

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
15 MARCH 2017**

APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

17/0034 Subdivision, Black Garden (Block 58716B, Parcel 1) **Albert Lake**

Approved 08 March 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.

16/0164 Three (3) Apartment Buildings (Phase 1, Five 3 Bedroom Units), Island Harbour (Block 89418B/36) **Elliot J. Harrigan**

Deferred for:

- i. consultation with the Department of Lands and Surveys on the registered access to the parcel;
- ii. discussion with the agent regarding the title block shown on the site plan being properly presented;
- iii. the site plan to reflect the new subdivision approved on 01 September 2016, Application Reference # 16/0206;
- iv. the description of the use of the buildings stated on all the plans to correspond with the description stated on the application form; and
- v. a geotechnical survey to be conducted to assess the geological stability of the site in light of the visible crack running along the surface rock.

16/0304 Restaurant & Grill, Little Harbour (Block 38611B Parcel 288) **Rocklyn Maynard**

Deferred for discussion with the agent regarding the following to be shown on the site plan:

- i. a buffer area along the boundaries of the parcel in order to minimize operational noise levels, odors, and to screen out onsite activities;
- ii. the total square footage of the proposed public space such as bar and dining areas to be stated on the application form;
- iii. the proposed total site coverage of the development to be stated on the application form; and
- iv. the design of the proposed seating and parking areas with traffic circulation to be shown on the site plan.

16/0313 Amendment to Subdivision, East End (Block 89316B Parcel 131) **Carlise Wallace**

Approved

17/0009 Subdivision, Long Path (Block 69114B Parcel 162) **Rose Ann Beatrice Harris**

Approved

17/0010 Amendment to Subdivision, Shoal Bay (Block 59018B Parcel 150) **Cathy Smith**
Approved

07/0015 Amendment to One Apartment Unit and Garage, The Farrington (Block 69014B Parcel 136) **Raymond Proctor**
Approved

17/0034 Subdivision, Black Garden (Block 58716B, Parcel 1) **Albert Lake**
Approved Under Delegated Authority

17/0035 Dolphin Entertainment, Blowing Point (Block 28309B, Parcel 169) **Dolphin Discovery Anguilla Ltd.**
Approved subject to the floor plan for the snack bar being drawn to scale.

This application will be approved with the following conditions:

- i. the facility 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;
- ii. 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;
- iii. the civil and engineering operations in connection with the proposed development including the means of drainage thereof, shall be carried out in accordance with the approved specifications and shall be completed to the satisfaction of the Chief Engineer within the Department of Infrastructure prior to the occupation of any building erected on the land in accordance with the terms of this permission;
- iv. 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;
- v. all necessary measures shall be taken to prevent the run off of silt, mud and other debris into the sea; and
- vi. all topsoil removed during excavation of footings shall be set aside and stored on site until it is required for respreading.

PLANNING APPLICATIONS RECEIVED SINCE 13 February 2017

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17/0036 Subdivision, Deep Waters (Block 69216B Parcel 111) **Ruth Melanie Steward**

Deferred for:

- i. the stated lot numbers on the subdivision scheme corresponding to the application form; and
- ii. discussion with the agent regarding the proposed subdivision scheme, including the relevance of Lot 3.

17/0037 Villa, Black Garden (Block 58716B Parcel 115) **Quentin Meilhac**

Approved with 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.

17/0038 Gabion Baskets, West End (Block 17809B Parcel 56 & 57) **Albert Paul Pace**

Deferred for:

- i. dimensions to be shown on the site plan,
- ii. the setback distance of the gabion basket from the line of permanent vegetation or the property line to be shown on the site plan;
- iii. scale to be stated on the cross section; and
- iv. a project description explaining the reason for proposed works; details of the project, material to be used, size of the wire mesh holes and proposed vegetative covering of the gabion baskets.

17/0039 Food Van, Pope Hill (Block 58814B Parcel 68) **Patrick Niles**

Deferred for:

- i. consultation with the Environmental Health within the Department of Health Protection, Department of Lands & Survey, Ministry of EDICTLP & Department of Infrastructure
- ii. description of the use to be stated correctly;
- iii. section B 3 and certificate B to be properly completed; and
- iv. the scale to be stated on the floor plans.

17/0040 Apartment -6 units, South Hill (Block 38410 B Parcel 379) **David Mota**

Deferred for:

- i. land marks to be shown on the location map;
- ii. the density to be reduced to a maximum of two (2) units;
- iii. three practical parking bays to be shown on the site plan; and
- iv. all rooms to be labeled on the floor plan.

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

Deferred for:

- i. parcels 226 and 227 being amalgamated; and

- ii. consultation with the Department of Infrastructure and the Environmental Health Unit within the Department of Health Protection.

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

Deferred for:

- i. the correct parcel number to be highlighted on the location map;
- ii. discussion with the agent regarding of a description of the development as proposed to be submitted;
- iii. the existing and newly proposed development to be indicated on the site and floor plans;
- iv. the building to be setback a minimum of 16ft from the front and back boundaries; and
- v. a site visit by the Land Development Control Committee.

17/0043 Villa – 3 Bedroom, West End (Block 17810B Parcel 233) **Christian McClean**

Deferred for:

- i. the internal measurements to be shown on all the floor plans; and
- ii. the steps to be shown on the site plan with a minimum setback distance of 6ft from the boundary.

17/0044 Subdivision, Little Harbour (Block 38611B Parcel 23) **Christobel Hawley**

Approved subject to the correct numbers of lots being stated correctly on the application form.

17/0045 Subdivision, North Side (Block 58816B Parcel 428) **Winfred A. Brooks**

Approved

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;
- ii. consultation with the Airport Manager & Anguilla Air & Sea Port Authority; and
- iii. a site visit by the Land Development Control Committee.

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

Government of Anguilla

Deferred for:

- i. consultation with the Department of Lands & Surveys, EDICTLP, Department of Infrastructure, Department of Environment and Department of Agriculture; and
- ii. a small project description describing the development to be submitted outlining but not restricted to capacity of compost processed per day, manner in which it will be managed and the method of collection and distribution.

17/0048 Subdivision, West End (Block 17809B Parcel 118) **Applewaite B. Lake**

Approved with the following conditions:

Lot 3 being amalgamated to parcel 273 of Block 17809B

17/0049 Dwelling House, North Hill (Block 08513B Parcel 318) **Jeremy & Rosalina Gumbs**

Approved subject to:

- i. land marks being shown on the location map;

- ii. the setback distance of the septic to the boundary being stated on the site plan;
- iii. the setback distances being taken from the building to the closest point of the boundary; and
- iv. the north and west elevation drawings being correctly drawn.

17/0050 Subdivision, West End (Block 17709B Parcel 41) **Eric, Winston, Hilton & Calvin Hughes**
Approved

17/0051 Subdivision, Little Harbour (Block 38711B Parcel 62) **Triple P Limited**
Approved

17/0052 Dwelling House, Blowing Point (Block 38510B Parcel 115) **Lysle & Cara Connor**
Approved subject to all elevations being drawn correctly.

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

- i. the site and floor plans to be properly presented;
- ii. the scale to be shown on the site plan;
- iii. the art studio's floor plan to correspond with the site plan; and
- iv. the correct scale to be stated on all the elevation drawings.

17/0054 Change of Use from Storage to Sports Bar (Block 17809B Parcel 232) **Clive Wallace**
Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection;
- ii. the application to be advertised on radio by the Department;
- iii. a sign describing the application, to be posted on the site so as to be legible and visible from the road. The sign must include that anyone having objections to the development must provide their concerns in writing to the Department of Physical Planning. The applicant must notify the Department 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
- iv. a site visit by the Land Development Control Committee.

17/ 0055 Dwelling House, West End (Block 17609B Parcel 64) **Nicole katz**
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.

17/0056 Four (2) Bedroom Villas, Long Bay (Block 18011B Parcels 184 & 185) **Lionel Motiere**
Approved with the following condition:

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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.

17/0057 Two (2) Unit Apartments, Tackling Estate (Block 58915B Parcel 313) **Nicola Grant**
Approved

17/0058 Subdivision, Island Harbour (Block 89318B Parcel 508) **John Hughes**
Deferred for:

- i. all parcel numbers stated on the subdivision scheme to be correctly stated; and
- ii. a site visit by the Land Development Control Committee.