

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
01 OCTOBER 2015**

APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

15/0244 Dwelling House, Little Harbour (Block 38712B/452) **Indira Singh-Minott**

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.

OUTSTANDING APPLICATIONS

14/0110 Dwelling House, Cauls Bottom (Block 69014B/229) **Leonard Lake**

Approved

15/0085 Indoor Playground, The Farrington (Block 79114B/169) **Elias & Candis Mkoba**

Deferred for:

- i. consultation with the Ministry of Social Development (Health Planner), the Environmental Health Unit within the Department of Health Protection, Anguilla Fire and Rescue Services;
- ii. the application to be advertised on radio by the Department; and
- iii. a sign describing the application, to be posted on the site located as to be visible and legible from the public road. The sign must indicate that anyone having objections to the Indoor Playground must provide their concerns in writing to the Department of Physical Planning.
- iv. the Department must be notified of the date that the said sign has been placed on the site and posted for a minimum period of two weeks.

15/00179 Subdivision, North Hill (Block 48613B/269) **Allister Richardson**

Approved subject to a minimum of thirteen (13) practical parking bays being shown on the site plan.

15/0202 Staircase, Little Harbour (Block 38611B/96) **Brenda Fox**

Approved subject to the deck portion being removed from the cross section and elevation drawing.

15/0214 Storeroom and Change of Use from Garage to 3 Guest Rooms, Limestone Bay (Block 58616B/23) **Conrad and Barbara Simmons**

Approved

15/0215 Subdivision, North Side (Block 58815B/358) **Cynthia Connor**

Approved subject to the 18ft. Right-of-way being splayed.

15/0219 Subdivision, East End (Block 89418B/218) **Elfrida Richardson**
Approved

15/0223 Solar Energy Farm, Corito (Block 38812B/131) **Anguilla Electricity Company**
Deferred for:

- i. consultation with the Airport Manager on the proposal;
- ii. the power production capacity of the facility to be stated on the application form; and
- iii. clarification with the agent on the palm views submitted and the unit of measure stated in parenthesis on the drawings; and
- iv. information pertaining to the direction in which the panels will be oriented to be submitted.

15/0227 A Well, The Valley (Block 58814B/68) **Department of Sports (G.O.A)**
Approved with the following conditions:

- i. 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 Technical Officer Utilities within the Ministry of Infrastructure, Communication, Utilities and Housing; and
- iii. the Department of Sports must ensure that the water is tested annually by the the Water Lab of the Department of Health Protection to ensure that there is no significant negative changes to the salinity, total dissolved solids, conductivity, pH or bacterial content. The results must be submitted to the Technical Officer Utilities for his approval.

15/0232 Condominium Development, Meads Bay (17910B/277) **Parkstone Inc. c/o Sunset Homes**

Approved with the following conditions:

- i. all necessary measures shall be taken to prevent the run off of silt, mud and other debris into the sea;
- ii. all sand removed during excavation of footings shall be set aside and stored on site until it is required for re-spreading; and
- iii. the Condominium Development 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.

15/0239 Subdivision, Sandy Ground (Block 08413B/53) **Emile Gumbs**
Approved

PLANNING APPLICATIONS RECEIVED SINCE 03 September 2015

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.

15/0240 Dwelling House, Sandy Hill (Block 69215B/240) **Eugene Seabrooks**
Approved subject to:

- i. all Rights-of-Way being shown on the site plan;
- ii. the setback distances being taken from the closest structures to the boundary;
- iii. the size of the parcel as shown on the site plan to correspond with the Land Registry map; and
- iv. the steps being shown on the floor plan.

15/0241 Subdivision, Rey Hill (Block 78913B/140) **Gilford & Lauristine Finch**

Deferred for the building shown on the subdivision scheme that is straddling Lot 1 and parcel 368 to be regularized.

15/0242 Auto Mechanic Body Repair Shop (Spraying of Vehicles), East End (Block 99416B/252) **Simon Alcindor**

Deferred for:

- i. the building to be setback a minimum distance of 16 ft. from the front boundary and 12 ft. in between the existing residential building;
- ii. the description of the use to be correctly stated on the application form;
- iii. consultation with the Ministry of Social Development (Education), the Environmental Health Unit within the Department of Health Protection;
- iv. the application to be advertised on radio by the Department;
- v. a sign describing the application, to be posted on the site located as to be visible and legible from the public road. The sign must indicate that anyone having objections to the Pant Shop must provide their concerns in writing to the Department of Physical Planning; and
- vi. the Department must be notified of the date that the said sign has been placed on the site and posted for a minimum period of two weeks.

15/0243 Dwelling House, Island Harbour (Block 99419B/16) **Lashanda Davis**

Approved

15/0244 Dwelling House, Little Harbour (Block 38712B/452) **Indira Singh-Minott**

Approved under delegated authority on September 29, 2015

15/0245 Apartment, Water Swamp (Block 48613B/244 Lot 3) **Ardon Mussington**

Deferred for:

- i. a proper location map to be submitted;
- ii. the number of existing units to be stated on the application form;
- iii. all rooms to be labeled on the floor plan;
- iv. the site plan to reflect the subdivision plan; and
- v. the parking area to be redesigned to show a proper traffic circulation pattern.

15/0246 Two Apartment Units & Dwelling House, South Hill (Block 28311B/429) **John & Ann Marie Cobb**

Deferred for:

- i. the correct parcel number to be stated on the application form;
- ii. the location map to clearly show the parcel to be developed;
- iii. a copy of the Land registry map to be submitted;
- iv. the description of the use to be legible on the application form;
- v. a minimum of five (5) practical parking bays to be shown on the site plan;

- vi. satisfactory graphical presentation of the site plan;
- vii. the setback distance of the building taken from the closest point to the boundary to be shown on the site plan;
- viii. all steps to be properly drawn on the floor plan;
- ix. the staircase shown on the east elevation drawing to be correctly drawn.

15/0247 Three (3) Tiki Huts, West End (Block 17909B/5) **Judson Burdon c/o Council Limited**
Deferred for:

- i. the means of sewage disposal to be stated on the application form and shown on the site plan;
- ii. Certificate B to be correctly completed;
- iii. the line of permanent vegetation to be labeled on the site plan and all structures to be setback with stated setback distances from it;
- iv. the correct scale to be stated on the floor plan and elevation drawings;
- v. consultation with the Department of the Environment;
- vi. the application to be advertised on radio by the Department;
- vii. a sign describing the application, to be posted on the site located so as to be visible and legible from the public road. The sign must indicate that anyone having objections to the Tiki Huts must provide their concerns in writing to the Department of Physical Planning; and
- viii. the Department must be notified of the date that the said sign has been placed on the site and posted for a minimum period of two weeks.

15/0248 Dwelling House, Little Dix (Block 69016B/136) **Tristan Harrigan**
Approved subject to:

- i. the correct ownership being stated on the application form; and
- ii. the setback distance from the building to the northern boundary being stated on the site plan.

15/0249 Subdivision, South Hill (Block 38511B/269) **Rufus Bryan**
Deferred for:

- i. registered access to the parcel from the public road; and
- ii. landmarks to be shown on the location map.

15/0250 Grant of Easement, Tackling (Block 58916B/368 & 369) **Zoonalee Sookanand**
Deferred for consultation with the Department of Lands & Surveys.

15/0251 Apartment Building, The Quarter (Block 68914B/344) **Vernon K. Babrow**
Approved subject to:

- i. the back of the building being setback a minimum distance of 16ft. and taken from the closest point of the building to the boundary;
- ii. the four (4) apartment units being stated on the application form;
- iii. the setback distance of the building to the eastern boundary being stated on the site plan; and
- iv. the parking area to be redesigned to show a proper parking and circulation pattern.

15/0252 Subdivision, Rendezvous (Block 28210B/127) **Richard Lloyd**
Deferred for the use being stated on the application form.

15/0253 A Pool, Island Harbour (Block 89319B/159) **Wendell Herbert**

Approved with the following conditions:

- i. all necessary measures shall be taken to prevent the run off of silt, mud and other debris into the sea; and
- ii. all pool and wastewater shall be treated and contained on site.

15/0254 Dwelling House, Blowing Point (Block 38410B/275) **Julian Thomas**

Approved

15/0255 Four (4) Dwelling Houses, Long Bay (Block 28111B/136) **Anna Kennedy**

Approved subject to:

- i. to the traffic circulation pattern being redesigned to reduce the number of entrances and exits onto the Right-of-Way; and
- ii. all rooms on the floor plans being labeled.

15/0256 Resort, Building B (Six (6) Bedroom), Shoal Bay (Block 89118B/27) **Manoah Beach Resort**

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

This application will be 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.

15/0257 Change of Use from Dwelling House (Part of) to Bar, South Hill (Block 28311B/7) **Sheldon Richardson**

Refused for the following reasons:

- i. the change of use from a house to a restaurant as proposed would be prejudicial to the amenity of the area in that the use would be incongruous with its setting and create a strident feature on the street scene;
- ii. the proposed development would increase the concentration of pedestrian and vehicular traffic in the vicinity of the site and would prejudice the amenity enjoyed by the neighbouring residents; and
- iii. the proposed development would injure the amenity of the area because of emission of smell, smoke and noise.