

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
20 JUNE 2013**

1. OUTSTANDING APPLICATIONS

11/0285 Subdivision Amendment, North Side (Block 58715B/447) **Richard Lloyd**
Deferred for parcel 451 to be registered as a public road at the Land Registry within the Department of Lands of Surveys before the existing public footpath can be removed or relocated from its position.

12/0261 Amendment to Beach Resort, Shoal Bay (Block 59018B/140 & 211) **Fountain Beach Residence & Resort**
Approved

12/0344 Amendment to Subdivision, Shoal Bay (Block 59018B/211 & 140) **Fountain Beach Residences & Resort**
Deferred for consultation with the Department of Lands & Surveys.

12/0094 Amendment to Beach Bar, Forest Bay (Block 38912B/14) **Yvette Rogers**
Deferred for the site plan to be amended to reflect what has been built and the location of the toilet facility on the site.

13/0026 Office & (3) Apartment Units, Little Harbour (Block 38712B/70) **Wayne Reid**
Approved with the following condition:
The Office and Apartment Units shall not be utilised until the onsite 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.

13/0123 Bar and Restaurant, Rey Hill (Block 78913B/48) **Iwandai Gumbs**
Approved subject to the floor and elevation drawings being submitted for the toilet facility shown on the site plan.

This application will be approved with the following condition:

The Restaurant and Bar shall not be utilised until the onsite 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.

13/0124 Subdivision, Little Harbour (Block 38612B/424) **Preston Richardson**
Refused for the following reasons:

- i. the proposed relocation of the 25 ft. right-of-way would be positioned in the pond within an area that is habitually flooded during heavy rain fall;
- ii. the proposed relocation of the right-of-way would result in the destruction and removal of healthy mangrove from one of the few remaining sites left on the island; and

- iii. the proposed relocation of the right-of-way would require the eventual filling in of a portion of the pond in order to facilitate the road development. This will negatively impact and interfere with the ecosystem of the pond.

13/0125 Dwelling House, Pond Ground (Block 99417B/45) **Marcel E. Hodge**
Approved

13/0128 Fruit & Vegetable Stall & Storage, George Hill (Block 38713B/70) **Maria Casimir**
Deferred for a site visit by the Land Development Control Committee.

2. PLANNING APPLICATIONS RECEIVED SINCE 21st May 2013

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.

13/0133 Restaurant/Bar, Sandy Ground (Block 08412B/171) **Christabel Carty**
Deferred for the description of the use to be correctly stated on the application to state restaurant instead of “kitchen”.

13/0134 Subdivision, Cauls Bottom (Block 69014B/280) **Kumakie, Parris & Marslyn Bryan-Parris**
Deferred for:

- i. discussion with the agent regarding the 25ft. right-of-way shown on the subdivision plan to have through access that connects to the existing right-of-way; and
- ii. the correct ownership to be stated on the application form.

13/0135 Garage and Generator Room, Shoal Bay (Block 59018B/138) **Fountain Beach Resort & Residences**
Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection, Department of Lands & Surveys and the Ministry of Infrastructure, Communication, Utilities and Works;
- ii. site visit by the Land Development Control Committee; and
- iii. parcels 138 and 212 to be amalgamated at the Land Registry within the Department of Lands & Surveys.

13/0136 Apartments, South Hill (Block 28211B/28) **Brian Hughes**
Approved

13/0137 Spa, Tennis Court & Golf Practice Hole, West End (Block 17810B/67) **Cerulean Holdings Ltd.**
Deferred for:

- i. the estimated cost of the works to be stated on the application form;
- ii. the north arrow to be shown on the site plan;
- iii. a proper location map to be submitted; and

- iv. discussion with the agent regarding the proposed location of the tennis court being in close proximity to the existing residence and the setback distance being only 10ft. from the back boundary.

13/0138 Subdivision, Shoal Bay (Block 59017B/66) **Devlin M. Connor**
Approved subject to landmarks being shown on the location map.

13/0139 Dwelling House, Sea Feathers (Block 99415B/140) **Brett Del Fetterolf**
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.

13/0140 Advertisement, The Valley (Block 48815B/227) **Zharnel Hughes**
Approved with the following conditions:

- i. permission shall be granted for a period of two (2) years effective from 20 June 2013-19 June 2015. Upon expiration of planning permission the use of the land for the display of the sign shall be discontinued unless otherwise agreed upon in writing with the Land Development Control Committee;
- ii. the Department of Infrastructure shall be notified at least 48 hrs. prior to the date and time on which it is proposed to erect the advertisement. Where 48 hrs. would fall on a Saturday, Sunday or public holiday, the notification should be on the proceeding working day;
- iii. the advertisement must be placed a minimum distance of 10 feet from the edge of the road or 16 feet from the centre of the road, whichever is the greater; and
- iv. the siting, construction and maintenance of the advertisement shall be in accordance with the requirements and to the satisfaction of the Chief Engineer within the Department of Infrastructure and the Director of Disaster Management within the Department of Disaster Management.

13/0141 Car Wash, West End (Block 28010B/85) **Karen & Carlvert Richardson**
Deferred for:

- i. the estimated cost of works to be stated on the application form;
- ii. a drainage plan to be submitted for the development proposed; and
- iii. consultation with the Environmental Health Unit within the Department of Health Protection and the Department of Disaster Management.

13/0142 Dwelling House, Cannifest (Block 89216B/102) **Welka Thomas**
Approved subject to the correct ownership being stated on the application form.

13/0143 Food Van, The Valley (Block 48814B/253) **Benedict Hodge**
Deferred for:

- i. the parking layout to be shown on the site plan
- ii. the estimated cost of works to be stated on the application form;
- iii. the type of materials to be used to be stated in section 3 of the application form;
- iv. the means of sewage disposal to be stated in section 6 of the application form; and
- v. consultation with the Ministry of Infrastructure, Communication and Utilities.

13/0144 Change of Use, Roaches Hill (Block 58715B/158) **Albertus Richardson**

Approved subject to:

- i. the scale being stated on the site plan; and
- ii. a proper location map being submitted.

13/0145 Change of Use, South Hill (Block 38512B/59) **Joselyn Huligar**

Approved

13/0146 Dwelling House & Apartment, Spring Path (Block 28310B/159) **Emmanuel Brooks**

Approved with the following condition:

The Dwelling Units shall not be utilized 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.

(Discuss with LDCC that the parcel is only 0.18 acre, permitting 2 units only but there is adequate parking provision shown on the site plan.)

13/0147 Dwelling House, South Hill (Block 38511B/238) **Terelle & Marie Hughes**

Approved subject to:

- i. the setback distance of the septic to the boundary being stated on the site plan; and
- ii. the correct ownership being stated on the application form.

13/0148 Resort Development, Rendezvous (Block 28211B/97) **Anguilla Development Corporation Ltd. (The Reef)**

Deferred for:

- i. consultation with the Department of Tourism, Department of Disaster Management, the Environmental Health Unit within the Department of Fisheries and Marine Resources, the Department of Environment, the Anguilla National Trust and the Economic Planning Unit; and
- ii. site visit by the Land Development Control Committee.

13/0149 Change of Use from Dwelling House to Apartments (Block 28410B/23) **Obed Gumbs**

Approved

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Vincent Proctor
Secretary

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Aurjul Wilson
Chair