

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
25 MAY 2017**

Present were:

Chair	Mr. Larry Franklin
Secretary	Mr. Vincent Proctor
Chief Engineer	Mr. Bancroft Battick
Director, Lands & Surveys	Mr. Leslie Hodge

Also present were:

Deputy Principal Planning Officer	Mrs. Sharon Roberts-Hodge
Senior Planner	Ms. Silvia Erni

Apologies:

Director, Disaster Management	Ms. Melissa Meade
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1. ADOPTION OF AGENDA

The agenda was adopted as circulated.

2. APPROVAL OF MINUTES

A motion to accept the minutes as circulated was moved by Mr. Bancroft Battick and seconded by Mr. Leslie Hodge.

3. MATTERS ARISING OUT OF THE MINUTES

None

4. OUTSTANDING APPLICATIONS

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.

15/0192 Amendment to Gas Station, Commercial Building and Two (2) Apartment Units, Island Harbour (Block 89318B Parcel 461) **Li Juan Feng**

Deferred for

- i. a site visit by the Land Development Control Committee; and
- ii. consultation with the the Department of Infrastructure.

16/0130 Community Park, South Hill (Block 08412B Parcel 367) **South Hill Community Club**
Approved subject to:

- i. the description of the use being correctly stated on the application form to reflect the development as proposed and;
- ii. the correct parcel number being stated on the site plan.

This application will be 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.

17/0039 Food Van, Pope Hill (Block 58814B Parcel 68) **Patrick Niles**

Refused for the following reasons:

- i. the release of this land could prejudice the preparation of the Master Plan for the redevelopment of the Alben Lake Hodge Comprehensive School which is considering utilizing the lands encompassing parcel 68; and
- ii. the entry and exit point to the proposed food van will negatively impact the constructed walkway created on the road edge to specifically alleviate the ongoing conflict between pedestrians and vehicles occurring along this road.

17/0040 Three (3) Unit Apartment, South Hill (Block 38410B Parcel 379) **David Mota**

Approved with the following condition:

The development shall not be opened 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.

17/0041 Supermarket, Stoney Ground (Block 58915B Parcel 226 & 227) **Yong Wei Chen & Chan Cen**

Approved subject to the inner turning radius for the service and unloading lane being a minimum of 28 feet in order to accommodate the maneuvering of a small delivery vehicle such as a 30ft. single unit truck and for the radius to be stated on the site plan.

17/0066 Dwelling House, Little Harbour (Block 38712B Parcel 109) **Morleen Lewis**

Approved

17/0081 Apartments (2 Units), The Quarter (Block 78914B Parcel 17) **Eunice & Alfred Gumbs**

Approved Exceptionally with the following condition:

The development shall not be opened 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.

This application was approved exceptionally seeing that the building is a preexisting structure where the proposal to build two units on a second floor will not further increase the footprint of the building. Additionally, the site would be able to accommodate satisfactory parking, catering to all three units. In light of these circumstances the application was approved exceptionally.

PLANNING APPLICATIONS RECEIVED SINCE 03 April 2017

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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.

17/0094 Multi-Family Dwelling, West End (Block 17809B Parcel 303) **Audrey Richardson**
Approved

17/0095 – 17/0098 WAS TABLED AT PREVIOUS MEETING

17/0099 Subdivision, Little Bay (Block 58716B Parcel 216) **Curtis Robinson**
Approved on 22 May 2017 Under Delegated Authority

17/0100 Dwelling House, Shoal Bay (Block 59018B Parcel 150) **Giuseppe Scarfo**
Approved subject to Certificate B being dated on the application form.

This application will be 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.

17/0101 Dwelling House, Little Bay (Block 58716B Parcel 216 Part of) **Keiroy Browne**
Approved subject to:

- i. the topographical map superimposed over an aerial photographic image; and
- ii. the certificate B being dated on the application form.

17/0102 Dwelling House, South Hill (Block 08412B Parcel 136) **Perry Hughes**
Deferred for:

- i. a site visit by the Land Development Control Committee;
- ii. an aerial image superimposed over the cadastral map to be submitted; and
- iii. a detailed survey plan of the parcel to be submitted.

17/0103 Villa (2 Bedroom), Black Garden (Block 58716B Parcel 115) **Quentin Meilhac**
Approved

17/0104 Apartments (4 Units), North Hill (Block 48613B Parcel 312) **Rafael J. Carty & Claudia A. Carty Mercedes**

Approved on 22 May 2017 Under Delegated Authority with the following condition:

The development shall not be opened 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.

17/0105 Bar and Restaurant, South Hill (Block 38512B Parcel 255) **Randolph Gumbs**

Deferred for:

- i. a site visit by the Land Development Control Committee;
- ii. an ariel photographic image to be submitted superimposed over the cadastral map;
- iii. a proper site plan to be submitted;
- iv. the floor and site plans to be drawn to correctly reflect what is existing on the ground;
and
- v. clarification with the agent regarding the description of the use.

17/0106 Storage and Office, West End (Block 18010B Parcel 145) **Lorin Richardson**

Deferred for:

- i. a site visit by the Land Development Control Committee;
- ii. all rooms on all floor plans to be labelled;
- iii. the type of goods to be stored in the storage area to be stated on the application form;
- iv. the height of the building to be stated on the elevation drawings;
- v. the building to be a setback minimum of 28ft from the back boundary;
- vi. all elevation drawings to reflect the floor plans of the building;
- vii. the building to be setback a minimum of 28ft; and
- viii. all floors plans to be properly labelled.

17/0107 Dwelling House, West End (Block 17910B Parcel 212) **C. Phillipa Delaney**

Approved

17/0108 Multi- Family Dwelling, Cauls Pond (Block 69016B Parcel 155) **Ammique Mills**

Approved on 22 May 2017 Under Delegated Authority

17/0109 Retirement Community, Brimegin (Block 58917B Parcel 172) **Pacata Developments**

Ltd.

Deferred for:

- i. consultation with the Environmental Health unit within the Department of Health Protection, Economic Planning, the Ministry of Social Development and Department of Tourism and Ministry of Tourism; and
- ii. all structures shown on the site plan to be within the 16ft setback boundary and shown on the site plan.

17/0110 Subdivision, West End (Block 17809B Parcel 242) **Calvin Richardson**

Approved

17/0111 Subdivision, Statia Valley (Block 38713B Parcel 141) **Carmen Hodge Williams**

Approved

17/0112 Subdivision, Little Harbour (Block 38712B Parcel 347) **Cecilia Pricilla Christopher Richardson**

Deferred for the parking bays for the apartment building located on Lot 2 to be shown on the subdivision scheme.

17/0113 Subdivision, West End (Block 17910B Parcel 291) **Shona Proctor**

Approved subject to:

- i. an aerial photographic image superimposed over the cadastral map to be submitted; and
- ii. Lot 1 to be splayed on the subdivision scheme at the north-west boundary.

17/0114 Dwelling House, Rock Farm (Block 48713B Parcel 293) **Brando & Juliette Pinard**
Approved on 22 May 2017 Under Delegated Authority

17/0115 Snack Bar, The Valley (Block 58814B Parcel 58 Part of) **Roxanne Benjamin**
Deferred for:

- i. section C, Certificate B to be completed and the owners and date of certification section dated;
- ii. a minimum of three parking bays to be shown on the site plan; and
- iii. the correct parcel number to be stated on the application form.

17/0116 Subdivision, Island Harbour (Block 59218B Parcel 167) **Mitchell Delprada Harrigan**
Approved subject to the 12 feet right-of-way shown on the subdivision scheme being extended over Lot 2 to provide access to Lot 1.

17/0117 Apartments (3 Units), The Farrington (Block 69114B Parcel 173) **Denise Webster-Horsford**
Approved subject to the staircases shown on both floor plans being correctly drawn.

17/0118 Food Van, George Hill (Block 48713B Parcel 47) **Roman Imota Reyes**
Deferred for consultation with the Environmental Health Unit within the Department of Health Protection.

17/0119 Sewing Shop, Water Swamp (Block 48613B Parcel 61) **Joseph Richardson**
Approved subject to submission of an aerial photographic image being superimposed over the cadastral map.

17/0120 Church, The Farrington (Block 79103B Parcel 155) **New Testament Church of God Inc.**
Deferred for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection;
- ii. discussion with the agent regarding the sanctuary 400 seating capacity stated on the proposed layout plan;
- iii. advertisement on radio by the Department; and
- iv. a sign describing the application, to be posted on the site so as to be legible and visible from the road. This sign must include that anyone having objections to the development must provide their concerns in writing to the Department of Physical Planning. The applicant must notify the Department of the date that the said sign has been placed on the site and it must be posted for a minimum period of two weeks.

17/0121 – 17/0133 TO BE TABLED AT NEXT MEETING

17/0134 Subdivision, Maunday's Bay (Block 17909B Parcel 3 & 5) **Government of Anguilla**
Approved on 22 May 2017 Under Delegated Authority with the following condition:
Lot 2 and 4 of Block 17909B must be amalgamated.

5. CORRESPONDENCE

None

6. UNAUTHORISED DEVELOPMENT

None

7. ANY OTHER BUSINESS

8. NEXT MEETING

The next meeting will be held on Thursday 15 June 2017.

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Vincent Proctor
Secretary

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Larry Franklin
Chair