

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
17 March 2022**

1. OUTSTANDING APPLICATIONS

21/0332 Apartments (4) & Office Building, The Farrington (Block 69014B Parcel 293) **Haslyn & Charmaine Patterson**

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. They must be constructed and maintained to the satisfaction of the Chief Engineer at the Department of Infrastructure.

21/0456 Subdivision, Rendezvous (Block 28210B Parcel 33) **Conrad Walton Fleming**

Approved with the following conditions:

- i. That a restrictive covenant to be entered on the Land Registry under Section 138 of the Registered Land Act for Lot 1. Lot 1 must be amalgamated to Parcels 37 and 39 of Block 28210B due to the fact that the parcel size does not meet the minimum width to length ratio requirements; and
- ii. The PPO further reminded the LDCC that should the applicant be aggrieved by its decision, he may appeal to the Executive Council and ultimately for judicial review should it become necessary. In that case, the PPO strongly advised the LDCC that it might be found wanting as the process taken to arrive at its decision can be challenged. He also advised the LDCC that it ought to be cautious that it was not opening up the government to damages by not adhering to due process and procedures.

22/0007 Duplex, Old Ta (Block 48713B Parcel 75) **Keshre Perrotte and Carlyn Perrotte-Carty**

Deferred for the building height to be reduced to a maximum height of 5.5 meters or 18 feet.

22/0028 Duplex, Blowing Point (Block 28310B Parcel 121) **Nekesha Davis**

Deferred for:

- i. discussion with the agent regarding the removal of the secondary staircase shown on the site plan; and
- ii. discussion with the agent regarding the right-of-way which is located on the western side of the parcel.

22/0040 Advertisement, The Valley (Block 48813B Parcel 38) **Maxwell Hodge**

Deferred for the application to be amended to reflect an alternative location for the siting of the advertisement sign along the Carter Rey Boulevard. The applicant and his son joined the meeting and the issues as it relates to the siting of the billboard and electronic signs were discussed. It was agreed that the applicant would amend his application in accordance with the Draft Sign and

Advertisements Policies 2022 and choose between two possible sites along the Carter Rey Boulevard.

22/0044 Subdivision, George Hill (Block 48713B Parcels 307 and 308) **Leitha Brooks**
Approved

22/0051 Gym and Spa, George Hill (Block 48713B Parcel 311) **Duquaine Brooks**
Approved subject to the amended plans received on 17 March 2022 being submitted in triplicate.

This Application will be Approved with conditions:

- i. The overall height of the building must not exceed eleven (11) feet taken from ground level, which is the maximum allowable height in order to safe guard the aerodrome;
- ii. 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. They must be constructed and maintained to the satisfaction of the Chief Engineer at the Department of Infrastructure; and
- iii. The owner/operator is responsible for the removal of all garbage and waste material and shall carry out such works in accordance with specifications approved by the Principal Environmental Health Officer of the Environmental Health Unit within the Department of Health Protection.

2. PLANNING APPLICATIONS RECEIVED SINCE February 2022

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.

22/0052 Dwelling House, South Hill (Block 08412B Parcel 103) **Gabriele Klaren**
Approved Under Delegated Authority on 15 March 2022.

22/0053 Bar & Office Space, Blowing Point (Block 28409B Parcel 36) **Andy Connor**
Approved subject to a minimum of seven (7) parking bays being shown on the site plan.

This Application will be Approved with 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. They must be constructed and maintained to the satisfaction of the Chief Engineer at the Department of Infrastructure;
- ii. The disposal of all wastewater must at all times be operated and maintained to the satisfaction of the Principal Environmental Health Officer of the Environmental Health Unit within the Department of Health Protection; and
- iii. The owner/operator is responsible for the removal of all garbage and waste material and shall carry out such works in accordance with specifications approved by the Principal

Environmental Health Officer of the Environmental Health Unit within the Department of Health Protection. These can be included in a Standard Operating Procedures (SOP) for the Service Station.

Information Clause

This application was approved in accordance with the decision of Executive Council Minutes 20/449, 21/304 and 21/326 to return the lands previously acquired for Port Development.

22/0054 WAS TABLED AT THE MEETING OF 24 FEBRUARY 2022

22/0055 Subdivision, Mango Garden, Sandy Hill (Block 89216B Parcel 31) **Koozie Development & Construction Ltd.**

Deferred for discussion with the agent regarding the existing building on Parcel 138 which encroaches onto Lot 2.

22/0056 Dwelling House, Black Garden (Block 58716B Parcel 383) **Sharmal I. Thomas-Carty**
Approved Under Delegated Authority on 15 March 2022.

22/0057 Storage Facility, Long Ground (Block 38812B Parcel 131) **Isayah Israel**

Approved subject to:

- i. consultation with the Environmental Health Unit within the Department of Health Protection; and
- ii. certificate B of the application form being completed.

22/0058 Bar & Grill, Long Path (Block 69114B Parcel 164) **James Bryson & Janet Morancie**
Approved subject to certificate B of the application form being completed.

This application will be Approved with conditions:

- i. The owner/operator is responsible for the removal of all garbage and waste material and shall carry out such works in accordance with specifications approved by the Director of Health Protection within the Department of Health Protection; and
- ii. All operations in connection with the proposed development shall be carried out in accordance with specifications approved by The Principal Environmental Health Officer of the Environmental Health Unit within the Department of Health Protection and completed to her satisfaction prior to the occupation of the building erected on the land in accordance with the terms of this application.

22/0059 Studio Apartment, The Forest (Block 78912B Parcel 49) **Peter Carter**
Approved

22/0060 Duplex (2), West End (Block 17809B Parcel 168) **Jeri-Lee Buddle**
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. They must be constructed and maintained to the satisfaction of the Chief Engineer at the Department of Infrastructure.

Information Note

Please be informed that the parcel is within a medium density zone as indicated in The National Land Use Plan policy document where a maximum of 9 units are permitted per acre. This particular parcel is 0.41 acre, which translates into a maximum of 4 permissible units on the parcel.

22/0061 Dwelling House, Cauls Bottom (Block 69015B Parcel 369) **Ann Marie Edwards**
Approved Under Delegated Authority on 14 March 2022.

22/0062 Subdivision, Sandy Ground (Block 08412B Parcel 363) **Delvicia MacDonna/Ian Carty**
Deferred for discussion with the agent on the proposed 6 feet wide right-of-way being increased to a minimum width of 12 feet.

22/0063 Dwelling House & Dance Studio, North Side (Block 58816B Parcel 553) **Kaseem & Chadira Forde**
Approved subject to correct fees being paid.

22/0064 Change of Use (Duplex to Apartment), The Farrington (Block 79113B Parcel 18) **Coye Richardson**
Approved subject to:

- i. all drawings being drawn to scale;
- ii. a minimum of five (5) parking bays being shown on the site plan;
- iii. the correct “as built” setback distances of the building under construction being stated on the site plan; and
- iv. the orientation of the staircase being stated on the floor plan.

22/0065 Duplex, Shoal Bay (Block 59017B Parcel 255) **Tishon Gumbs**
Approved Under Delegated Authority on 17 March 2022.

22/0066 Dwelling House, Long Ground (Block 38712B Parcel 400) **Chavoi Gumbs**
Approved Under Delegated Authority on 15 March 2022.

22/0067 Garage, Sandy Ground (Block 08412B Parcel 37) **David Lloyd**
Approved subject to:

- i. the north arrow being shown on the site plan; and
- ii. discussion with the agent regarding the proper description of the type of garage (private car port or auto repair garage) being stated on the application form.

22/0068 Dwelling House, North Side (Block 58716B Parcel 390) **Mathew Goodluck**
Approved Under Delegated Authority on 15 March 2022.

22/0069 Dwelling House, Captains Ridge (Block 99519B Parcel 105) **Darlene Byrd**
Approved subject to:

- i. the sewage package plant being correctly labeled on the site plan;
- ii. the road being correctly reflected on the site plan;
- iii. all windows being shown on the south elevation drawing;

- iv. all elevation drawings being labeled; and
- v. a cross section drawing of the retaining wall being submitted.