

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
19 May 2022**

1. OUTSTANDING APPLICATIONS

21/0021 Subdivision for Cemetery Use, Sandy Hill (Block 89315B Parcel 12) **Ronald E. Lake** *Deferred* for a meeting to be convened with the developer and with the residents in the area who made written representation on the development to the Department.

22/0001 Bar & Decking, Sandy Ground (Block 08412B Parcel 181) **High Spirits Limited** *Approved* subject to the proposed building being setback a minimum distance of 40 feet from the line of permanent vegetation and stated on the site plan.

This Application will be Approved with the following 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. All wastewater shall be treated and contained on site;
- iii. All necessary measures shall be taken to prevent the run off of silt, mud and other debris into the sea;
- iv. All sand removed during excavation of footings shall be set aside and stored on site until it is required for re-spreading;
- v. 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
- vi. 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 his or her satisfaction prior to the occupation of the building erected on the land in accordance with the terms of this application.

22/0025 Subdivision, Sandy Ground (Block 08412B Parcel 149) **Angela Carty** *Approved* Exceptionally.

This application is approved exceptionally due to the fact that lands in Sandy Ground have been fragmented into very small and narrow parcels of land with equally narrow access ways; thereby making them subject to reduced planning standards.

22/0062 Subdivision, Sandy Ground (Block 08412B Parcel 363) **Delvicia MacDonna/Ian Carty** *Approved* Exceptionally:

This application is approved exceptionally due to the fact that lands in Sandy Ground have been fragmented into very small and narrow parcels of land with equally narrow access ways; thereby making them subject to reduced planning standards.

22/0107 Subdivision, Island Harbour (Block 89218B Parcel 82) **Shefoo Marquez Brooks**
Approved

22/0109 Subdivision, Roaches Hill (Block 58715B Parcel 552) **Shefoo Marquez Brooks**
Approved

22/0133 Solar Farm (Outline), Shoal Bay (Block 59018B Parcels 175, 283, 284 & 295)
Fountain Beach Residences
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.

22/0139 Duplex, Barnes Bay (Block 17810B Parcel 233) **Green Properties LTD (Formally Ann Rosenberg)**.
Approved

22/0140 Food Hut, South Hill (Block 28411B Parcel 12) **Wallace Richardson**
Approved with the following 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 Principal Environmental Health Officer within the Department of Health Protection;
- 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 his or her satisfaction prior to the occupation of the building erected on the land in accordance with the terms of this application; and
- iii. 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.

22/0141 Apartment Unit, The Quarter (Block 78913B Parcel 310) **Ysa Aura Gomez Cabreira**
Approved subject to a minimum of five (5) practical parking bays being shown on the site plan along with the entrance and exit points.

22/0144 Duplex & Offices, Stoney Ground (Block 58814B Parcels 43 & 44) **Kerstin Gumbs**
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.

6. PLANNING APPLICATIONS RECEIVED SINCE 22 April 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.

22/0151 Change of Use from Dwelling House to Mixed Use (Bar), South Hill (Block 28411B Parcel 74) **Carmen Richardson**

Approved with the following 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 his or her satisfaction prior to the occupation of the building erected on the land in accordance with the terms of this application.

22/0152 Apartments, George Hill (Block 38713B Parcel 136) **Gordon Kennedy**

Approved Under Delegated Authority on 17 May 2022.

22/0153 Dwelling House (Outline), Shoal Bay (Block 89319B Parcels 227 & 228) **Lance & Elsabe Munger**

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.

22/0154 Dwelling House, Blowing Point (Block 28309B Parcel 117) **Trisha Connor**

Deferred for a development scheme for the parcel to be submitted.

22/0155 Storage/Advertisement Wall, South Hill (Block 28311B Parcel 370) **Jamie Hodge**

Deferred for:

- i. consultation with the Ministry of Infrastructure, Communications, Utilities, Housing & Tourism;
- ii. dimensions to be stated on the site plan;
- iii. stated setback distances of the building to the eastern and southern boundaries to be shown on the site plan;

- iv. the setback distance between the existing building and the storage building to be stated on the site plan; and
- v. the manner in which the advertisements will be displayed on the wall to be stated on the application form.

22/0156 Clothing & Beauty Parlour, South Hill (Block 38612B Parcel 530) **James G. Hughes**
Deferred for:

- i. the correct scale to be stated on the site plan;
- ii. the south and west elevations to be drawn correctly;
- iii. the north arrow to be correctly oriented on the floor plan; and
- iv. clarification with the agent on the correct ownership of the parcel.

22/0157 Subdivision, West End (Block 17910B Parcel 310) **Euel Richardson**
Deferred for:

- i. the width of the right-of-way to be a minimum of 20 feet and stated on the subdivision scheme; and
- ii. discussion with the agent regarding the irregular shape of the lots that effectively reduce the developable area and are further compounded by the proximity to the major roads.

22/0158 Subdivision, Black Garden (Block 58716B Parcel 227) **Keith E. Brooks**
Deferred for consultation with the Department of Lands & Surveys.

22/0159 Warehouse, George Hill (Block 38813B Parcel 42) **David Lloyd**
Deferred for a meeting to be convened amongst Government agencies on the Masterplan for the Aerodrome.

22/0160 Studio and Pool, Seafeathers (Block 99315B Parcels 286 & 297) **Kathleen Mary Burns**
Approved Under Delegated Authority on 17 May 2022.

22/0161 Subdivision, Bad Cox (Block 69116B Parcels 193, 198, 205, 206, 207, 208, 217, 218, 219, 224 & 235) **Maria Adormina Lake & Felix Reinaldo Lake**
Approved

22/0162 Dwelling House, Black Garden (Block 58716B Parcel 402) **Joanne & Junior Richardson**
Approved subject to parcel 402 being highlighted properly on the location map.

22/0163 Dwelling House, North Hill (Block 08513B Parcel 441) **Janice Byerley**
Approved

22/0164 Office/Apartments, Cul-De-Sac (Block 28309B Parcel 98) **Paul Webster**
Approved with the following conditions:

- i. All wastewater shall be treated and contained on site; and
- ii. All necessary measures shall be taken to prevent the runoff of silt, mud and other debris into the sea.

22/0165 Dwelling House, Long Path (Block 79114B Parcel 86) **Quincy Gumbs**
Approved Under Delegated Authority on 17 May 2022.

22/0166 Apartments (4 Units), South Hill (Block 28311B Parcel 188) **Annisha Hughes**
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.

22/0167 Dwelling House, Cauls Pond (Block 69016B Parcel 193) **Shauntel Samuel**
Approved subject to:

- i. the village name being stated on the application form; and
- ii. the correct ownership being stated on the application form.

22/0168 Extension to Apartment, George Hill (Block 38712B Parcel 639) **Whitney Gumbs-Richardson**
Approved subject to the correct ownership being stated on the application form.

22/0169 Dwelling Houses (2), Shoal Bay (Block 89117B Parcel 320) **Merwyn Foster Rogers**
Approved Under Delegated Authority on 17 May 2022.

22/0170 Subdivision, Old Ta (Block 48713B Parcel 99) **Joan H. Carty**
Approved

22/0171 Dwelling House, Long Bay (Block 18011B Parcel 262) **Jorge Fleming**
Approved subject to:

- i. certificate B of the application form being correctly completed;
- ii. the dimensions on the site plan being legible; and
- iii. the setback distances from the building to the boundaries being stated on the site plan.

22/0172 Dwelling House, Black Garden (Block 58716B Parcel 209) **Sherminda Jno-Baptiste**
Approved

22/0173 Apartments (5 Units), Cauls Bottom (Block 69015B Parcel 165) **Tariba Joseph**
Approved

22/0174 Outdoor Kitchen & Studio Unit, South Hill (Block 28211B Parcel 50) **Cecil Niles**
Approved subject to the distance between the proposed and existing building being stated on the site plan.

22/0175-0183 Will Be Tabled At The Next Meeting.

22/0184 Golf Course Reception and Rest Stop, Rendezvous Bay (Block 28111B Parcel 99)
Olympus Ventures LLC, dba

Approved with 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.