

# **Central Planning Authority**

**Minutes** for a meeting of the Central Planning Authority held on **June 20, 2007 at 11:45 a.m.** in the Conference Room, 1<sup>st</sup> Floor, Regatta Office Park – Leeward One (formerly Safehaven).

**18<sup>th</sup> Meeting of the Year**

**CPA/18/07**

**Mr. Dalkeith Bothwell (Chairman)**

**Mr. Attlee Bodden**

**Mr. Darrell Ebanks (apologies)**

**Mr. Lyle R. Frederick (apologies)**

**Mr. Ernley Hurlstone (absent)**

**Mr. Ray Hydes (apologies)**

**Mr. Trent McCoy**

**Mr. Rex Miller**

**Mr. Arden Parsons**

**Mr. Eldon Rankin**

**Mr. Owen Rankine**

**Mr. Robert Watler (apologies)**

**Mr. Fred Whittaker**

**Mr. Kenneth Ebanks (Executive Secretary) (apologies)**

**Mr. Robert Lewis (Acting Executive Secretary)**

**Mr. Ron Sanderson (Assistant Director of Planning (CP))**

- 1. Confirmation of Minutes**
- 2. Applications**
- 3. Enforcements**
- 4. Development Plan Matters**
- 5. Planning Appeal Matters**
- 6. Matters from the Director of Planning**
- 7. CPA Members Information/Discussions**

**1.0 CONFIRMATION OF MINUTES**

**2.0 APPLICATIONS**  
**APPEARANCES (Items 2. 1 TO 2. 3)**

**2. 1 CI GOVERNMENT Block 55A Parcel 17 (F07-0236) (P07-0552) (P07-0553) (P07-0554) (P07-0555) (\$48,000,000) (BES)**

Application for high school, pool, sign and fence.

**Appearance at 1:00**

**FACTS**

<i>Location</i>	Frank Sound Road
<i>Zoning</i>	<b>LDR</b>
<i>Notice Requirements</i>	Objectors
<i>Advertisements</i>	Advertising Complete
<i>Parcel Size</i>	28 acres
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	High School
<i>Building Size</i>	168,782 sq. ft.
<i>Building Coverage</i>	11%
<i>Proposed Parking</i>	95
<i>Required Handicapped Spaces</i>	3
<i>Required Parking</i>	75

**Decision:** It was resolved to grant planning permission, **subject to the following conditions:**

Conditions (1-5) listed below shall be met before building permit drawings can be submitted to the Building Control Unit.

- 1) The applicant shall submit a revised site plan showing the following:
  - a) Wastewater Treatment and Disposal per Water Authority’s standards, next to any symbol used to indicate the location of the treatment system.
  - b) The parking area and entrance/exits in front of the Global Learning Building changed so that traffic flow is one way only with the entrance to the south and the exit to the north. Both the entrance and exit and the parking aisle must be reduced in width to ensure a one way traffic system.

- c) The number of parking spaces increased to allow for 1 space for each employee and 1 space for every 15 students.
  - d) The play fields relocated a minimum of 100' from the future east/west by-pass road. Additionally, some type of safety net/screen must be indicated on the site plan. The net/screen is required to prevent balls from passing onto the future road.
  - e) Enough land set aside to allow Frank Sound Road to be widened to include a right turn lane. The applicant is directed to liaise with the NRA in this regard.
  - f) The sidewalk along Frank Sound Road setback on the inside of a minimum width 4' landscape strip.
  - g) The sign setback a minimum of 12' from the road side property boundary.
  - h) A bike parking facility near the recreational field(s).
- 2) The applicant must submit a revised floor plan showing all washrooms distinguished as either men's or women's with each men's washroom including at least one urinal.
  - 3) The applicant shall submit, in accordance with the requirements of the National Roads Authority, a Stormwater Management plan designed to contain storm water runoff produced from a rainfall intensity of 2 inches per hour for one hour of duration and ensure that surrounding properties that are lower, and/or surrounding roads, are not subject to stormwater runoff from the subject site. The plan shall include provisions for controlling roof runoff.
  - 4) The applicant shall submit a landscape plan which shall be subject to review and approval by the Director of Planning. *It is suggested that the landscape plan be prepared following the recommendations of the Draft Cayman Islands Landscape Guidelines, found on the Planning Department's website ([www.planning.gov.ky](http://www.planning.gov.ky)) under Policy Development, Policy Drafts.*
  - 5) The construction drawings for the proposed swimming pool shall be submitted to the Department of Environmental Health. The applicant shall also submit to the Director of Planning the requisite signed certificate certifying that if the pool is constructed in accordance with the submitted plans it will conform to public health requirements.

In addition to Building Permit requirements, conditions (6-7) listed below shall be met before a Building Permit can be issued.

- 6) Proposals for on-site wastewater treatment plants, other than septic tanks, shall be approved in writing by the Water Authority.
- 7) The applicant shall submit a construction operations plan to the satisfaction of the Director of Planning indicating in sufficient detail how the development will be constructed without interfering with or obstructing adjacent roads and properties. At a minimum, the plan shall indicate the location of material storage, workers parking, site offices, portable toilets, construction fencing

and where applicable, the stockpiling of material excavated from the site and material brought to the site for fill purposes.

- 8) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 9) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans which you will receive when you have complied with all of the above conditions.

Additionally, once construction has started, conditions (10-17) shall be complied with before a final Certificate of Occupancy can be issued.

- 10) At no time will the use of dynamite blasting be permitted on site.
- 11) One way ingress/egress points shall be signed appropriately.
- 12) The applicant shall install the approved on-site wastewater treatment plant in accordance with the requirements of the Water Authority.
- 13) Construction of the sidewalk, drain and driveway shall be to the satisfaction of the Director of Planning in consultation with the National Roads Authority.
- 14) The parking lot and driveway aisles surfaced with asphaltic concrete or equivalent and tire stops provided for each parking space which shall be striped.
- 15) The approved stormwater management system shall be installed on site.
- 16) Construct a gentle 'hump' at the entrance (along the entire width of the driveway) in order to prevent stormwater runoff from and onto the adjacent road.
- 17) Curbing is required for the driveway and parking areas to control stormwater runoff.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building**.

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

Provision shall be made for the **removal of solid waste**, including **construction and demolition waste**, from the site on a regular basis during the construction period.

The applicant shall provide adequate number of **sanitary facilities during the construction stage**.

The applicant is reminded that the proposed development is subject to compliance with the Public Health Law, Fire Brigade Law, Water Authority Law and Roads Law.

To prevent potential delays and save money, the applicant may wish to coordinate

with the following agencies prior to commencing any construction: **Caribbean Utilities Company, a Telecommunication Company of your preference and the Cayman Water Company and/or the Water Authority - Cayman.**

**2.2 CI GOVERNMENT Block 15B Parcel 50 (FA87-0194) (P07-0495) (\$48,000,000) (CS)**

Application for a 162,985 sq. ft. high school, two (2) basketball courts and a playing field.

**Appearance at 2:30**

**FACTS**

<i>Location</i>	Off Walkers Road and Olympic Drive, near the George Hicks High School and University College Campus
<i>Zoning</i>	<b>INST</b>
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	Advertising Complete
<i>Parcel Size</i>	15.7500 acres
<i>Current Use</i>	High School
<i>Proposed Use</i>	High School
<i>Building Size</i>	162,985 sq. ft.
<i>Building Coverage</i>	17.8%
<i>Parking Coverage</i>	20.7%
<i>Total Site Coverage</i>	38.5%
<i>Proposed Parking</i>	121
<i>Required Parking</i>	167

**BACKGROUND**

June 1987 (**CPA/13/87; Item 6.04**) - CPA granted planning permission for an addition to a tech block and home.

**October 2000** - CPA granted planning permission for a storage building.

**June 2004** - CPA granted planning permission for a generator room.

January 2005 (**CPA/02/05; Item 2.12**) - CPA granted planning permission for ten (10) modular classrooms. As a condition of approval, CPA required that the "temporary classrooms shall be removed off the site once the permanent classrooms are renovated."

September 2005 (**CPA/21/05; Item 2.45**) - CPA granted planning permission for four (4) modular classrooms and one (1) modular canteen.

July 26, 2006 (CPA/24/06; Item 2.29) - CPA granted planning permission for two modular classroom buildings.

**Decision:** It was resolved to grant planning permission, **subject to the following conditions:**

Conditions (1-5) listed below shall be met before building permit drawings can be submitted to the Building Control Unit.

- 1) The applicant shall submit a revised site plan showing the following:
  - a) Wastewater Treatment and Disposal per Water Authority's standards, next to any symbol used to indicate the location of the treatment system.
  - b) The number of parking spaces increased to allow for 1 space for each employee and 1 space for every 15 students.
  - c) A bike parking facility near the recreational field(s).
- 2) The applicant shall submit a revised floor plan showing all washrooms distinguished as either men's or women's with each men's washroom including at least one urinal.
- 3) The applicant shall provide a copy of the submission made to the Registrar of Lands for the reparation of Block 15B Parcels 50 and 372.
- 4) The applicant shall submit, in accordance with the requirements of the National Roads Authority, a Stormwater Management plan designed to contain storm water runoff produced from a rainfall intensity of 2 inches per hour for one hour of duration and ensure that surrounding properties that are lower, and/or surrounding roads, are not subject to stormwater runoff from the subject site. The plan shall include provisions for controlling roof runoff.
- 5) The applicant shall submit a landscape plan which shall be subject to review and approval by the Director of Planning. *It is suggested that the landscape plan be prepared following the recommendations of the Draft Cayman Islands Landscape Guidelines, found on the Planning Department's website ([www.planning.gov.ky](http://www.planning.gov.ky)) under Policy Development, Policy Drafts.*

In addition to Building Permit requirements, conditions (6-7) listed below shall be met before a Building Permit can be issued.

- 6) Proposals for on-site wastewater treatment plants, other than septic tanks, shall be approved in writing by the Water Authority.
- 7) The applicant shall submit a construction operations plan to the satisfaction of the Director of Planning indicating in sufficient detail how the development will be constructed without interfering with or obstructing adjacent roads and properties. At a minimum, the plan shall indicate the location of material storage, workers parking, site offices, portable toilets, construction fencing and where applicable, the stockpiling of material excavated from the site and material brought to the site for fill purposes.

- 8) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 9) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans which you will receive when you have complied with all of the above conditions.

Additionally, once construction has started, conditions (10-18) shall be complied with before a final Certificate of Occupancy can be issued.

- 10) At no time will the use of dynamite blasting be permitted on site.
- 11) One way ingress/egress points shall be signed appropriately.
- 12) The applicant shall install the approved on-site wastewater treatment plant in accordance with the requirements of the Water Authority.
- 13) A six-foot wide concrete sidewalk along Olympic Way. Construction of the sidewalk, drain and driveway shall be to the satisfaction of the Director of Planning in consultation with the National Roads Authority.
- 14) A four-foot wide landscape strip along the edge of Walkers Road and a six-foot wide concrete sidewalk located behind the landscape strip. Construction of the sidewalk, drain and driveway shall be to the satisfaction of the Director of Planning in consultation with the National Roads Authority.
- 15) The parking lot and driveway aisles surfaced with asphaltic concrete or equivalent and tire stops provided for each parking space which shall be striped.
- 16) The approved stormwater management system shall be installed on site.
- 17) Construct a gentle 'hump' at the entrance (along the entire width of the driveway) in order to prevent stormwater runoff from and onto the adjacent road.
- 18) Curbing is required for the driveway and parking areas to control stormwater runoff.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building.**

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

Provision shall be made for the removal of solid waste, including construction and demolition waste, from the site on a regular basis during the construction period.

The applicant shall provide adequate number of sanitary facilities during the construction stage.

The applicant is also reminded that the proposed development is subject to compliance with the Public Health Law, Fire Brigade Law, Water Authority Law and Roads Law.

To prevent potential delays and save money, the applicant may wish to coordinate with the following agencies prior to commencing any construction: Caribbean Utilities Company, a Telecommunication Company of your preference and the Cayman Water Company and/or the Water Authority - Cayman.

**2.3 CI GOVERNMENT Block 4E Parcel 645 (F03-0004) (P07-0556) (\$31,000,000) (CS)**

Application for a new 122,441 square foot high school to serve 1,000 students. The campus will include nine (9) new buildings, recreational fields, pool, sign, and perimeter fence.

**Appearance at 3:00**

**FACTS**

<i>Location</i>	On the same site at the West Bay Cricket Pavilion
<i>Zoning</i>	<b>INST</b>
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	Advertising Complete
<i>Parcel Size</i>	23.2000 acres
<i>Current Use</i>	Cricket Pavilion
<i>Proposed Use</i>	High School
<i>Building Size</i>	122,441 sq. ft.
<i>Building Coverage</i>	10%
<i>Proposed Parking</i>	119
<i>Required Parking</i>	167

**BACKGROUND**

March 21, 2001 (CPA/10/01; Item 6.17) - The Authority approved an application for a cricket pavilion.

**Decision:** It was resolved to grant planning permission, **subject to the following conditions:**

Conditions (1-4) listed below shall be met before building permit drawings can be submitted to the Building Control Unit.

- 1) The applicant shall submit a revised site plan showing the following:
  - a) Wastewater Treatment and Disposal per Water Authority's standards, next to any symbol used to indicate the location of the treatment system.

- b) Dill Lane increased in width to 30 feet with proper truncations with Rev. Blackman Rd.
  - c) The driveway aisle connecting to Birch Tree Hill Rd. increased in width to 24 feet.
  - d) The play field relocated to allow for the existing 6' right-of-way or the 6' right-of-way must be repositioned.
  - e) A bike parking facility near the recreational field(s).
  - f) The sidewalk along Stadium Drive and Birch Tree Hill Rd. setback on the inside of a minimum width 4' landscape strip.
- 2) The applicant must submit a revised floor plan showing all washrooms distinguished as either men's or women's with each men's washroom including at least one urinal.
  - 3) The applicant shall submit, in accordance with the requirements of the National Roads Authority, a Stormwater Management plan designed to contain storm water runoff produced from a rainfall intensity of 2 inches per hour for one hour of duration and ensure that surrounding properties that are lower, and/or surrounding roads, are not subject to stormwater runoff from the subject site. The plan shall include provisions for controlling roof runoff.
  - 4) The applicant shall submit a landscape plan which shall be subject to review and approval by the Director of Planning. *It is suggested that the landscape plan be prepared following the recommendations of the Draft Cayman Islands Landscape Guidelines, found on the Planning Department's website ([www.planning.gov.ky](http://www.planning.gov.ky)) under Policy Development, Policy Drafts.*

In addition to Building Permit requirements, conditions (5-6) listed below shall be met before a Building Permit can be issued.

- 5) Proposals for on-site wastewater treatment plants, other than septic tanks, shall be approved in writing by the Water Authority.
- 6) The applicant shall submit a construction operations plan to the satisfaction of the Director of Planning indicating in sufficient detail how the development will be constructed without interfering with or obstructing adjacent roads and properties. At a minimum, the plan shall indicate the location of material storage, workers parking, site offices, portable toilets, construction fencing and where applicable, the stockpiling of material excavated from the site and material brought to the site for fill purposes.
- 7) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 8) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans which you will receive when you have complied with all of the above conditions.

Additionally, once construction has started, conditions (9-18) shall be complied with before a final Certificate of Occupancy can be issued.

- 9) The junction of Birch Tree Hill Rd., Stadium Drive and the drop-off entrance in front of the Performance Building must be redesigned and improved to the satisfaction of the National Roads Authority.
- 10) Dill Lane must be provided with a 30' wide road reserve and there must be proper truncations with Rev. Blackman Rd. The road itself must be physically widened to 24 feet and paved and it must include a 6' sidewalk along the side.
- 11) At no time will the use of dynamite blasting be permitted on site.
- 12) One way ingress/egress points shall be signed appropriately.
- 13) The applicant shall install the approved on-site wastewater treatment plant in accordance with the requirements of the Water Authority.
- 14) The sidewalk, drain and driveway shall be to the satisfaction of the Director of Planning in consultation with the National Roads Authority.
- 15) The parking lot and driveway aisles surfaced with asphaltic concrete or equivalent and tire stops provided for each parking space which shall be striped.
- 16) The approved stormwater management system shall be installed on site.
- 17) Construct a gentle 'hump' at the entrance (along the entire width of the driveway) in order to prevent stormwater runoff from and onto the adjacent road.
- 18) Curbing is required for the driveway and parking areas to control stormwater runoff.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building**.

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

Provision shall be made for the removal of solid waste, including construction and demolition waste, from the site on a regular basis during the construction period.

The applicant shall provide adequate number of sanitary facilities during the construction stage.

The applicant is also reminded that the proposed development is subject to compliance with the Public Health Law, Fire Brigade Law, Water Authority Law and Roads Law.

To prevent potential delays and save money, the applicant may wish to coordinate with the following agencies prior to commencing any construction: Caribbean Utilities Company, a Telecommunication Company of your preference and the Cayman Water Company and/or the Water Authority - Cayman.

**3.0 ENFORCEMENTS**

**4.0 DEVELOPMENT PLAN MATTERS**

**5.0 PLANNING APPEAL MATTERS**

**6.0 MATTERS FROM THE DIRECTOR OF PLANNING**