

**LAND DEVELOPMENT CONTROL COMMITTEE
MINUTES OF THE MEETING HELD ON
26 JUNE 2014**

OUTSTANDING APPLICATIONS

13/0279 Amendment to Supermarket, South Hill (Block 08512B/105) **Yong Wei Chen & Mei Chan Cen**

Deferred for:

- i. the entrance and exit points to be shown on the site plan;
- ii. a drainage plan to be submitted for the development;
- iii. the boundaries of the parcel to be demarcated on the site and the Department notified; and
- iv. site visit by the Land Development Control Committee.

14/0004 Two Stores and Two Apartments, Spring Path (Block 28211B/412) **Everton & Shirley Gumbs**

Deferred for eleven (11) practical parking bays to be shown on the site plan.

14/0068 Dwelling House, Garlin Bottom (Block 99419B/153) **Richard Generlette**

Refused for the following reason:

There is no registered access to the parcel.

14/0097 Restaurant, The Valley (Block 58814B/68) **Thelma Richardson**

Refused for the following reasons:

- i. the development proposed for use as a restaurant has already been earmarked for academic purposes and is therefore not available; and
- ii. the Alben Lake-Hodge Comprehensive school has dominin and control of the building in which the proposed restaurant would be housed and such activity would be unsatisfactory in that it would disturb and injuriously affect the learning environment necessary for tutelage and academic instruction.

14/0100 Dwelling House, South Hill (Block 28311B/60) **Joycelyn Greenaway**

Approved

14/0103 Renovate House, and Construct Extension, South Hill (Block 28211B/195) Teri & Bud Stout

Approved

14/0104 Subdivision, Little Harbour (Block 38612B/424) **Preston Richardson**

Refused for the following reasons:

- i. lot 2 is in an area prone to flooding; and
- ii. the area was approved in application Reference # 95/254 as open space for a mangrove habitat.

14/0121 Change of Use from a dwelling house & Green House, Shoal Bay (Block 59018B/34)
Fountain Beach Residences
Approved

14/0126 Three Storey Building & Loft, Shoal Bay (Block 89118B/6) **Manoah Beach Resort**
Approved subject to correct fees being paid.

14/0128 Restaurant & Apartments, George Hill (Block 48713B/250 &251) **Lichao & Suying Feng**

Deferred for:

- i. a land registry map to be submitted;
- ii. the height of the building to be a maximum of 25 feet above ground level;
- iii. all roads to be shown on the site plan;
- iv. a minimum of thirty-six (36) parking bays to be shown on the site plan and
- v. the site plan to correspond to the shape of the parcel shown on the land registry map.

14/0129 Subdivision, South Hill (Block 28311B/11) **Allan Carty**
Approved

14/0130 Subdivision, North Side (Block 58715B/37) **Nathalie Carty**
Approved Exceptionally

Information Clause: The setback distance of the newly created boundary between the two existing buildings on the parcel is only 7.5 feet from the back boundary of Lot 1 and 8 feet from the front boundary of Lot 2. However, the two buildings were established many years ago with different heirs on undivided lands. The owner of the property is now seeking to subdivide the property for individual title to the two Lots. Hence, for this reason the application was approved exceptionally.

14/0135 Studio Apartment, North Side (Block 58815B/215) **Wilmoth Richardson**
Deferred for site visit by the Land Development Control Committee.

14/0142, Supermarket & Two Apartments, South Hill (Block 08412B/272) **Mingz Cen**
Deferred for site visit by the Land Development Control Committee.

14/0143 Food Van, Blowing Point (Block 28409B/8) **Neville Connor**
Deferred for:

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

4/0146 Retaining Wall, South Hill (Block 08512B/105) **Yong Wei Chen & Mei Chan Cen**
Approved

PLANNING APPLICATIONS RECEIVED SINCE 09 April 2014

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.

14/0147 Restaurant, Island Harbour (Block 89418B/2) **Maxwell Carty**

Deferred for:

- i. a land registry map to be submitted;
- ii. the dining areas to be delineated on the floor plan;
- iii. consultation with the Environmental Health Unit within the Department of Health Protection, the Department of Environment and the Department of Fisheries and Marine Resources;
- iv. the correct ownership to be stated on the application form; and
- v. a site visit by the Land Development Control Committee.

14/0148 Dwelling House, Seafathers (Block 99415B/331) **Mark & Debbie Putnam**

Approved subject to:

- i. a land registry map being submitted; and
- ii. the description of the use being correctly stated to indicate two (2) dwelling houses.

14/0149 Guard Hut, Shoal Bay (Block 89118B/27) **Manoah Beach Resort**

Approved

14/0150 Pool & Deck, Island Harbour (Block 99419B/173) **Raoul & Mary Pat Rodriguez**

Approved subject to:

- i. a land registry map being submitted;
- ii. the elevation drawings to be submitted; and
- iii. section B of the application form to be completed.

14/0151 Theatre, The Valley (Block 48813B/96) **Sunshine Theatre**

Deferred for consultation with the Department of Lands & Surveys to determine an alternative site for the proposed development.

14/0152 Subdivision, Shoal Bay Road (Block 59016B/16) **Cleophus Gumbs**

Approved subject to section 3 of the application form being completed.

14/0153 Subdivision, Brimegin (Block 58918B/110 & 121) **Cleophus Gumbs**

Deferred for:

- i. the correct acreage of both parcels 110 & 121 to be stated on the application form;
- ii. subject to section 3 of the application form being completed;
- iii. discussion with the agent regarding the inclusion of parcel 115 in the subdivision scheme; and
- iv. discussion with the agent regarding the coastal portion of the land being retained as open space for the beneficiaries of the estate.

14/0154 Three (3) Apartments, South Hill (Block 08512B/116) **Philippe & Sylvie Gaudry**

Approved subject to:

- i. a land registry map being submitted; and
- ii. the right-of-way being shown on the site plan.

14/0155 Wall, Island Harbour (Block 89319B/49) **Anguilla National Trust**

Deferred for:

- i. consultation with the Ministry of Infrastructure, Communication & Utilities;
- ii. a proper site plan to be submitted; and
- iii. site visit by the Land Development Control Committee.

14/0156 Parking Lot, The Valley (Block 48814B/249 Lots 8 & 9) **Ravco Inc.**

Deferred for consultation with the Department of Lands & Surveys and the Ministry of Home Affairs.

14/0157 Change of Use from a Restaurant to a House and Addition to Dwelling House, Sandy Hill (Block 99315B/115) **Vanburn Brookes**

Deferred for a site visit by the Land Development Control Committee.

14/0158 Guest House, Sandy Ground (08412B/162) **North View Properties Ltd.**

Approved with the following condition:

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.

14/0159 Staircase 69ft, South Hill (Block 08412B/175) **Kirk Hughes**

Deferred for:

- i. consultation with the Department of Disaster Management, Ministry of Infrastructure, Communication and Utilities, Department of Lands & Surveys, Ministry of Home Affairs, and the Department of the Environment;
- ii. a land registry map to be submitted; and
- iii. parcel 367 to be included on the application form; and correct fees to be paid.

14/0160 Hotel (8 Units), West End (Block 17910B/4) **Frangipani Resort**

Deferred for:

- i. a land registry map to be submitted;
- ii. the correct ownership to be stated on the application form;
- iii. consultation with the Department of Fisheries & Marine Resources, the Department of Environment and the Department of Lands & Surveys; and
- iv. a site visit by the Land Development Control Committee.

14/0161 Dwelling House, West End (Block 17910B/102) **Frangipani Resort**

Deferred for:

- i. a land registry map to be submitted;
- ii. the correct ownership to be stated on the application form;
- iii. consultation with the Department of Fisheries & Marine Resources, the Department of Environment and the Chairman of the Tourism Investment Committee; and

- iv. a site visit by the Land Development Control Committee.

14/0162 Dwelling House, West End (Block 17709B/231) **Theron & Chloe Loizos**

Approved subject to:

- i. a land registry map being submitted;
- ii. all setback distances being taken from the closest point of the building to the boundary;
and
- iii. the septic tank being shown on the site plan with the stated setback distance from the boundary.

14/0163 Dwelling House, West End (Block 17609B/27) **Andrew A. Biggio**

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.

Information Clause: Please note that when applying for full planning permission all structures must to be setback in accordance with the minimum setback distances required under the Land Development Control Committee's policies.

14/0164 Dwelling House, Sandy Hill (Block 89315B/88) **Darrel Hodge**

Deferred for:

- i. a site visit by the Land Development Control Committee; and
- ii. discussion with the agent regarding the dotted line shown on the site plan.

14/0165 Villa Resort, Meades Bay (Block 17910B/9 & 10) **Parkstone Inc.**

Deferred for:

- i. a land registry map to be submitted;
- ii. all buildings to be setback a minimum of 60 ft. from the line of permanent vegetation in line with the outline approval Ref: # 14/0016; and
- iii. consultation with the Department of Fisheries & Marine Resources, Department of Environment & the Ministry of Tourism.