

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
15 April 2014**

1. OUTSTANDING APPLICATIONS

13/0242 Waste to Energy Plant, Corito (Block 38812/131) **Global Green Energy**
Deferred for consultation on the submitted Environmental Impact Assessment document prepared for the Waste to Energy Plant.

14/044 Four (4) Unit Apartment Building, Little Harbour (Block 38712B/571) **Clevon Saunders**
Refused for the following reasons:

- i. the proposed development exceeds the maximum permissible density of six (6) units per acre in this low density area as required by the Land Development Control Committee. In this particular case, the maximum number of permissible units on the 0.28 acre parcel would be three (3) units; and
- ii. the introduction of a four (4) family residential unit building in the midsts of the neighborhood will be injurious to and diminish the peaceful living amenity of the nearby properties.

14/0052 Commercial Complex, Pope Hill (Block 58814B/291) **Anguilla Red Cross Association**
Approved subject to the lot number being stated on the application form.

14/0053 Hotel, Crocus Bay (Block 58715B/202, 59, 60 & part of 353) **Crocus Bay Development**
Deferred for:

- i. consultation with the Department of Land & Surveys on the submitted survey plan; and
- ii. discussion with the agent regarding an updated site plan to be submitted showing the limits of the proposed buildable area in relation to the entire property and reflecting the new survey plan.

14/0055 Four Villas (16 Bedrooms), Utility Building, Tennis court & Golf Hole, Barnes Bay (Block 17810B/89) **Aslan Ltd.**

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.

14/0060 Subdivision, South Hill (Block 28311B/397) **Rexford Fleming**
Approved

14/0074 A Well, Tackling Estate (Block 58916B/131) **Leroy Vanterpool**

Deferred for discussion with the applicant regarding the well to be setback a minimum distance of 50ft. from the closest existing septic tank instead of the 30ft. setback distance stated on the site plan.

2. PLANNING APPLICATIONS RECEIVED SINCE 01 April 2014

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.

14/0071 Subdivision, Welches (Block 89317B/170) **Carmen Vanterpool**

Deferred for through registered access to the parcel to be submitted.

14/0072 Subdivision, Welches (Block 89317B/2) **Edris Fleming**

Deferred for through registered access to the parcel to be submitted.

14/0073 Change of Use From Dwelling House to four (4) Apartment Units, The Farrington (Block 79114B/12) **Rickie Rogers**

Approved subject to discussion with the agent regarding the width of the parcel as shown on the site plan not correlating with the Land Registry map.

14/0074 WAS CONSIDERED AT PREVIOUS MEETING

14/0075 Change of Use From Bar to three (3) Apartment Units, Blowing Point (Block 38410B/54) **Erin Hodge**

Deferred for:

- i. a parking lot to be shown on the site plan with a minimum of twenty (20) practical parking bays; and
- ii. correct fees to be paid.

14/0076 Subdivision, Shoal Bay (Block 89118B/19) **Albert Lake**

Deferred for a grant of easement form to be submitted for access to the existing 12ft. right-of-way which is an appurtenance to the proposed 8ft. right-of-way incumbrance over parcel 7.

14/0077 Subdivision, Corito (Block 38712B/385 & 386) **Cummings Gumbs**

Deferred for registered through access to the parcel via parcels 456, 172, 252, 312 & 372.

14/0078 Dwelling House, North Side (Block 58815B/360) **Tyrone Richardson**

Approved

14/0079 Storage Tank, Corito (Block 38812B/87) **Delta Petroleum Anguilla**

Deferred for:

- i. consultation with the Department of Fire & Rescue Services, the Department of the Environment and the Department of Lands & Surveys;
- ii. the existing road to be shown on the site plan; and
- iii. consultation with The Department of Lands & Surveys regarding the non-registration of the existing paved road.

14/0080 Tower, Crocus Hill (Block 48714B/737) **Dites/MICUH**

Deferred for:

- i. consultation with the Department of Lands & Surveys, the Ministry of Home Affairs and the Airport Authority; and
- ii. a site plan to be submitted.

14/0081 Subdivision, West End (Block 28311B/372) **Cheddie Richardson**

Approved

14/0082 Subdivision, East End (Block 89416B/29) **James Hodge**

Approved

14/0083 Dwelling House, Cauls Bottom (Block 68915B/247) **Kiron Hodge**

Approved subject to the correct ownership being stated on the application form.

14/0084 Apartment, South Hill (Block 08412B/204) **Rhona Proctor**

Deferred for a site visit by the Land Development Control Committee.

14/0085 Solar Panels & Construction Footing, Little Harbour (Block 38711B/239) **James & Debra Millis**

Approved subject to the site plan showing the solar panels being enclosed all around the periphery with a suitable barrier in order to restrict ease of access for purposes other than routine maintenance.

This application will be approved with the following condition:

There must be a permanent barrier placed around the perimeter of the solar panels for security purposes.

14/0086 Dwelling House & Apartment, Long Bay (Block 18011B/249 Lot 22) **Luis Bryan**

Approved

14/0087 Change of Use From Dwelling House to Restaurant, George Hill (Block 48713B/213)

Elmie Richardson

Approved with the following condition:

The Restaurant 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.

14/0088 Dwelling House, The Valley (Block 58715B/409) **Gladys Carter**

Approved

14/0089 Dwelling House, Island Harbour (Block 89319B/126) **Sheila Webster**

Approved

14/0090 Dwelling House, The Valley (Block 58715B/411) **Anita Carter**

Approved

14/0091 Two (2) Dwelling Houses, The Farrington (Block 79013B/149) **Ron Lake**

Approved

14/0092 Beach Bar, Island Harbour (Block 89319B/73) **Susan Webster**

Refused for the following reasons:

- i. the Island Harbour beach is frequently utilised as a popular recreational area used for cultural practices and events for both locals and tourist. Any further commercialisation of the parcel would be injurious to the amenity of the area restricting and confining the use for which the land was acquired by Crown in 1993;
- ii. there are two existing beach bars already existing on that portion of the beach in close proximity to the proposed bar. To permit a third establishment would result in the overcrowding of that portion of the beach and compromise the aesthetic integrity of the beach;
- iii. the proposed building is in an active coastal zone, therefore to allow yet another beach bar and restaurant on the narrow sandy beach would contribute to the further reduction of the width of the beach; and
- iv. the proposed development represents an obstruction to free access along the foreshore and if permitted would be a precedent for similar proposals which would result in a detrimental effect on the waterfront environment of Anguilla.

14/0093 Dwelling House, The Farrington (Block 79114B/156) **Joan Mcloed**

Deferred for:

- i. the scale to be stated on the floor plan; and
- ii. the elevation drawing to be drawn correctly.

14/0094 Six Dwelling Houses, Shoal Bay (Block 89118B/259, 260, 261, 262, 263 & 264) **Karl**

T. Smith

Approved

14/0095 Subdivision, The Valley (Block 58814B/53) **Victor F Banks**

Approved with the following condition:

Lot 2 of Block 58814B must be amalgamated to parcel 54 of Block 58814B.

14/0096 Two Dwelling Houses, Sandy Hill (Block 69215B/172) **Walidah K. Richardson**

Approved