

**LAND DEVELOPMENT CONTROL COMMITTEE  
MINUTES OF THE MEETING HELD ON  
04 OCTOBER 2012**

***1. OUTSTANDING APPLICATIONS***

11/0041 Subdivision, Lockrum (Block 38510B/184-187 & 194) **Anguilla Partnership Enterprises Ltd.**

***Approved***

The Principal Planning Officer expressed his objections to the decision to approve the subdivision without the benefit of having a public registered access located on the boundary of the property to the beach area south of the proposed villa development.

12/0202 Elderly Home, Sea Feathers Bay (Block 99315B/31) **Ronald Webster**

***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;
- ii. provision must be made within the building for ramps and protective railing for wheel chair access in the shower and bathroom areas to accommodate disabled persons;
- iii. handrails must be placed on the open side of all decks and porches to accommodate disabled persons.

***This approval is subject to:***

- i. wheel chair ramps being placed on all entrances and exit points in order to accommodate disabled persons;
- ii. two (2) parking bays being shown on the site plan reserved for handicap and emergency vehicle;
- iii. all bathroom doors being shown on the floor plan opening outwards with light switches located near to the doors; and
- iv. the bathroom and bedroom doors being a minimum width of 4ft.

12/0204 Waste Heat Recovery Facility, Corito (Block 38812B/131) **Anguilla Electricity Company**

***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 must 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.

12/0205 Solar Energy Farm, Corito (Block 38812B/131) **Anguilla Electricity Company**

***Deferred*** for consultation with the Ports Authority via the Chief Engineer within the Department of Infrastructure.

12/0222 Advertisement, Wallblake (Block 38813B/160) **Department of Youth and Culture**

**Approved** with the following conditions:

- i. permission shall be granted for a period of one (1) year effective from 04 October 2012-03 October 2013. 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 proceeding 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 Disaster Management within the Department of Disaster Management.

12/0223 Advertisement, Wallblake (Block 38813B/160) **Department of Youth and Culture**

**Approved** with the following conditions:

- i. permission shall be granted for a period of one (1) year effective from 04 October 2012-03 October 2013. 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 proceeding 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 Disaster Management within the Department of Disaster Management.

12/0224 Advertisement, Wallblake (Block 38813B/160) **Department of Youth and Culture**

**Approved** with the following conditions:

- i. permission shall be granted for a period of one (1) year effective from 04 October 2012-03 October 2013. 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 proceeding 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 Disaster Management within the Department of Disaster Management.

12/0225 Advertisement, Wallblake (Block 38813B/160) **Department of Youth and Culture**

**Approved** with the following conditions:

- i. permission shall be granted for a period of one (1) year effective from 04 October 2012-03 October 2013. 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 proceeding 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 Disaster Management within the Department of Disaster Management.

12/0226 Advertisement, Wallblake (Block 38813B/160) **Department of Youth and Culture**

**Approved** with the following conditions:

- i. permission shall be granted for a period of one (1) year effective from 04 October 2012-03 October 2013. 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 proceeding 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 Disaster Management within the Department of Disaster Management.

12/0227 Advertisement, Wallblake (Block 38813B/160) **Department of Youth and Culture**

**Approved** with the following conditions:

- i. permission shall be granted for a period of one (1) year effective from 04 October 2012-03 October 2013. 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 proceeding 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 Disaster Management within the Department of Disaster Management.

12/0228 Advertisement, Wallblake (Block 38813B/160) **Department of Youth and Culture**

**Approved** with the following conditions:

- i. permission shall be granted for a period of one (1) year effective from 04 October 2012-03 October 2013. 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 proceeding 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 Disaster Management within the Department of Disaster Management.

12/0229 Advertisement, Wallblake (Block 38813B/160) **Department of Youth and Culture**

**Approved** with the following conditions:

- i. permission shall be granted for a period of one (1) year effective from 04 October 2012-03 October 2013. 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 proceeding 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 Disaster Management within the Department of Disaster Management.

12/0243 One (1) Apartment Unit, Little Harbour (Block 38712B/91) **Carol Mathew**

**Approved Exceptionally**

12/0245 Church, Cock Pit (Block 68914B/56) **Seven Day Adventist Church**

**Deferred for:**

- i. site visit by the Land Development Control Committee;
- ii. the building to be setback a minimum of 24ft. from the front boundary to the right-of-way and all other setback distances from the building to the boundaries and the right-of-way to be a minimum distance of 16ft. and shown on the site plan;
- iii. a minimum of 30 parking bays to be shown on the site plan;
- iv. discussion with the agent regarding a proper traffic circulation pattern to the parking area to be shown on the site plan;
- v. the main thoroughfare leading into the site to be increased to a minimum width of 20ft from the beginning of the 12ft. right-of-way abutting the Albert Lake Drive and ending at the site in question (parcel 56);
- vi. the application to be advertised on radio by the Department; and
- vii. the applicant to erect a sign on the site giving notice of the application. It should be appropriately located so as to be visible from the main right-of-way running north to south and the Department notified of the date of placement.

12/0246 Container, Cock Pit (Block 68914B/56) **Seven Day Adventist Church**

**Deferred for:**

- i. site visit by the Land Development Control Committee;
- ii. the container to be setback a minimum of 24ft. from the front boundary to the right-of-way and all other setback distances from the container to the boundaries and the right-of-way to be a minimum distance of 16ft. and shown on the site plan;
- iii. a minimum of 30 parking bays to be shown on the site plan;
- iv. discussion with the agent regarding a proper traffic circulation pattern to the parking area to be shown on the site plan;
- v. the main thoroughfare leading into the site to be increased to a minimum width of 20ft from the beginning of the 12ft. right-of-way abutting the Albert Lake Drive and ending at the site in question (parcel 56); and
- vi. the application to be advertised on radio by the Department; and the applicant to erect a sign on the site giving notice of the application. It should be appropriately located so as to be visible from the public road and the Department notified of the date of placement.

## **2. PLANNING APPLICATIONS RECEIVED SINCE 14 September 2012**

**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.*

12/0248 Subdivision, Cannifest (Block 89216B/271) **Euronie Webster**

**Approve**

12/0250 Subdivision, Welches (Block 89217B/27) **Hewleth Gumbs**

**Approved**

12/0251 Subdivision, Brimegin (Block 58918B/119) **Cleophus & Ira Gumbs**

**Approved** subject to a registered access to parcel 2 and parcel 50 being shown on the subdivision scheme.

12/0252 Dwelling House, South Hill (Block 38611B/220) **Peron Supersaud**

**Approved** subject to:

- i. the proposed use being stated correctly to indicate the type of residence;
- ii. the correct scale being stated on the site plan; and
- iii. a proper scaled location map being submitted.

12/0253 Boutique, West End (Block 17910B/19) **Robin & Sue Ricketts**

**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.

12/0254 Dwelling House, Cauls Pond (Block 69015B/94) **Neville Gumbs**

**Deferred** for:

- i. section C of the application form to be completed;
- ii. all setback distances of the building to the boundary to be taken from the staircases and stated on the site plan; and
- iii. all rooms shown on the floor plan to be labeled.

12/0255 Restaurant, Bar & Office, Sandy Ground (Block 08412B/152 & 153) **Le Bar Ltd (Didiea Veronique)**

**Deferred** for:

- i. a minimum of thirteen (13) parking bays to be shown on the site plan;
- ii. consultation with the Department of Fisheries and Marine Resources and the Department of Tourism;
- iii. the parcel to be highlighted and landmarks to be shown on the location map; and
- iv. a site visit by the Land Development Control Committee.

12/0256 Office & House, Stoney Ground (Block 68915B/215) **JTR Security**

**Approved** subject to:

- i. section 3 of the application form being completed;
- ii. the means of sewage disposal being stated on the application form; and
- iii. the correct scale to be stated on the floor plan and elevation plan.

12/0257 Dwelling House, The Valley (Block 58715B/409) **Gladys Carter**

**Approved**

12/0258 Dwelling House, The Valley (Block 58715B/411) **Anita Carter**

**Approved**

12/0259 Dwelling House, Rey Hill (Block 78913B/122) **Cecelia Bispham**

**Approved**

12/0260 Advertisement, George Hill (Block 48813B/73) **A-Affordable Insurance**

**Refused** for the following reasons:

- i. the advertisement sign does not conform with the advertisement sign policy approved by Executive Council on 8<sup>th</sup> November 2001 in Executive Council Minutes (Reference # 01/238)
- ii. the Land Development Control Committee wishes to limit the proliferation of advertisements displayed throughout the island in order to protect the amenity of the area along the roadside.

12/0261 Beach Resort, Shoal Bay (Block 59018B/140/222) **Fountain Beach Residences & Resort**

*Deferred* for:

- i. a site visit by the Land Development Control Committee;
- ii. all parcel numbers pertaining to the project to be stated on the application form;
- iii. the proposed project to conform to the previously approved subdivision of the site Reference number 12/0034 or for a new subdivision scheme to be submitted for approval which conforms to the project being proposed.
- iv. all the rights-of-way to be shown on the site plan;
- v. the setback distances of all structures from all right-of-ways and beach accesses to be a minimum distance of 16ft. and clearly stated on the site plan; and
- vi. discussion with the Land Development Control Committee regarding the changes proposed for footprint and setback distances of the four coastal buildings shown on the site plan.
- vii. consultation with the Department of Environment and the Anguilla National Trust.

12/0262 Subdivision, West End (Block 17910B/64) **Miriam Hodge**

*Approved* subject to the width of the right-of-way being a minimum of 18ft. and stated on the site plan.

12/0263 Subdivision, West End (Block 17910B/74) **Miriam Hodge**

*Approved* subject to:

- i. land marks being shown on the application form; and
- ii. the location of the subdivision being stated on Section 1 of the application form.

12/0264 Subdivision, South Hill (Block 28411B/146) **Ursula Connor**

*Approved*

12/0265 Dwelling House, The Quarter (Block 68914B/99) **Sueland Hodge**

*Deferred* for registered access to be provided to parcel 99.

12/0269 Staircase and Hoist for Drinks, West End (Block 17810B/182) **Sof 82 Anguilla Holding, LLC**

*Deferred* for:

- i. site visit by the Land Development Control Committee;
- ii. the original application form to be submitted;
- iii. consultation with the Department of Fisheries and Marine Resources, the Department of Environment and the Department of Tourism; and
- iv. a round table discussion to be convened amongst stake holders.

12/0270 Rock Revetment , Jack’s Cove West End (Block 17810B/201) **Sof 82 Anguilla Holdings LLC**

*Deferred* for:

- i. site visit by the Land Development Control Committee;
- ii. the original application form to be submitted;
- iii. consultation with the Department of Fisheries and Marine Resources, the Department of Environment and the Department of Tourism; and
- iv. a round table discussion to be convened amongst stake holders.

12/071 Beach Nurishment & Reprofiling; Barnes Bay (Block 17810/194) **Sof 82 Anguilla Holdings LLC**

*Deferred* for:

- i. site visit by the Land Development Control Committee;
- ii. the description of the use to be amended on the application form to correctly reflect the proposed development;
- iii. the original application form to be submitted;
- iv. consultation with the Department of Fisheries and Marine Resources, the Department of Environment and the Department of Tourism; and
- v. a round table discussion to be convened amongst stake holders.

.....  
Vincent Proctor  
Secretary

.....  
Kenneth Hodge  
Chair (Ag)