

**LAND DEVELOPMENT CONTROL COMMITTEE  
MINUTES OF THE MEETING HELD ON  
30 NOVEMBER 2016**

**1. APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY**

16/0274 Subdivision, Little Harbour ( Block 38611B/348) **Raquel Richardson & Cleriese Richardson**  
**Approved 29<sup>th</sup> November 2016**

16/0284 Multi Family Dwelling, Bad Cox (Block 69116B/132) **Brenda Phillips**  
**Approved 29<sup>th</sup> November 2016**

16/285 Dwelling House, Little Bay (Block 58715B/545) **Tom & Nancy King**  
**Approved 29<sup>th</sup> November 2016**

**2. OUTSTANDING APPLICATIONS**

04/0123 Auto Service Station – Amendment, George Hill (Block 48613B/60) **Ivor Richardson**  
*Deferred* for a site visit by the Land Development Control Committee.

16/0167 Commercial Complex – Amendment, The Farrington (Block 78914B/117) **Wilmoth Richardson**  
*Approved*

16/0138 Dwelling House, Old Ta (Block 48713B/92) **Shendell Carty**  
*Deferred* for to registered access to the parcel from the public main road to be provided.

16/0207 Subdivision - Amendment, East End (Block 89316B/128) **Cleveland Richards**  
*Approved*

16/0228 Apartments (4 Units), South Hill (Block 28411B/89) **Thomas & Derrick Bryan**  
*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.

16/0235 Dwelling House, The Valley (Block 48714B/698) **Venett Laidlow & Sygrid Connor**  
*Deferred* for a site visit by the Land Development Control Committee.

16/0237 Two (2) Apartment Units & Garage extension to Dwelling House, West End (Block 28010B/178) **Judy Hughes & Dillon Cadette**  
*Approved* subject to the parking lot being properly designed and the traffic circulation being reflected on the site plan.

16/0253 Commercial Complex – Offices, The Valley (Block 48813B/91 & 92) **Zarna Brokerage & Trucking**

**Refused** for the following reasons:

- i. the proposed development would require the use of Crown's scarce and limited land resources which would compromise the Government's land use policy on the need to control the use of Crown lands. This project would however require the said limited land resources that would be necessary in order to carry out public sector development programmes and to facilitate Government land exchanges;
- ii. the parcels of land identified to site the proposed development (Commercial Complex/Offices) is arable agricultural land and is not the best use for the land in question; the Government policy has prioritised food production and consequently its scarce arable land is being reserved for crop cultivation and production;
- iii. this land forms part of a small but well established agricultural zone which is part of a larger agricultural unit and should therefore remain in this use. It is situated in an area that is predominantly agriculture in character and the proposed change of use is therefore contrary to Government's land use policy and its overall policy to preserve its limited agricultural lands for food production;
- iv. the Ministry of Agriculture has made it a priority to preserve all agricultural lands. The subject lands fall within the category of prime arable land and therefore is reserved for such use;
- v. the Ministry of Agriculture has indicated that local food production is a priority and that scarce arable land will be utilised for said production in order to reduce the dependency on importation of food; and
- vi. the Department of Agriculture is currently strengthening its livestock production of small ruminants and the said parcel has been identified as possible sites for fodder production.

16/0262 Food Stall, West End (Block 28010B/109) **Gavin Williams & Faustina Richardson**  
**Approved**

16/0263 Car Wash, West End (Block 28010B/85) **Crisino Gomez**

**Deferred** for:

- i. a minimum of six (6) parking bays to be shown on the site plan;
- ii. the parking lot to be redesigned to show a minimum of six (6) practical parking bays with proper traffic circulation;
- iii. the redesigned parking lot to be reflected on the drainage plan;
- iv. the set back distance of the soak away from the boundaries to be shown on the site and drainage plan; and
- v. a site visit by the Land Development Control Committee.

**PLANNING APPLICATIONS RECEIVED SINCE 28 October 2016**

**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.*

16/0264 Multi- Family Dwelling, Cauls Pond (Block 69216B/92) **Dennis Blyden**

**Deferred** for:

- i. certificate B to be completed;
- ii. a minimum setback distance of 32ft. between the two buildings being shown on the site plan; and
- iii. registered access from the parcel to the public road to be provided.

16/0265 Extension to Multi Family Dwelling (1 Apartment Unit), South Hill (Block 38511B/1)

**Hugo Hughes**

**Deferred** for:

- i. discussion with the agent regarding proper ventilation in the bedroom;
- ii. the description of the use to be stated correctly on the application form; and
- iii. the parking lot to be redesigned and for proper traffic circulation to be shown on the parcel.

16/0266 Dwelling House, West End (Block 17609B/27) **Andrew A. Biggio**

**Approved**

16/0267 Apartment, Stoney Ground (Block 58915B/261) **Akemael Rogers**

**Approved**

16/0268 Mobile Food Van, The Valley (Block 48814B/272) **Staqlene Williams**

**Deferred** for:

- i. section 6 of the application form to be completed;
- ii. certificate B of the application form to be properly completed;
- iii. consultation with the Ministry of EDICTLP, the Department of Lands and Surveys and the MICUHAFIT;
- iv. the proposed parcel to be highlighted on the location map; and
- v. a minimum of two (2) practical parking bays to be shown on the site plan.

16/0269 Dwelling House, Spring Path (Block 28211B/443) **Winston Jones**

**Approved** subject to:

- i. the correct ownership being stated on certificate B of the application form;
- ii. the correct scale being stated on the site plan; and
- iii. the shape of the floor plan being accurately reflected on the site plan.

16/0270 WAS TABLED AT PREVIOUS MEETING

16/0271 Seven (7) Cabanas, Crocus Bay (Block 48714B/4 & 16) **David's Restaurant**

**Deferred** for:

- i. discussion with the agent regarding all cabanas to be removed from parcel 4 (beach); and
- ii. a site visit by the Land Development Control Committee.

16/0272 Multi Family Dwelling, Water Swamp (Block 38612B/221) **Erimel Franklin**

**Approved** subject to the parking being redesigned to eliminate maneuvering onto the right-of-way.

16/0273 Food Stall/Food Van, Pope Hill (Block 58814B/4) Grace Richardson

**Deferred** for:

- i. the correct parcel number to be stated on the application form;
- ii. consultation with the Environmental Health Unit within the Department of Health Protection;
- iii. a proper location map to be submitted;
- iv. a proper site plan to be submitted;
- v. a minimum of three (3) practical parking bays to be shown on the site plan with proper traffic circulation;
- vi. the toilet facilities to be shown on the site plan with stated setback distances from the boundary;
- vii. a proper floor plan to be submitted; and
- viii. the elevation drawings to be labeled.

16/0274 Subdivision, Little Harbour (Block 38611B/348) **Raquel Richardson & Cleriese Richardson**  
*Approved Under Delegated Authority*

16/0275 Food Van, West End (Block 28111B/142) **Rosana De La Rosa Flores**  
*Deferred* for:

- i. consultation with the Environmental Health Unit within the Department of Health Protection;
- ii. the site plan to be drawn to scale; and
- iii. a minimum of four (4) practical parking bays to be shown on the site plan with proper traffic circulation.

16/0276 Multi - Family Dwelling, Cauls Bottom (Block 68915B/54) **Nathaniel & Noreen Hodge**  
*Approved* subject to:

- i. the traffic circulation to the parking lot being shown on the site plan; and
- ii. for all the parking bays to be practical.

16/0277 Subdivision, Cove Road (Block 28010B/317) **Rhona V. Richardson**  
*Approved* subject to the parcel being properly highlighted.

16/0278 Subdivision, Mimi Bay (Block 99516B/104) **Joseph Hodge**  
*Approved*

16/0279 Subdivision, Blowing Point (Block 38410B/128) **Joseph Hazel & Charlesworth Lee**  
*Deferred* for:

- i. the existing 12ft. right-of-way to be increased to a minimum width of 20ft.; and
- ii. the right-of-way to be splayed at Lot 2.

16/0280 Subdivision, Blowing Point (Block 38410B/124) **Fabian & Verna Fahie**  
*Approved*

16/0281 Subdivision, North Hill (Block 08513B/181) **Muriel Richardson**  
*Deferred* for:

- i. the proposed parcel to be highlighted on the location map;

- ii. registered access to the parcel from the main road to be provided;
- iii. the four feet (4ft.) wide right-of-way to be increased to a minimum width of 8ft. so as to create an 18ft. right-of-way when added to the existing 10ft. wide right-of-way shown running over parcels 186, 187, 178 and 206; and
- iv. the right of way to be splayed at either of the corners.

16/0282 Subdivision, Tackling (Block 58916B/281) **Zonalee Sookanand**

**Approved** with the following condition:

Any built development on the parcel must be restricted to a single family dwelling.

16/0283 Change of Use from Cellar to Apartment, (Block 58715B/235) **Worrel Brooks**

**Approved** subject to:

- i. the parcel being highlighted on the location map;
- ii. the shape of the building being reflected on the site plan;
- iii. the staircase and steps being shown on the site plan;
- iv. all elevation drawings being correctly labelled; and
- v. the west side elevation being submitted.

16/0284 Multi Family Dwelling, Bad Cox (Block 69116B/132) **Brenda Phillips**

**Approved Under Delegated Authority**

16/285 Dwelling House, Little Bay (Block 58715B/545) **Tom & Nancy King**

**Approved Under Delegated Authority**

16/0286 Dwelling House, Rendezvous (Block 28211B/378) **Ian & Erica Hamilton**

**Deferred** for:

- i. the north arrow to be shown on the site plan;
- ii. the site, floor and elevation drawings to be drawn to scale; and
- iii. section 6 of the application form to be completed.

16/0287 Subdivision, North Side (Block 58815B/ 208) **Leila Richardson**

**Approved** subject to the application form being properly completed.

16/0288 Multi Family Dwelling, Little Dix (Block 69016B/151) **Jaqueline M. Richardson**

**Approved** subject to:

- i. the correct scales being stated on the site and floor plan; and
- ii. the correct ownership being stated on the application form.

16/0289 Dwelling House, Blowing Point (Block 38410B/141) **Lysle & Cara Connor**

**Approved** subject to:

- i. the scale to be stated on all the elevation drawings; and
- ii. the north elevation drawing being correctly drawn.

16/0290 Retail Store & Apartment (6 Units) , The Quarter (Block 78914B/122, 154 & 155)

**Cumming & Cashera Gumbs**

**Approved** subject to:

- i. certificate B of the application form be completed; and

- ii. for all three parcels being amalgamated.

16/0291 Extension to Gym, south Hill (Block 28211B/28 & 253) **Hubert Hughes**

***Deferred*** for:

- i. certificate B on the application form to include all the land owners of all the parcels;
- ii. the site plan to be drawn to scale;
- iii. the parking lot catering to the gym to be shown on the site plan;
- iv. the existing and proposed floor plan for the building to be submitted;
- v. discussion with the agent regarding a minimum setback distance of 6ft. from the building to the eastern boundary; and
- vi. for a site visit by the Land Development Control Committee.