

**LAND DEVELOPMENT CONTROL COMMITTEE
EXTRA-ORDINARY MINUTES OF THE MEETING HELD ON
18 AUGUST 2015**

OUTSTANDING APPLICATIONS

14/0287 Four (4) Apartment Units, South Hill (Block 08512B/105) **Yong Wei Chen & Mei Chan Cen**

Approved subject to a new site plan being submitted showing the location of the generator house with setback distances and the true drainage layout of the parking areas.

15/0176 Solar Panels, Barnes Bay (Block 17910B/143, 198 & 200) **SOF 82 Anguilla Holding LLC**

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 must 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.

15/0192 Gas Station, Commercial Building and Two Apartments, Island Harbour (Block 89318B/461) **Li Jaun Feng**

Approved subject to:

- i. favourable consultations with the Ministry of Infrastructure, Communication, Utilities, Housing, Agriculture and Fisheries, the Department of Agriculture, and the Anguilla Fire & Rescue;
- ii. the distance of the well to the fuel storage tank being stated on the site plan;
- iii. the setback distances from the fuel storage tank to the building being stated on the site plan;
- iv. the setback distance from the fuel pump to the building being stated on the site plan;
- v. the drainage plan to include a water-oil separator system;
- vi. a raised kerb to a maximum height of 6 in. and a 4 ft. wide sidewalk being shown on the site plan and labeled; and
- vii. a cross section of the kerb and sidewalk being submitted.

15/0197 Gabion Baskets, West End (Block 17609B/1) **Albert Paul Pace**

Approved subject to:

- i. the correct block number being stated on the site plan;
- ii. the nature of the proposed development being stated as two (2) gabion baskets on the application form; and
- iii. the correct layout of the coastline and the positioning of the gabion basket on the site plan being drawn at a larger scale.

15/0199 Dwelling House, Restaurant and Apartments, Island Harbour (Block 89118B/145) **Sharnette Shaw**

Refused for the following reasons:

- i. the proposed development exceeded the maximum permissible site coverage ratio of 67 percent;
- ii. the proposed restaurant is sited in a very small residential parcel of land and because of its inadequate setback distances from its boundaries, it is considered detrimental to the residential amenity of the area;
- iii. it is considered that the formation of an access/exit onto the Bay View Road, a principal traffic road at this point, is unacceptable on road safety grounds, particularly having regard to the proximity of the proposed access/exit point to the brow of the hill and to the curve in the road which reduces visibility;
- iv. 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 hazard along this section of the road; and
- v. satisfactory provision has not been made on the site layout plan for road pattern which will give easy and safe circulation for vehicles and pedestrians.

15/0202 Stairs and Deck with Small Craft Dock, Little Harbour (Block 38611B/96) **Brenda Fox**
Deferred for:

- i. the application to be amended to show the proposed small craft dock removed and submitted to the competent authority, the Ministry of Lands;
- ii. an elevation drawing or a cross section to be submitted; and
- iii. the materials to be used for the stairs and the deck to be stated on the application form.

15/0213 Dwelling House, Sandy Ground (Block 08412B/28) **Sherly Demming-Rodgers**
Deferred for

- i. the nature of the proposed development to be correctly stated on the application form;
- ii. the correct parcel number to be stated on the application form;
- iii. certificate B on the application form to be completed to include the address of the landowner;
- iv. the second floor extension to be setback a minimum of 16 ft. from the front boundary line; and
- v. to provide registered access to the car park located at the rear of the parcel.

15/0214 Storeroom & Change of Use from Four (4) Garages to Four (4) Guest Houses, Limestone Bay (Block 58616B/23) **Conrad & Barbara Simmonds**
Deferred for:

- i. the correct Block number to be stated on the application form;
- ii. the building on the site plan to reflect the true shape of the floor plan and to include the swimming pool shown on the ground floor plan;
- iii. the parking layout to be redesigned; and
- iv. the means of waste disposal to be stated as sewage treatment plant on the site plan.