

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
24 February 2022**

1. OUTSTANDING APPLICATIONS

14/0021 Amendment to Dwelling House to Duplex, Welches (Block 89217B/334) **Shernell Vanterpool**

Approved

21/0323 Amendment to Duplex to Apartments (3 Units), Cauls Pond (Block 69016B Parcel 213) **Leah Foster Vanterpool**

Approved subject to the scale being shown on the site plan.

21/0342 Service Station, Lockrum (Block 38510B Parcel 224) **Michael & Lindon Connor**

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.

21/0382 Retail Building/Dwelling House, Little Harbour (Block 38712B Parcel 614) **Longwang Tang**

Approved with conditions:

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 Clause:

Please be informed that Government of Anguilla has placed a three (3) year moratorium from (01 January 2022 to 31 December 2024) on the issuing of business licenses for uses such as supermarkets and hardware stores.

21/0422 Generator House, North Hill (Block 48613B Parcel 297) **Kelva Richardson-Lindo**

Approved with the following conditions:

- i. The Generator House must be soundproofed to minimize the external noise level generated from the engine during operation;
- ii. The fumes and noise emitted from the generator shall meet the approval of the Principal, Environmental Officer, Department of Health Protection; and
- iii. The generator must only be operated within the completed Generator House.

21/0424 Dwelling House, Island Harbour (Block 89418B Parcel 293) **Simon & Janette Harrigan**
Approved

22/0007 Duplex, Old Ta (Block 48713B Parcel 75) **Keshre Perrotte and Carlyn Perrotte-Carty**
Deferred for the height to be stated on the elevation drawing.

2022/0008 Dorms & Gym Space, The Valley (Block 58814B Parcel 68) **Anguilla Football Association**

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.

2022/0015 Basketball Pavillion, Blowing Point (Block 38410B Parcel 356) **Government of Anguilla C/o MICUHT**

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. 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
- iii. 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**
Deferred for a detailed survey plan of Parcel 149 to be done and to include Parcel 148.

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

Deferred for:

- i. the date of certification to be stated on the application form;
- ii. the stair case to be a minimum distance of 16 feet from the existing right-of-way; and
- iii. the setback distance of the building to the right-of-way to be stated on the application form.

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.

22/0032 Subdivision, Island Harbour (Block 89218B Parcel 90) **David Andrew Thomas**
Approved subject to the intended purpose of the subdivision to be stated on the application form.

This application will be approved with conditions:

- i. Lot 2 must be amalgamated to Parcel 91 of Block 89218B due to the fact that the parcel size does not meet the minimum requirements; and
- ii. A restrictive covenant shall be entered on the Land Register for the parcels.

22/0033 Dwelling House, Island Harbour (Block 89217B Parcel 358) **Amorette Webster**
Approved subject to:

- i. the septic tank being shown on the site plan;
- ii. the correct scale being stated on the site plan; and
- iii. all elevation drawings being correctly labeled.

22/0034 Dwelling House, Bad Cox (69116B Parcel 215) **Daryl Crump**
Approved+

22/0035 Subdivision, North Side (Block 58715B Parcels 561 & 547) **Kimesha Reid**
Approved

22/0036 Subdivision, Little Harbour (Block 38712B Parcel 594) **Charnissa Richardson**
Approved

22/0037 Subdivision, Little Dix (Block 69016B Parcel 129) **Conrad C. Gumbs**
Approved subject to the application form being signed.

This application will be approved with condition:

- i. Lot 2 must be amalgamated to Parcel 128 of Block 69016B due to the fact that the parcel size does not meet the minimum requirements; and
- ii. A restrictive covenant shall be entered on the Land Register.

22/0038 Dwelling House, North Side (Block 58716B Parcel 336) **Vanisia Fleming**
Approved

22/0039 Apartments (3 Units), Cauls Pond (Block 69015B Parcel 371) **Charlina Laville**
Approved

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

Deferred for discussion with the agent/applicant on the application.

A meeting will be convened at the earliest possible date when stakeholders are available, and you will be duly informed.

22/0041 Villas, West End (Block 18011B Parcels 88, 136 and 137) **Morgan Hill Villas**

Deferred for:

- i. consultation with the Department of Natural Resources (Fisheries Unit and Environmental Unit), the Environmental Health Unit within the Department of Health Protection, the Economic Planning Unit within the Ministry of Finance; and
- ii. the correct ownership to be stated on the application form.

22/0042 Dwelling Houses (2), South Hill (Block 28311B Parcel 291) **Suzanna Proctor & D'janique Richardson**

Approved subject to elevation drawings being submitted for Building B.

22/0043 Subdivision, White Hill (Block 89418B Parcel 297) **Dexter Vanterpool**

Approved

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

Deferred for:

- i. the 18 feet Right-of-Way to be increased to a minimum width of 20 feet and for a turn-around point to be shown on the subdivision scheme; and
- ii. all setback distances to be stated from the existing building to the newly created boundaries.

22/0045 Easement, Katouche (Block 48714B Parcel 83) **Thomokathy Link Ltd**

Deferred for:

- i. the description of the use to be correctly stated on the application form;
- ii. consultation with the Department of Infrastructure; and
- iii. discussion with the agent regarding the intended purpose of the access road to be stated on the application form.

22/0046 Dwelling House, Cauls Pond (Block 69016B Parcel 181) **Shauntel Samuel**

Approved subject to:

- i. the scale being stated on the floor plan; and
- ii. the septic tank being setback a minimum distance of 6 feet from the side boundary and stated on the site plan.

22/0047 Duplex & Recording Studio, Spring Path (Block 28310B Parcel 240) **Carol Hodge**

Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection and Department of Environment; and
- ii. discussion with the agent regarding the setback distance of the building and septic tank from the pond.

22/0048 Apartments, Sandy Hill (Block 69215 Parcel 241) **Sherry-Ann Kelly**
Approved

22/0049 Duplex, Welches (Block 89218B Parcel 288) **Lewis Liburd**
Approved

22/0050 Duplex, South Hill (Block 08412B Parcel 373) **Andy Wu**
Approved

22/0051 Commercial Building (Gym), George Hill (Block 48713B Parcel 311) **Duquaine Brooks**

Deferred for:

- i. consultation with the Department of Infrastructure;
- ii. the description of the use to specify the commercial type;
- iii. all rights-of-ways to be shown on the site plan;
- iv. the building to be setback a minimum distance of 10 feet from the right-of-way situated to the west of the parcel and stated on the site plan;
- v. access to all parking areas to be shown on the site plan;
- vi. any retaining wall shown on the site plan to be labeled;
- vii. appropriate annotation to be stated on the site plan reflecting the cut of the land;
- viii. the contour lines to be superimposed over the location map and the site plan and submitted; and
- ix. the parapet shown on the elevation drawings to be removed in order to attain a maximum building height of 11 feet, taken from ground level.

22/0052 -0053 **Will Go To The Next Meeting**

22/0054 Subdivision, Low Ground (Block 58716B Parcel 211) **Avis Gumbs**
Deferred for discussion with the agent regarding the subdivision of the adjacent parcel.