

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
10 SEPTEMBER 2015**

OUTSTANDING APPLICATIONS

15/0195 Subdivision, Sandy Hill (Block 89316B/60) **Eileen Clarke Grey**

Approved subject to the description of the use as stated on the application form being amended to state the correct use of Lot 6.

15/0196 Truck Garage, Workshop, Recharging Fire Extinguisher, Corito (Block 38812B/131) **Derick Hughes**

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 /0206 A Bar, The Keys (Block 89319B/524) **Tuneero Connor**

Approved with the following conditions:

- i. the Bar must be operated to the satisfaction of the Chief Environmental Health Officer within the Department of Health Protection; and
- ii. there shall be no amplified music between the hours of 10:00 pm and 7:00 am.

15/0207 Car Wash, Little Harbour (Block 38611B/183) **A & D Carwash Services**

Approved

15/0208 Change of Use from Game Room to one (1)Apartment Unit, North Hill (Block 08413B/109) **Dawne Richardson**

Approved subject to an additional bedroom window being shown on the floor plan of a minimum dimension of 2.5 by 4 ft in order to facilitate cross ventilation of the bedroom.

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

Deferred for the site plan to reflect the true shape of the floor plan.

PLANNING APPLICATIONS RECEIVED SINCE 10th August 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.

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

Deferred for discussion with the agent regarding the possibility of negotiations with the owner of parcel 721 to traverse over the parcel as a means of access.

15/0216 Apartment, South Valley (Block 48714B/523) **Cecil Richardson**

Approved subject to:

- i. the correct scale being stated on the floor plan;
- ii. the built floor plans being stated as “existing”;
- iii. overall and internal dimensions of the proposed development being stated on the floor plan;
- iv. all elevations being labeled correctly; and
- v. a minimum of three (3) parking bays being demarcated on the site plan.

15/0217 Two (2) Restaurants and Retail, Island Harbour (Block 89418B/4) **Joshua Hodge**

Deferred for:

- i. a site visit by the Land Development Control Committee;
- ii. discussion with the agent regarding:
 - (a) the description of the proposed use
 - (b) placement of the sewage treatment plant
 - (c) the purpose of the two internal staircases.
- iii. the proposed deck for outdoor dining being removed from the site plan; and
- iv. consultation with the Environmental Health Unit within the Department of Health Protection, Fisheries and Marine Resources, Department of Environment and the Department of Tourism.

15/0218 Dwelling House, South Hill (Block 38512B/342) **Errol Richardson**

Approved

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

Deferred for:

- i. registered access to the parcel from the public road;
- ii. parcels proposed to be subdivide to be highlighted on the location map; and
- iii. the entire parcel to be highlighted on the location map.

15/0220 Subdivision, Welches (Block 89218B/511) **Elfrida Richardson**

Approved

15/0221 Dwelling House, North Side (Block 58816B/83) **Leonard Brooks**

Approved subject to:

- i. satisfactory graphical re-presentation of the site plan; and
- ii. the right elevation being correctly drawn.

15/0222 Service Station, Walblake Road (Block 48813B/35) **Island Auto Parts**

Deferred for:

- i. a proper site plan showing the entire parcel with all the roads;
- ii. a drainage plan to be submitted for the parcel;
- iii. clarification on the storage units labeled on the site plan and the store buildings labeled on the lower level floor plan and elevation drawings;
- iv. the height of the building to be shown in all elevation drawings.

- v. a 4 feet wide by 6 inches high sidewalk to be shown on the site plan and labeled;
- vi. the correct ownership to be stated on the application form;
- vii. the septic tank to be shown on the site plan with stated setback distances from the boundary; and
- viii. consultation with the Environmental Health Unit within the Department of Health Protection; Ministry of Infrastructure, Communication, Utilities and Housing and the Airport Manager and the Director of the Ports and Piers Authority.

15/0223 Solar Energy Farm, Corito (Block 38812B/131 Part of (Lot 41) **Anguilla Electricity Company**

Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection; Ministry of Infrastructure, Communication, Utilities and Housing, the Airport Manager and the Director of the Ports and Piers Authority, Department of Lands & Surveys and the Ministry of FEDICTLP;
- ii. the power production capacity of the facility to be stated on the application form;
- iii. the correct scale to be stated on the site plan;
- iv. verification with the agent on the containerized units and the concrete block building both of which are stated on the application form and site plan respectively;
- v. the site plan to show all manholes, AS combiners and any other equipment structures intended for the site.

15/0224 Dwelling House, North Hill (Block 08513B/441) **Gillian Boyd-Kaneps**

Approved

15/0225 Change of Use from Commercial Kitchen to Dwelling House, Sandy Ground (Block 08513B/223) **Diana Berry**

Approved subject to:

- i. all means of access being shown on the site plan;
- ii. clarification with the agent regarding the number of units on the parcel being stated on the application form; and
- iii. the addition to the building as stated on the elevation drawings being clarified with the agent.

15/0226 Dwelling House, The Farrington (Block 69114B/98) **Crescha Walters**

Approved subject to:

- i. access being shown for the northern porch on the first floor plan;
- ii. the Right-of-Way being shown on the northern side of the site plan;
- iii. the correct block number being stated on the application form; and
- iv. the description of the proposed use being stated correctly on the application form, (two dwelling houses)

15/0227 A Well, The Valley (Block 58814B/68) **Department of Sports (G.O.A)**

Deferred for:

- i. consultation with Ministry of Infrastructure, Communication, Utilities and Housing;
- ii. clarification with the agent regarding the exact location of the proposed well; and
- iii. the intended purpose of the well to be stated on the site plan.

15/0228 Dwelling House, Blowing Point (Block 38410B/348 Lot 2) **Lana Hoyoung c/o Jason Pemberton**
Approved

15/0229 Apartments, Stoney Ground (Block 58915B/56) **Marcelo Acceu**
Approved subject to the correct parcel number being stated on the application form.

15/0230 Dwelling House, Stoney Ground (58915B/56) **Emilia Acceu**
Approved

15/0231 Dwelling House, Stoney Ground (68914B/314) **Annete Francis**
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.

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

- i. consultation with the Department of Tourism, The Ministry of Tourism, Economic Planning Unit, Department of Fisheries and Marine Resources and the Department of Environment; and
- ii. a site visit by the Land Development Control Committee.

15/0233 Dwelling House & Apartment Unit (28311B/209) **Shona Connor**
Approved

15/0234 Subdivision, Long Bay (Block 18011B/88) **Goblin Retreats LLC**
Refused for the following reasons:

- i. the proposed development will compromise the approved plans dated 23 August 2012, Reference # 2012/0214 and the proposal for a 10 unit villa tourism development;
- ii. this proposal contravenes the Alien Land Holding License issued by Government of Anguilla dated 04th September 2012;
- iii. the Land Development Control Committee wishes to reduce the fragmentation of beach front land into small lots which would compromise sustainable tourism development along the coastline; and
- iv. the proposal would compromise the minimum required setback distances for development in this area.

15/0235 Dwelling House, Sile Bay (Block 99516B/120) **Chris Ravenscroft**
Approved subject to the means of sewage disposal being sewage package treatment plant and stated on the application form.

The Application will be 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 top soil removed during excavation of footings shall be set aside and stored on site until it is required for re-spreading.

15/0236 Beach Bar, Rendezvous Bay (Block 28210B/34) **Anguilla Great House**

Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection, the Department of Environment, the Department of Fisheries and Marine Resources, the Ministry of Tourism and the Tourism Department;
- ii. certificate B of the application form to be completed;
- iii. the line of permanent vegetation to be clearly stated on the site plan with stated setback distances from the line of permanent vegetation; and
- iv. a site visit by the Land Development Control Committee.

15/0237 Chicken Farm, South Hill (Block 38411B/17 & 18) **Rhona Richardson**

Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection and the Department of Agriculture;
- ii. discussions with the agent regarding the building as proposed straddling parcels 17 and 18;
- iii. the application to be advertised on radio by the Department;
- iv. 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 include that anyone having objections to the Storage Building must provide their concerns in writing to the Department of Physical Planning. Please note that the Department must be notified of the date that the said sign has been placed on the site and it must be posted for a minimum period of two weeks; and
- v. a site visit by the Land Development Control Committee.

15/0238 Dwelling House, Sandy Ground (Block 08412B/30) **Alain & Blondelle Laurent**

Approved

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

Deferred for:

- i. lot 3 to be shown on the subdivision scheme; and
- ii. correct fees to be paid.