

**LAND DEVELOPMENT CONTROL COMMITTEE  
MINUTES OF THE MEETING HELD ON  
05 APRIL 2017**

***APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY***

17/0068 Change of Use from a Dwelling House to a Multi –Family Dwelling, Little Harbour (Block 38713B Parcel 183) **Alma Cable**  
***Approved 03 April 2017***

17/0069 Dwelling House, North Hill (Block 48613B Parcel 408) **Shirlene Baker**  
***Approved 03 April 2017***

17/0070 Apartments – 4 Units, Shoal Bay (Block 89117B Parcel 300) **Jeraughni Harrigan**  
***Approved 03 April 2017***

17/0073 Multi- Family Dwelling, Island Harbour (Block 99419B Parcel 8) **Margarita Lloyd Boland**  
***Approved 03 April 2017***

***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.*

16/0210 Subdivision, North Hill (Block 08513B Parcel 183) **Clarice Adriana Richardson**  
***Approved***

16/0268 Food Van, The Valley (Block 48814B Parcel 272) **Staqlene Williams**  
***Refused*** for the following reasons:

- i. the proposed development would not provide suitable and sufficient accommodation within the curtilage of the site for parking, loading and unloading of vehicles in connection with the use of the site. Such development would thus result in the parking of vehicles on the carriageway, thereby increasing the hazards along this section of the road;
- ii. satisfactory provision has not been made in the layout plan for proper access which will give easy and safe circulation for vehicles entering and leaving the proposed site;
- iii. the setback distance of the food van from the public road is approximately twenty-five (25) feet and less than ninety-nine (99) feet from the round-about and a major intersection which is unsafe and unacceptable;
- iv. the proposed development does not have any running water nor sanitary conveniences which are essential for maintaining proper hygienic conditions; and
- v. the site forms part of land allocated for future road development and upgrading works by the Government of Anguilla. The development now proposed will prejudice these plans.

17/0032 Subdivision, Sandy Hill (Block 89216B Parcel 111) **Krystal Enviro Services**  
*Approved*

17/0036 Subdivision, Deep Waters (Block 69216B Parcel 111) **Ruth Melani Steward**  
*Deferred* for consultation with the Department of Lands and Surveys.

17/0038 Gabion Wall, West End (Block 17809B Parcel 56 & 57) **Albert Paul Pace**  
*Approved* with the following condition:

The Gabion Baskets must be designed and constructed in accordance with specifications approved by the Chief Engineer of the Department of Infrastructure and the Director of Fisheries and Marine Resources. All proposed works must be properly set out for inspection by these agencies prior to the placement of the baskets.

***Disclaimer:***

***This permission has been granted based on information provided by the applicant and site evidence which indicated that there is erosion taking place along the portion of the coast abutting parcels 56 and 57 and that there was a desire to mitigate against it. Hence, the utilization of gabion baskets at this location is at your own risk and you are therefore solely responsible for any resulting damage or erosion to neighbouring properties from the placement of the said baskets.***

17/0041 Supermarket, Stoney Ground (Block 58915B Parcel 226 & 227) **Yong Wei Chen & Chan Cen**

*Approved* subject to:

- i. the inner turning radius for the service and unloading lane to be a minimum of 42 feet;
- ii. a 5ft wide raised sidewalk and 6 inch kerb to be shown on the site plan;
- iii. parcels 226 & 227 to be amalgamated; and
- iv. discussion with the agent regarding the exit point be relocated to the proposed entry only point shown on the site plan.

17/0042 Dwelling House, South Hill (Block 08412B Parcel 355) **Rosette Denis**

*Approved* subject to:

- i. all uses shown on the floor plan being stated on the application form;
- ii. the correct parcel number being highlighted on the location map;
- iii. the existing and newly proposed development being indicated on the site and floor plans; and
- iv. correct fees being paid.

17/0046 Dwelling House, George Hill (Block 38713B Parcel 195) **Maria Hodge**

*Deferred* for:

- i. the height of the building to be stated on the elevation drawings; and
- ii. consultation with the Airport Manager & Anguilla Air & Sea Port Authority.

17/0047 In – Vessel Compost Unit & Facility, The Valley (Block 58814B Parcel 2)  
**Government of Anguilla**

*Deferred* for a meeting to be convened amongst the Department of Agriculture, Environmental Health Unit within the Department of Health Protection and the Department of Infrastructure.

17/0053 Private Art Studio, Cul-De-Sac (Block 28309B Parcel 21) **Joseph Massimino/Tamarach International LLC.**

*Approved*

17/0054 Change of Use from Storage to Sports Bar, West End (Block 17809B Parcel 232) **Clive Wallace**

*Approved* with the following condition:

The development 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.

### ***PLANNING APPLICATIONS RECEIVED SINCE 14 March 2017***

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.*

17/0059 Dwelling House, Little Harbour (Block 38712B Parcel 591) **Shankira Gumbs**  
*Approved* subject to all rooms on the ground floor plan being labelled.

17/0060 **CANCELLED**

17/0061 Subdivision, Rendezvous (Block 28211B Parcel 237) **Conrad Walton Fleming**  
*Approved* subject to the 18 feet wide right-of-way being increased to a minimum width of 20 feet.

17/0062 Church and Missionary House, Stoney Ground (Block 58814B Parcel 68 – Lot 3)  
**Iglesia Casa De Oracion**

*Deferred* for:

- i. correct scale to be stated on the site plan;
- ii. section B 3 of the application form to be completed;
- iii. all plans to be properly labelled, missionary house and church;
- iv. consultation with the Department of Lands and Surveys and the Ministry of Lands and Planning;
- v. doors and windows to be reflected correctly on the floor plan;
- vi. the footprint of the 2 buildings to correspond on the site and floor plan;
- vii. the notification to the owner in certificate B on the application form to be stated; and
- viii. the setback distance of the building to the back boundary to be minimum distance of 16ft and stated on the site plan.

17/0063 Dwelling House, The Farrington (Block 69114B Parcel 199) **Sharon Henry**  
*Approved* subject to:

- i. the floor plan being drawn to scale; and
- ii. the notification to the owner in certificate B of the application form being dated.

17/0064 Dwelling House and Apartment, Blowing Point (Block 38410B Parcel 377) **Marcelus Rawlins**

**Approved** subject to the notification to owners in the certificate B of the application form being dated.

17/0065 Grant of Easement, Little Harbour (Block 38611B Parcel 46 – 49, 78 – 80) **Mark R.S. Bryan, Tina J. Bannister, Lariscia E. Juliaon, Margie A. Bryan, Cecil Niles, Carmen Lloyd, ConnieCoretta Brooks & Marona Dolena Brooks**

**Approved** subject to:

- i. the 20 feet right of way being splayed; and
- ii. consultation with the Department of Lands and Surveys.

17/0066 Apartment (1 Unit), Little Harbour (Block 38712B Parcel 109) **Morleen Lewis**

**Deferred** for:

- i. the description of the use to be correctly stated , (dwelling house);
- ii. the numbers of units in the existing building on the site to be stated on the application form;
- iii. section B on the application form to be completed;
- iv. the setback distance of the septic tank to the boundary to be stated on the site plan;
- v. the correct scale to be stated on the floor plan;
- vi. the building to be a setback a minimum of 16ft from the back boundary; and
- vii. the notification to the owners in certificate B of the application form to be dated.

17/0067 Three (3) Dwelling Houses, Little Harbour (Block 38711B Parcel 62) **Triple P Limited**

**Approved** with the following conditions:

- i. the Principal Planning Officer shall be notified at least 48 hours prior to the date and time on which it is proposed to commence any clearing of land and building or engineering operations to which this permission relates. Where 48 hours would fall on a weekend or public holiday the notification should be given on the preceding work day. All proposed works shall be properly set out for inspection by the Principal Planning Officer or his representatives;
- ii. all operations in connection with the proposed development relating to the disposal of solid and liquid waste 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. all necessary measures shall be taken to prevent the run off of silt, mud and other debris into the sea; and
- iv. all topsoil removed during excavation of footings shall be set aside and stored on site until it is required for respreading.

17/0068 Change of Use from a Dwelling House to a Multi –Family Dwelling, Little Harbour (Block 38713B Parcel 183) **Alma Cable**

***Approved Under Delegated Authority***

17/0069 Dwelling House, North Hill (Block 48613B Parcel 408) **Shirlene Baker**  
***Approved Under Delegated Authority***

17/0070 Apartments – 4 Units, Shoal Bay (Block 89117B Parcel 300) **Jeraughni Harrigan**  
***Approved Under Delegated Authority***

17/0071 Auto Gas Service Station, George Hill (Block 48613B Parcel 372) **Highway Service Station /Ivor Lake**

***Deferred for:***

- i. the 5 feet wide 6 inches high sidewalk to be properly stated on the site plan;
- ii. all measurements on the site plan to be stated correctly; and
- iii. the channel drain shown on the drainage plan to be a minimum width of one (1) foot wide.

17/0072 Subdivision, South Hill (Block 38612B Parcel 148) **Doris A. Gumbs**  
***Approved***

17/0073 Multi- Family Dwelling, Island Harbour (Block 99419B Parcel 8) **Margarita Lloyd Boland**  
***Approved Under Delegated Authority***

17/0074 Step to Jetty, Cul- De - Sac (Block 28309B Parcel 71) **Monte B Blackberg & Nancy J. Blackberg**

***Deferred for:***

- i. consultation with the Department of Fisheries and Marine Resources, the Department of Environment; the Ministry of Lands and Planning and the Ministry of Infrastructure;
- ii. certificate B to be completed; and
- iii. a site visit by the Land Development Control Committee.

17/0075 Store Room & Apartment, Blowing Point (Block 38410B Parcel 308) **Samuel Connor**  
***Approved***

17/0076 Dwelling House, Lockrum (Block 38511B Parcel 233) **Roxann Pinnock**  
***Approved***

17/0077 Apartments – 4 Units, Island Harbour (Block 89218B Parcel 215) **Kenneth Harrigan**  
***Approved*** with the following condition:

The Apartment 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.

17/0078 Grant of Easement, North Hill (Block 08513B Parcel 183) **Clarice Richardson & Leslie Warner Richardson**  
***Approved***

17/0079 Grant of Easement, North Hill (Block 08513B Parcel 186) **Navine Fleming**  
*Approved*