

**LAND DEVELOPMENT CONTROL COMMITTEE  
MINUTES OF THE MEETING HELD ON  
02 JUNE 2016**

***1. APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY***

16/0114 Dwelling House & Boutique, Cedar Village (Block 58715B/55) **Trevor Woodley**  
***Approved 31<sup>st</sup> May 2016***

16/0118 Subdivision, Rendezvous (Block 28211B/100) **Rosetta Adella Carty & Therriel Carty**  
***Approved 31<sup>st</sup> May 2016***

16/0120 Dwelling House, Sile Bay (Block 99516B/153) **Sherwin Rey**  
***Approved 31<sup>st</sup> May 2016***

16/0121 Dwelling House, Cedar Village (Block 58715B/538) **Vernon K. Babrow**  
***Approved 31<sup>st</sup> May 2016***

16/0122 Dwelling House, Cedar Village (Block 58715B/537) **Vernon K. Babrow**  
***Approved 31<sup>st</sup> May 2016***

16/0123 Dwelling House, Cedar Village (Block 58715B/509) **Vernon K. Babrow**  
***Approved 31<sup>st</sup> May 2016***

16/0124 Whare house, Rock Farm (Block 48814B/269) **Rayme Lake**  
***Approved 31<sup>st</sup> May 2016***

16/0125 Subdivision, The Quarter (Block 78914B/123) **Zelica Payne**  
***Approved 31<sup>st</sup> May 2016***

16/0126 Subdivision, Little Harbour (Block 38712B/316) **Joan Rey**  
***Approved 31<sup>st</sup> May 2016***

16/0128 Dwelling House, Rendezvous (Block 28310B/258) **Mona A. Connor**  
***Approved 31<sup>st</sup> May 2016***

16/0129 Dwelling House, West End (Block 17609B/46) **Ricardo Richardson**  
***Approved 31<sup>st</sup> May 2016***

16/0132 Subdivision, Long Bay (Block 18011B/56) **Shona Richardson**  
***Approved 31<sup>st</sup> May 2016***

## 2. **OUTSTANDING APPLICATIONS**

16/0068 Food Van, Island Harbour (Block 89418B/2) **Ronda Hodge**

**Refused** for the following reasons:

- i. the proposal is contrary to the Executive Councils Policy detailed in Minutes 02/406 dated 31<sup>st</sup> October 2002 relating to food vans and other stalls which seeks to control the proliferation of food vehicles and commercial stalls in the interest of public health, safety and amenity;
- ii. the proposed development does not have any available running water for use by patrons to the establishment; and
- iii. adequate provision has not been made for the disposal of grey and black water which is particularly critical due to the proximity of the proposed development to the sensitive marine environment.

16/0079 Waste to Energy Plant, Corito (Block 38812B/131 Part of) **Global Green Energy**

**Deferred** for an Environmental Management plan to be prepared and submitted in line with the requirements as stated in the Executive Councils Minutes held Friday 21<sup>st</sup> November 2014.

16/0095 Extension to Villa Development (One (1) Bedroom Suite), Barnes Bay (Block 17810B/29) **Laurie Schoen**

**Deferred** for the deck to be shown on the site plan with stated setback distances from the edge of the cliff.

16/0102 Villa (5 Bedrooms), Limestone Bay (Block 58616B/13) **Bonnie Bloom**

**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.

### **PLANNING APPLICATIONS RECEIVED SINCE 03 May 2016**

**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.*

16/0109 Apartment Building, Swing High (Block 38612B/431) **Elvis Bernard Carty**

**Deferred** for the density to be reduced to a maximum of four (4) units.

16/0110 Dwelling House, West End (Block 17910B/17) **Khalida Richardson & Adin Piere-Louis**

**Deferred** for:

- i. the correct parcel number to be stated on the application form and on the site plan;
- ii. the site plan to reflect the most recent subdivision scheme and to illustrate a proper layout and road network; and
- iii. all existing structures to be shown on the site plan.

16/0111 Subdivision, Rey Hill (Block 78913B/35) **Diane Kevelier Smith for**  
***Deferred*** for the setback distances of the building from the newly proposed boundary to be a minimum distance of 6ft. and stated on the subdivision scheme.

16/0112 Subdivision, Rock Farm (Block 48713B/8) **Diane Kevelier Smith**  
***Deferred*** for:

- i. the 18ft. wide right-of-way to be increased to a minimum width of 20ft.; and
- ii. registered access from the parcel to the main road.

16/0113 Supermarket, Office & Dwelling House, Island Harbour (Block 89318B/461) **Li Jaun Feng**  
***Deferred*** for a site visit by the Land Development Control Committee.

16/0114 Dwelling House & Boutique, Cedar Village (Block 58715B/55) **Trevor Woodley**  
***Approved Under Delegated Authority.***

16/0115 Dwelling House, Island Harbour (Block 89318B/118) **Nalia Muriel**  
***Approved*** subject to:

- i. the setback distance of the building from the boundaries being stated on the site plan; and
- ii. the setback distance of the building from the road being a minimum of 16ft. and stated on the site plan.

16/0116 Four (4) Apartments, South Hill (Block 08412B/266) **Amdi Browne**  
***Approved*** subject to the septic tank being shown on the site plan with a minimum setback distances of 6ft. from the boundary.

**The Application will be approved with the following condition:**

The development shall not be operated 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;

16/0117 Apartment & Dwelling House, George Hill (Block 38713B/163) **Tanisha Paul**  
***Approved*** subject to:

- i. the description of the use being correctly stated on the application form; and
- ii. all elevation drawings being correctly labeled.

16/0118 Subdivision, Rendezvous (Block 28211B/100) **Rosetta Adella Carty & Therriel Carty**  
***Approved Under Delegated Authority.***

16/0119 Apartments, South Hill (Block 38411B/281) **Sophie Isles**  
***Approved***

16/0120 Dwelling House, Sile Bay (Block 99516B/153) **Sherwin Rey**  
***Approved Under Delegated Authority.***

16/0121 Dwelling House, Cedar Village (Block 58715B/538) **Vernon K. Babrow**  
*Approved Under Delegated Authority.*

16/0122 Dwelling House, Cedar Village (Block 58715B/537) **Vernon K. Babrow**  
*Approved Under Delegated Authority.*

16/0123 Dwelling House, Cedar Village (Block 58715B/509) **Vernon K. Babrow**  
*Approved Under Delegated Authority.*

16/0124 Warehouse, Rock Farm (Block 48814B/269) **Applewaite Rayme Lake**  
*Approved Under Delegated Authority.*

16/0125 Subdivision, The Quarter (Block 78914B/123) **Zelica Payne**  
*Approved Under Delegated Authority.*

16/0126 Subdivision, Little Harbour (Block 38712B/316) **Joan Rey**  
*Approved Under Delegated Authority.*

16/0127 Subdivision, Shoal Bay (Block 89218B/506) **James Emile Rogers**  
*Approved* subject to:

- i. the parcel being highlighted on the location map; and
- ii. consultation with the Department of Lands and Surveys.

16/0128 Dwelling House, Rendezvous (Block 28310B/258) **Mona A. Connor**  
*Approved Under Delegated Authority.*

16/0129 Dwelling House, West End (Block 17609B/46) **Ricardo Richardson**  
*Approved Under Delegated Authority.*

16/0130 Playing Field, South Hill (Block 08412B/367) **The South Hill Community**  
*Deferred* for consultation with the Department of Lands and Surveys and the Ministry of EDICTLP; the Environmental Health Unit within the Department of Health Protection and the Department of Infrastructure.

16/0131 Subdivision, West End (Block 18011B/142) **Shona Richardson**  
*Approved* subject to Lot 3 being labeled as a right-of-way.

16/0132 Subdivision, Long Bay (Block 18011B/56) **Shona Richardson**  
*Approved Under Delegated Authority.*

16/0133 Subdivision, West End (Block 17910B/55) **Shona Richardson**  
*Refused* for the following reasons:

- i. the subdivision as proposed contravenes Government of Anguilla's policy which restricts the use of land adjacent to sandy beaches for residential homes;
- ii. the Land Development Control Committee wishes to reduce the fragmentation of beach front land into small house lots that would give rise to and promote the establishment of residences on the beach; and

- iii. the subdivision scheme as submitted exceed the width to length ratio of 2:5 which is the minimum ratio requirement for subdivisions under Government of Anguilla Subdivision Policy.

16/0134 Subdivision, North Side (Block 58715B/31) **Mary Carty**  
**Deferred** for the 16ft. wide right-of-way to be increased to a minimum width of 18ft.

16/0135 Dwelling House, The Keys (Block 89318B/103) **Karen Hodge**  
**Approved** subject to all existing structures being shown on the site plan with stated setback distances from the closest structure to the proposed building.

16/0136 Learning Centre, George Hill (Block 38713B/220) **Roy & Njeri Carty**  
**Deferred** for consultation with Ministry of Social Development and the Chief Education Officer and the Environmental Health Unit within the Department of Health Protection.

16/0137 CANCELLED

16/0138 Dwelling House, Old Ta (Block 48713B/92) **Shendell Carty**  
**Deferred** for:

- i. registered access to the parcel from the public main road; and
- ii. consultation with the Airport Manager.

16/0139 Dwelling House, North Hill (Block 08513B/330) **Caronella Gumbs-Romney**  
**Approved** subject to the floor and site plan being drawn to an acceptable scale.

16/0140 Subdivision, North Valley (Block 58715B/575) **Donice Richardson**  
**Deferred** for:

- i. discussion with the agent regarding the irregular shaped Lot 1;
- ii. the documentation stating the Registrar's decision to be submitted; and
- iii. a site visit by the Land Development Control Committee.

16/0141-143 WILL BE TABLED AT NEXT MEETING

16/0144 Extension to Hotel, Villas and Pools, Maunday's Bay (Block 17808B/7/1, 8/1, 9/1, 10/1, 11./1) (Block 17909B5/1& 3/1) (Block 17809B12/1 (Part of) **CSV Anguilla Inc.**  
**Approved** subject to discussion with the agent regarding the labeling of the access way, footpath and a portion of the parking lot being labeled as public on the site plan.

**The 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.