel 150) **Kervin Fleming**
Approved on 21 October 2020 Under Delegated Authority.

20/0283 Dwelling House, Welches (Block 89217B Parcel 285) **Diquan Reid**
Approved on 22 October 2020 Under Delegated Authority.

20/0284 Dwelling House, Statia Valley (Block 38812B Parcel 138) **Hadassha Liburd**
Approved

20/0285 Dwelling House and Studio Apartment, Bad Cox (Block 89117B Parcel 345) **Alphonsene Williams**
Approved on 21 October 2020 Under Delegated Authority.

20/0286 Generator House, South Hill (Block 08512B Parcel 125) **Andre T. Hall**
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 16 feet from the public road; and
- iii. a site visit by the Land Development Control Committee.

20/0287 Dwelling House, East End (Block 94418B Parcel 170) **Donavan Bernard**
Approved on 22 October 2020 Under Delegated Authority.

20/0288 Dwelling House, Rock Farm (Block 48713B Parcel 225) **Shanella Carty**
Approved on 22 October 2020 Under Delegated Authority.

20/0289 Dwelling House, Shoal Bay (Block 59017B Parcel 147) **Jammal and Chandra Watts**
Approved on 22 October 2020 Under Delegated Authority.

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Vincent Proctor
Secretary

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Aidan Harrigan
Chair