

# **Central Planning Authority**

**Minutes** for a meeting of the Central Planning Authority held on July 18, 2007 at 12:00 noon in the Conference Room, 1<sup>st</sup> Floor, Regatta Office Park – Leeward One (formerly Safehaven).

**22<sup>nd</sup> Meeting of the Year**

**CPA/22/07**

**Mr. Dalkeith Bothwell (Chairman)**

**Mr. Attlee Bodden**

**Mr. Darrell Ebanks**

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

**Mr. Ernley Hurlstone (absent)**

**Mr. Ray Hydes**

**Mr. Trent McCoy (apologies)**

**Mr. Rex Miller (apologies)**

**Mr. Arden Parsons**

**Mr. Eldon Rankin**

**Mr. Owen Rankine**

**Mr. Robert Watler (apologies)**

**Mr. Fred Whittaker**

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

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

**Mr. Haroon Pandohie (Assistant Director of Planning (PD))**

- 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**  
**REGULAR AGENDA (Items 2. 17 TO 2. 30)**

**2. 1 ANDY PARSONS Block 49C Parcel 1 Rem 1 (F05-0471) (P07-0261) (\$1,390,000) (BES)**

Application for a ninety (90) lot subdivision phases 2-4.

**Mr. Arden Parsons declared a conflict and left the meeting room.**

**FACTS**

<i>Location</i>	Northside Road, North Side
<i>Zoning</i>	<b>MDR</b>
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	50 acres
<i>Number of Lots</i>	90

**BACKGROUND**

January 25, 2006 (**CPA/03/06; Item 2.30**) - CPA granted planning permission for a twenty five (25) lot subdivision with conditions.

April 18, 2007 (**CPA/11/07; Item 2.17**) - CPA adjourned the application for a 300 ft wide buffer from Malportas Pond, road connections to adjoining properties, and lot lines perpendicular to the internal subdivision road.

June 13, 2007 (**CPA/17/07; Item 2.22**) – CPA adjourned the application, for the following reason:

1. Since the applicant’s revised plans did not comply with the CPA’s decision of CPA/11/07; Item 2.17, in order to secure the land the Authority shall determine the availability of funds in the Environmental Funds to purchase the lots within the 300-foot buffer.

**Decision:** It was resolved to grant planning permission for **Phases 2-4** of the subdivision, **subject to the following conditions:**

- 1) Prior to the commencement of any site works such as filling, grading and road construction, the applicant shall submit the following:
  - a) You shall submit a revised plan showing:
    - i) the lot lines perpendicular to the internal subdivision road; and

- ii) a 300' buffer around Malportas Pond in accordance with the attached sketch.
  - b) A stormwater management plan prepared in accordance with the requirements of the Managing Director, NRA, in consultation with MRCU, and approved by the Central Planning Authority. The plan shall be designed to embrace storm water runoff produced from a rainfall intensity of 2 inches per hour for one hour of duration and should include, but not be limited to, the location of all drainage facilities and general grading details of the site (roads included). In general, the entire site shall be graded in such a manner that stormwater runoff is no more than that which occurred during predevelopment conditions along private boundaries with any excess runoff directed to one central drainage facility or a series of facilities.
- 2) Prior to the subdivision plan being finalized, the following conditions shall be satisfied:
- a) Clearing of vegetation should be restricted to the Phase of the development currently being completed and within each Phase clearing should be restricted to roadways and where required for installation of services until development of individual lots is imminent. There shall be no further clearing within the 300' buffer from Malportas Pond.
  - b) The approved stormwater management system shall be installed on site.
  - c) The final subdivision plan shall indicate a vehicular easement over the subdivision access road in favour of each lot. The final plan must be accompanied with the requisite grant of easement forms detailing the easements to be registered.
  - d) The access road (s) abutting the proposed lots shall have a minimum of a 30' demarcated road parcel and shall be constructed with asphalt and approved by the Director of Planning prior to the lots being registered. You shall liaise with the Managing Director, National Roads Authority (NRA), at predetermined stages of road construction to ensure compliance with the requisite standards. Failure to do so may render the project unacceptable. Please be advised that the road base shall be constructed to National Roads Authority (NRA) minimum design and construction specifications for subdivision roads. The NRA shall inspect and certify road base construction prior to road surfacing activities.
  - e) You shall provide water infrastructure for the entire sub-division. You shall submit plans for the water supply system for approval by the Water Authority. The water supply system shall be installed to the Authority's specifications, under the Authority's supervision. Copies of these specifications are available at the Water Authority's office on Red Gate Road.
  - f) You shall request to have the sub-division connected to the Water Authority's public water system. This request will be acted upon after the

pipelines on the sub-division have been installed in accordance with the WAC specifications and have passed all specified tests.

- g) The surveyor's final drawing shall be submitted to the Planning Department for approval prior to the survey being registered. You shall notify the Chief Surveyor in writing once survey Kaps have been placed in the ground in order for the survey to complete its authentication process and to thereby initiate lifting of the Parcel Survey Restrictions by the Registrar of Lands.

**2.2 LENARD EBANKS Block 20E Parcel 41 (FA85-0057) (P07-0932) (KB)**

**FACTS**

<i>Location</i>	Crewe Road at Our Haven Way
<i>Zoning</i>	<b>MDR</b>
<i>Parcel Size</i>	85,377.6 sq. ft.
<i>Building Size</i>	2,592 sq. ft.

**BACKGROUND**

May 25th, 2007 - planning permission was granted administratively for two four-bedroom houses.

**Decision:** It was resolved to adjourn the application as there was insufficient information to properly evaluate the applicant's request.

**2.3 HARRIET LOTT-HURLSTONE Block 14E Parcel 316 (F07-0334) (P07-0844) (EJ)**

Application for change-of-use from house to a two by two (2x2) bedroom duplex.

**FACTS**

<i>Location:</i>	Corner of Smith Road and Hospital Road.
<i>Zoning:</i>	<b>G COM</b>
<i>Background:</i>	Existing House
<i>Existing Use:</i>	House
<i>Proposed Use:</i>	Duplex
<i>Parcel Size:</i>	0.90 Acre (39,204 <sup>2</sup> ft)
<i>Site Coverage:</i>	7.40%

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

Condition (1) 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) the removal of the existing driveway onto Smith Road; and
  - b) a 6' wide sidewalk along the property lines abutting Smith Road and Hospital Road.
- 2) 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.
- 3) 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 (4-5) shall be complied with before a final Certificate of Occupancy can be issued.

- 4) The existing driveway on Smith Road shall be removed.
- 5) The applicant shall construct a six-foot wide concrete sidewalk along the road side property lines as shown on the revised site plan required in condition 1)
  - b). Construction of the sidewalk, drain and driveway shall be to the satisfaction of the Director of Planning in consultation with the National Roads Authority

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].

### **3.0 ENFORCEMENTS**

### **4.0 DEVELOPMENT PLAN MATTERS**

#### **4.2 REVISED DEVELOPMENT PLAN WORK SCHEDULE**

The revised work schedule was tabled for review and was subsequently accepted

### **5.0 PLANNING APPEAL MATTERS**

### **6.0 MATTERS FROM THE DIRECTOR OF PLANNING**

**7.0 CPA MEMBERS INFORMATION/DISCUSSIONS**