

Central Planning Authority

Minutes for a meeting of the Central Planning Authority held on February 20, 2008 at 10:30 a.m. in the Conference Room, 1st Floor, Regatta Office Park – Leeward One (formerly Safehaven).

7th Meeting of the Year

CPA/07/08

Mr. Dalkeith Bothwell (Chairman) (apologies)

Mr. Attlee Bodden (Acting Chairman)

Mr. Darrell Ebanks (except 2.4, 2.14, 2.31)

Mr. Ernley Hurlstone (absent)

Mr. Ray Hydes (apologies)

Mr. Arek Joseph (except 2.7, 2.9, 2.16, 2.37)

Mr. Trent McCoy

Mr. Rex Miller

Mr. Arden Parsons (apologies)

Mr. Eldon Rankin

Mr. Owen Rankine (except 2.13)

Mr. Robert Watler (arrived at 12:00) (except 2.9)

Mr. Fred Whittaker

Mr. Kenneth Ebanks (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

1.1 Confirmation of Minutes of CPA/03/08 held on January 23, 2008.

Moved: Mr. Fred Whittaker

Seconded: Mr. Rex Miller

Confirmed

1.2 Confirmation of Minutes of CPA/05/08 held on February 5, 2008.

Moved: Mr. Trent McCoy

Seconded: Mr. Darrell Ebanks

Confirmed

2.0 APPLICATIONS

CONSENT AGENDA (Item 2. 1 TO 2. 8)

2.1 CAYMAN SHORES DEVELOPMENT LTD Block 12D Parcel 95 (F03-0517) (P07-1568) (CS)

Application for a 563 sq. ft. mezzanine addition.

FACTS

<i>Location</i>	Camana Bay Block 3
<i>Zoning</i>	G COM
<i>Notice Requirements</i>	NA
<i>Advertisements</i>	NA
<i>Current Use</i>	Commercial
<i>Proposed Use</i>	Commercial
<i>Building Size</i>	563 sq. ft.

BACKGROUND

December 15, 2004 (CPA/29/04; Item 2.8) - The Authority granted planning permission for four mixed-use commercial buildings on Block 3.

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

- 1) 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.
- 2) 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 the above condition.

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

2. 2 CESAR HOTELCO (CAYMAN) LTD Block 12C Parcel 394 (F97-0378) (P07-1622) (HP)

Application for roof-top terrace.

FACTS

Building Size 10,500 sq. ft.

BACKGROUND

Planning Permission was granted by the CPA for the roof top terrace on March 30 2006 (**CPA/09/06; Item 2.32**), A condition was added to state that the roof top terrace not be used for events that require a liquor license.

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

- 1) The roof top terrace shall not be used for events that require a liquor license.
- 2) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans.

2. 3 PEBBLE INVESTMENTS Block 45A Parcel 64 (F08-0011) (P08-0023) (\$5,000) (DE)

Application for a two (2) lot subdivision.

FACTS

Location Off Rum Point Drive

Notice Requirements No Objectors

Parcel Size 28.0000 acres

Current Use Vacant

Proposed Use Subdivision

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

- 1) Lot B shall be granted a 30' vehicular right-of-way over Lot A and Lots A and B shall be granted a 30' vehicular right-of-way over Block 45A Parcel 60. The right-of-way shall include 15' truncations with Rum Point Drive.
- 2) The surveyor's final drawing shall be submitted to the Planning Department for approval prior to the survey being registered.

2.4 LISA SLOLEY Block 12C Parcel 394 (F97-0378) (P07-1617) (\$600,000) (KS)

Application for a nineteen (19) lot land strata subdivision.

Mr. Darrell Ebanks declared a conflict and left the meeting room.

FACTS

<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	8.5000 acres
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	Houses
<i>Number of Parcels</i>	19

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

- 1) Prior to the subdivision plan being finalized, the following conditions shall be satisfied:
 - a) 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.
 - b) The final subdivision plan shall indicate an easement by vessel over the canal for each canal front lot. The final plan must be accompanied with the requisite grant of easement forms detailing the easements to be registered.
 - c) 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 Central Planning Authority prior to the lots being registered. The applicant 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.

- d) The applicant shall provide water infrastructure for the entire sub-division. The applicant shall submit plans for the water supply system for approval by the Cayman Water Company (CWC). The water supply system shall be installed to CWC's specifications under CWC's supervision.
- e) The applicant shall request to have the sub-division connected CWC's public water system. This request will be acted upon after the pipelines on the sub-division have been installed in accordance with CWC's specifications and have passed all specified tests.
- f) The surveyor's final drawing shall be submitted to the Planning Department for approval prior to the survey being registered. The applicant 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.

2.5 TREVOR ANDERSON Block 15C Parcel 32 (F01-0311) (P08-0057) (\$4,000) (KB)

Application for a two (2) lot subdivision.

FACTS

<i>Location</i>	Fairbanks Road near Outpost Street, George Town
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	NA
<i>Parcel Size</i>	16.5000 acres
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	Residential Lot

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

- 1) Lots A and B shall be granted a 30' vehicular right-of-way over Block 15C Parcel 343 and the right-of-way shall include 15' truncations with Fairbanks Road.
- 2) The applicant is required to provide the water-supply infrastructure, specified by the Water Authority, across 15C 343 to the subject site. The applicant shall submit plans for the installation of the specified infrastructure to the Water Authority for approval. The site's water-supply infrastructure shall be installed

to the Water Authority's specifications, under the Water Authority's supervision. Copies of the Water Authority's specifications are available at the Water Authority's office on Red Gate Road.

- 3) The access right-of-way over 15C 343 shall be constructed with asphalt and approved by the Central Planning Authority prior to the lots being registered. The applicant 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.
- 4) The surveyor's final drawing shall be submitted to the Planning Department for approval prior to the survey being registered.

2. 6 BODWIN CENTER Block 20B Parcel 118 (F00-0132) (P08-0086) (\$70,000) (DE)

Application to modify planning permission to add an elevator to the existing commercial building.

FACTS

<i>Location</i>	Dorcy Drive and Owen Roberts Drive
<i>Zoning</i>	AIRPORT
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	130.0000 sq. ft.
<i>Current Use</i>	Commercial Buildings
<i>Proposed Use</i>	Elevator Units
<i>Building Size</i>	170 sq. ft.
<i>Building Coverage</i>	29%
<i>Existing Parking</i>	156

Decision: It was resolved that having regard to the Development Plan and other material considerations it is expedient to modify planning permission. Now therefore the Central Planning Authority in pursuance of Section 17 of the Development and Planning Law (2005 Revision) hereby orders that planning permission CPA/21/05; item 2.53 be modified to allow an elevator for Building B. All other conditions of CPA/21/05; item 2.53 remain applicable.

2.7 THE PINES Block 14D Parcel 96 (FA80-0243) (P08-0097) (CS)

Application to modify planning permission to change the floor plan of the dayroom.

Mr. Arek Joseph declared a conflict and left the meeting room.

FACTS

<i>Location</i>	In George Town between Antony Drive and Pines Drive
<i>Zoning</i>	HDR
<i>Notice Requirements</i>	NA
<i>Parcel Size</i>	2.0000 acres
<i>Current Use</i>	Nursing Home
<i>Proposed Use</i>	Nursing Home
<i>Building Size</i>	37 sq. ft.

BACKGROUND

October 4, 2006 (**CPA/31/06; Item 2.7**) - The CPA granted planning permission for a 9,726 sq. ft. addition subject to providing an additional 10 parking spaces.

January 9, 2008 (**CPA/01/08; Item 2.10**) - The Authority resolved to grant planning permission for a 3-storey addition.

Decision: It was resolved that having regard to the Development Plan and other material considerations it is expedient to modify planning permission. Now therefore the Central Planning Authority in pursuance of Section 17 of the Development and Planning Law (2005 Revision) hereby orders that planning permission CPA/31/06; item 2.7 be modified to allow a change in the floor plan of the day room.

All other conditions of CPA/31/06; item 2.7 remain applicable.

2. 8 ELRICH ROOFING & CONSTRUCTION Block 9A Parcel 17 Rem 1 (F05-0068) (P08-0155) (CS)

Application for modification of floor plans for Buildings 4 – 8.

FACTS

<i>Location</i>	The end of Adonis Drive in West Bay North East
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	NA
<i>Advertisements</i>	NA
<i>Parcel Size</i>	3.1000 acres
<i>Current Use</i>	Apartments
<i>Proposed Use</i>	Apartments
<i>Building Size</i>	-8,715 sq. ft.
<i>Density</i>	10.45
<i>Building Coverage</i>	20%
<i>Proposed Parking</i>	63
<i>Required Parking</i>	48

BACKGROUND

July 11, 2007 (CPA/21/07; Item 2.21) - The Authority granted planning permission for 32 apartments, pool, cabana and sign.

Decision: It was resolved that having regard to the Development Plan and other material considerations it is expedient to modify planning permission. Now therefore the Central Planning Authority in pursuance of Section 17 of the Development and Planning Law (2005 Revision) hereby orders that planning permission CPA/21/07; item 2.21 be modified to allow changes to the floor plans and elevations of Buildings 4 to 8.

All other conditions of CPA/21/07; item 2.21 remain applicable.

2.0 APPLICATIONS

APPEARANCES (Items 2. 9 TO 2. 14)

2. 9 MARTYN BOULD AS EXECUTOR Block 22D Parcel 182 Rem 3 (F07-0571) (P07-1602) (\$15,000) (BES)

Application for a five (5) lot subdivision.

Appearance at 11:45

Mr. Arek Joseph and Mr. Robert Watler declared conflicts and left the meeting room.

FACTS

Location Spinnaker Road, Red Bay Estates
Subdivision

Zoning **LDR**

Notice Requirements No Objectors

Parcel Size 65.0000 acres

BACKGROUND

January 23, 2008 (**CPA/03/08; Item 2.26**) - It was resolved to adjourn the application and invite the applicant to appear before the Authority to discuss concerns regarding the proposed access and the lack of provision of Land for Public Purposes.

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

- 1) Lot B shall be granted a 30' vehicular easement over Lot A leading to Westwood Drive.
- 2) Lots A , B and C shall be granted "easements by vessels" over the water lots, W1 and W2.
- 3) The surveyor's final drawing shall be submitted to the Planning Department for approval prior to the survey being registered.

2. 10 COLFRED HILL Block 4E Parcel 661 (F07-0264) (P07-0653) (\$203,940) (KB)

Application for three (3) one-bedroom apartments.

An appearance was scheduled at 1:20pm, but the applicant did not attend the meeting.

FACTS

<i>Location</i>	John Bush Road, West Bay
<i>Zoning</i>	HDR
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	Advertising Complete
<i>Parcel Size</i>	16,117.2 sq. ft.
<i>Current Use</i>	Residential
<i>Proposed Use</i>	Apartments
<i>Building Size</i>	1,450 sq. ft.
<i>Density</i>	10.8
<i>Building Coverage</i>	19.7%
<i>Parking Coverage</i>	17%
<i>Total Site Coverage</i>	36.7%
<i>Existing Parking</i>	1
<i>Proposed Handicapped Spaces</i>	1
<i>Proposed Parking</i>	10
<i>Required Handicapped Spaces</i>	1
<i>Required Parking</i>	6

BACKGROUND

November 28, 2007 (CPA/35/07; Item 2.22), the Authority adjourned the application to invite the applicant in to discuss concerns regarding access to the site.

Decision: It was resolved to adjourn the application to re-invite the applicant to appear before the Authority.

2. 11 FITZROY WILSON Block 38B Parcel 356 (F05-0138) (P07-1381) (\$487,200) (DE)

Application for a modification to increase the floor area for an approved and under construction duplex.

Appearance at 1:50

FACTS

<i>Location</i>	Off Northward Road onto Shirley Towbis Lane
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	NA
<i>Advertisements</i>	NA
<i>Parcel Size</i>	.2900 acres
<i>Current Use</i>	Duplex
<i>Proposed Use</i>	Duplex
<i>Building Size</i>	1,658 sq. ft.
<i>Density</i>	1
<i>Allowable Density</i>	2
<i>Building Coverage</i>	25.5%
<i>Total Site Coverage</i>	255%
<i>Existing Parking</i>	4
<i>Required Parking</i>	3
<i>Number of Units</i>	2

BACKGROUND

May 4, 2005 (CPA/11/05; Item 2.4) - It was resolved to grant planning permission for a duplex.

November 14, 2007 (CPA/33/07; Item 2.26) - It was resolved to adhere to planning permission CPA/11/05; item 2.4.

Decision: It was resolved that having regard to the Development Plan and other material considerations it is expedient to modify planning permission. Now therefore the Central Planning Authority in pursuance of Section 17 of the Development and Planning Law (2005 Revision) hereby orders that planning permission CPA/11/05; item 2.4 be modified to allow the revised plans, **subject to the following condition:**

- 1) The applicant shall obtain the necessary approvals from the Chief Building

Control officer prior to a Certificate of Occupancy being issued.
All other conditions of CPA/11/05; item 2.4 remain applicable.

2. 12 SOLOMON & YVONNE MITTO Block 13E Parcel 56 (F07-0556) (P07-1551) (\$100,000) (DE)

Application for an after-the-fact house addition.

Appearance at 2:20

FACTS

<i>Location</i>	Off Watlers Road, George Town
<i>Zoning</i>	HDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	.0500 acres
<i>Current Use</i>	House
<i>Proposed Use</i>	House Addition
<i>Building Size</i>	1,308 sq. ft.
<i>Density</i>	20
<i>Allowable Density</i>	6
<i>Number of Units</i>	1

BACKGROUND

August 24, 2007 - The Department issued an Enforcement Warning letter to the applicant for illegal renovation of a building. Subsequently, the registered landowners made contact with the Department and made an application on December 4, 2007 for an after-the-fact house addition.

Decision: It was resolved to adjourn the application, **for the following reason:**

1. The applicant shall submit revised drawings that accurately depict the as-built conditions of the property.

2. 13 SUSAN BODDEN Block 13D Parcel 64 (F07-0541) (P08-0079) (\$61,000) (KB)

Application for a one-bedroom house.

Appearance at 2:50

Mr. Owen Rankine declared a conflict and left the meeting room.

FACTS

<i>Location</i>	Diaz Lane, George Town
<i>Zoning</i>	N COM
<i>Notice Requirements</i>	NA
<i>Advertisements</i>	NA
<i>Parcel Size</i>	6,534 sq. ft.
<i>Current Use</i>	Residential
<i>Proposed Use</i>	Residential
<i>Building Size</i>	484 sq. ft.
<i>Density</i>	40
<i>Building Coverage</i>	41.5%
<i>Total Site Coverage</i>	41.5%
<i>Existing Parking</i>	1
<i>Required Parking</i>	6

BACKGROUND

November 28, 2007 (CPA/35/07; Item 2.28) - The Authority granted planning permission for a house (rebuild).

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

- 1) 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.
- 2) 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 the above condition.

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].

2. 14 MERLINE SEYMOUR Block 14D Parcel 261 (FA87-0168) (P07-0832) (\$397,062) (DE)

Application for an addition to an existing duplex to create a total of three (3) apartment units.

Appearance at 3:20

Mr. Darrell Ebanks declared a conflict and left the meeting room.

FACTS

<i>Location</i>	Oak Lane, Windsor Park, George Town
<i>Zoning</i>	MDR
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	NA
<i>Parcel Size</i>	.2800 acres
<i>Current Use</i>	Duplex
<i>Proposed Use</i>	Apartment
<i>Building Size</i>	2,014 sq. ft.
<i>Density</i>	10
<i>Building Coverage</i>	24%
<i>Parking Coverage</i>	22%
<i>Total Site Coverage</i>	46%
<i>Existing Parking</i>	3
<i>Proposed Parking</i>	7
<i>Required Handicapped Spaces</i>	1
<i>Required Parking</i>	5

BACKGROUND

September 6, 2006 (**CPA/29/06; Item 2.14**) - It was resolved to adjourn the application and invite the applicant to appear before the Authority to discuss concerns regarding lot size, site coverage and the parking layout.

October 4, 2006 (**CPA/31/06; Item 2.9**) – It was resolved to adjourn the application, for the following reason:

1. The applicant shall submit revised plans showing a total of 3 apartments.

September 5, 2007 (**CPA/24/07; Item 2.15**) - It was resolved to adjourn the application, for the following reasons:

1. Prior to the Authority considering the application, the existing temporary structure must be removed from the site.

2. The applicant must submit revised plans that comply with the maximum allowable site coverage of 25% and show a properly functioning parking area.

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

Conditions (1-2) listed below shall be met before building permit drawings can be submitted to the Building Control Unit.

- 1) The applicant shall submit, in accordance with the requirements of the National Roads Authority and approved by the Central Planning 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.
- 2) The applicant shall submit a landscape plan which shall be subject to review and approval by the Central Planning Authority. *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) under Policy Development, Policy Drafts.*

In addition to Building Permit requirements, condition (3) listed below shall be met before a Building Permit can be issued.

- 3) The existing structure located in the proposed parking area to the west of the proposed addition shall be removed.
- 4) 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.
- 5) 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 (6-13) shall be complied with before a final Certificate of Occupancy can be issued.

- 6) The existing structure located to the south of the three apartments shall be removed.
- 7) The applicant shall provide a septic tank with a capacity of at least 1,000 US gallons - if the tank is to serve only the proposed duplex. The applicant shall provide a septic tank with a capacity of at least 1,500 US gallons - if the tank is to serve both the proposed and existing duplex. The septic tank(s) shall be constructed in strict accordance with the Water Authority's standards.
- 8) All treated effluent shall be discharged into a disposal well by gravity-flow. The disposal well shall be constructed in strict accordance with the Authority's

standards. The discharge pipe from the treatment system shall enter the disposal well at a height of at least two feet above the water table level in the well.

- 9) The parking lot and driveway aisles surfaced with asphaltic concrete or equivalent and tire stops provided for each parking space which shall be striped.
- 10) Construction of the sidewalk, drain and driveway shall be to the satisfaction of the Director of Planning in consultation with the National Roads Authority
- 11) The approved stormwater management system shall be installed on site.
- 12) 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.
- 13) 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.**

2.0 APPLICATIONS

REGULAR AGENDA (Items 2. 15 to 2. 37)

2. 15 HOZMAN MCKENZIE Block 9A Parcel 482 (F97-0006) (P07-1183) (\$201,020) (KB)

Application for an after-the-fact addition of two dwelling units to an existing house to create three apartments.

FACTS

<i>Location</i>	Chevy Street, West Bay
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	12,684.7 sq. ft.
<i>Current Use</i>	Apartments
<i>Proposed Use</i>	Apartments
<i>Building Size</i>	2,117 sq. ft.
<i>Density</i>	10.3
<i>Allowable Density</i>	15
<i>Building Coverage</i>	18.4%
<i>Parking Coverage</i>	18%
<i>Total Site Coverage</i>	36.4%
<i>Existing Parking</i>	2
<i>Proposed Parking</i>	6
<i>Required Handicapped Spaces</i>	1
<i>Required Parking</i>	5
<i>Number of Units</i>	3

BACKGROUND

January 29, 1997 (CPA/03/97; Item 2.06) - The Authority granted planning permission for a three bedroom house.

Decision: It was resolved to adjourn the application and invite the applicant to appear before the Authority to discuss concerns regarding site suitability; minimum lot size and lot width requirements; setback requirements; and the need for a sidewalk along the roadway.

2. 16 CARDINAL PROPERTIES LTD Block OPY Parcel 157 (F01-0035) (P07-1583) (\$75,000) (CS)

Application for change-of-use from retail to restaurant (unit #4).

Mr. Arek Joseph declared a conflict and left the meeting room.

FACTS

<i>Location</i>	Within the Jewelry Centre between Cardinal Avenue and Shedden Road in George Town
<i>Zoning</i>	G COM
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	13,534 sq. ft.
<i>Current Use</i>	Retail
<i>Proposed Use</i>	Restaurant
<i>Building Size</i>	561 sq. ft.
<i>Required Parking</i>	3

BACKGROUND

May 18, 2005 (**CPA/12/15; Item 2.1**) - The Authority granted planning permission for an addition to an existing retail centre, subject to the following condition:

- 1) The applicant shall submit documentation showing that the proposed development has access to a minimum of thirty (30) parking spaces.

Decision: It was resolved to adjourn the application and invite the applicant to appear before the Authority to discuss concerns regarding the location of the use inside the building with respect to fumes, odours and servicing. The applicant is also advised to provide the Department with details of the existing uses within the building and the size and location of the existing sewage treatment plant.

2. 17 MINISTRY OF ETEYS & C Block 15B Parcel 372 (F98-0057) (P08-0035) (CS)

Application for two (2) playing fields and bleachers.

FACTS

<i>Location</i>	Adjacent to George Hicks High School at the southwest corner of Aspiration Drive and Olympic Way
<i>Zoning</i>	INST
<i>Parcel Size</i>	31.9 acres
<i>Current Use</i>	Schools
<i>Proposed Use</i>	Playing Fields
<i>Building Size</i>	5,015 sq. ft.
<i>Proposed Parking</i>	55
<i>Required Parking</i>	30

BACKGROUND

George Hicks High School, Truman Bodden Sports Centre and UCCI have received previous planning permissions on this site.

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 for the bleacher stands and prior to the commencement of any other site activities associated with the construction of the facility:

- 1) The applicant shall submit, in accordance with the requirements of the National Roads Authority and approved by the Central Planning 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.
- 2) The applicant shall submit a landscape plan which shall be subject to review and approval by the Central Planning Authority. *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) under Policy Development, Policy Drafts.*

- 3) 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.
- 4) 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 (5-10) shall be complied with before a final Certificate of Occupancy can be issued or the facility being made operational:

- 5) A six-foot wide concrete sidewalk along Olympic Way and Aspiration Drive with a four-foot minimum in width landscape strip along the inside edge of the sidewalk.
- 6) The parking lot and driveway aisles surfaced with asphaltic concrete or equivalent and tire stops provided for each parking space which shall be striped.
- 7) Construction of the sidewalk, drain and driveway shall be to the satisfaction of the Director of Planning in consultation with the National Roads Authority
- 8) The approved stormwater management system shall be installed on site.
- 9) 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.
- 10) 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.**

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. 18 I.D. CORPORATION Block 14BG Parcel 2 (FA80-0238) (P08-0041) (\$2,500) (DE)

Application for a two (2) lot subdivision.

FACTS

<i>Location</i>	North Church Street
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	.5000 acres
<i>Current Use</i>	Commercial Buildings
<i>Proposed Use</i>	Subdivision

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

1. Lot A shall be combined with Block 14BG Parcel 13.
2. The surveyor's final drawing shall be submitted to the Planning Department for approval prior to the survey being registered.

2. 19 LONNIE TIBBETTS Block 14E Parcel 735 (FA89-0360) (P08-0052) (CS)

Application to modify the floor plan of Building 3 to increase the units from 3 to 6.

FACTS

<i>Location</i>	On Newport Avenue in George Town South
<i>Zoning</i>	HDR
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	NA
<i>Parcel Size</i>	29,141 sq. ft.
<i>Current Use</i>	Apartments
<i>Proposed Use</i>	Apartments
<i>Density</i>	22
<i>Existing Parking</i>	16
<i>Proposed Parking</i>	16
<i>Required Parking</i>	23

BACKGROUND

June 29, 2005 (CPA/15/05; Item 2.11) - CPA granted planning permission for twelve (12) apartments and a pool.

December 11, 2006 (CPA/37/06; Item 2.29) - The Authority granted planning permission for after-the-fact patio walls.

Decision: It was resolved that having regard to the Development Plan and other material considerations it is expedient to modify planning permission. Now therefore the Central Planning Authority in pursuance of Section 17 of the Development and Planning Law (2005 Revision) hereby orders that planning permission CPA/15/05; item 2.11 be modified to change the floor plans of Building 3 from 3 units to 6 units, **subject to the following conditions:**

- 1) The applicant shall submit a revised site plan showing the number of parking spaces in the proposed parking area behind Building #1 reduced from three to two.
- 2) The proposed parking spaces and driveway aisle shown on the site plan shall be surfaced with asphaltic concrete or equivalent and tire stops provided for each parking space which shall be striped.

All other conditions of CPA/15/05; item 2.11 remain applicable.

2. 20 MAXWELL MCLAUGHLIN Block 14C Parcel 98 (FA85-0216) (P08-0067) (\$33,000) (DE)

Application for after-the-fact addition to an existing duplex.

FACTS

<i>Location</i>	Whitman Seymour Road off Sound Road, George Town
<i>Zoning</i>	G COM
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	NA
<i>Parcel Size</i>	.4000 acres
<i>Current Use</i>	Duplex
<i>Proposed Use</i>	Addition
<i>Building Size</i>	338 sq. ft.
<i>Density</i>	1
<i>Building Coverage</i>	19%
<i>Total Site Coverage</i>	19%
<i>Existing Parking</i>	3
<i>Required Parking</i>	3

BACKGROUND

July 24, 1985 (CPA/25/85; Item 5.01) - The Authority approved a house on the subject property with standard conditions.

March 28, 2003 (CPA/08/03; Item 3.01) - The Authority approved an after-the-fact addition to duplex and re-parcellation of the southern boundary.

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

- 1) The applicant is required to obtain the necessary approvals from the Chief Building Control Officer.
- 2) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans.

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

2. 21 CLIVE HARRIS Block 23B Parcel 15 (FA91-0133) (P08-0085) (\$2,000) (DE)

Application to erect a six (6) feet plastic/vinyl fence.

FACTS

<i>Location</i>	Off Shamrock Road near the junction of Shamrock Road and Prospect Point Road
<i>Zoning</i>	BRR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	.6000 acres
<i>Current Use</i>	House
<i>Proposed Use</i>	6' Fence

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

- 1) The applicant shall submit revised plans depicting the fence with a maximum height of five (5) feet.
- 2) 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 the above condition.

2. 22 SUZETTE & CHURCHILL FORBES Block 14CF Parcel 5 (F08-0033) (P08-0102) (\$300,000) (DE)

Application for a house (reconstruction).

FACTS

<i>Location</i>	Off Rockhole Road, George Town
<i>Zoning</i>	G COM
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	.2000 acres
<i>Current Use</i>	House
<i>Proposed Use</i>	House
<i>Building Size</i>	2,900 sq. ft.
<i>Density</i>	5
<i>Footprint</i>	2900 sq. ft.
<i>Building Coverage</i>	33%
<i>Total Site Coverage</i>	33%
<i>Existing Parking</i>	1
<i>Proposed Parking</i>	1
<i>Required Parking</i>	1
<i>Number of Units</i>	1

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

- 1) 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.
- 2) 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 the above condition.

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].

2. 23 JOEL FRANCIS Block 24E Parcel 597 (F08-0037) (P08-0107) (\$365,000) (CS)

Application for a four (4) bedroom house, pool, gazebo and dock.

FACTS

<i>Location</i>	In Spotts off Bay Island Avenue
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	NA
<i>Advertisements</i>	NA
<i>Parcel Size</i>	11,565 sq. ft.
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	House
<i>Building Size</i>	3,860 sq. ft.
<i>Density</i>	4.02
<i>Building Coverage</i>	22.6%
<i>Proposed Parking</i>	2
<i>Required Parking</i>	1

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 effluent well setback a minimum of 100 feet from the canal.
- 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.

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].

2. 24 WAYNE C. CATO Block 27C Parcel 105 (F07-0148) (P07-0267) (P08-0146) (\$17,000) (KB)

Application for an after-the-fact dock and shed.

FACTS

<i>Location</i>	Pepi Street, North Sound Estates, Newlands
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	NA

BACKGROUND

January 17, 2007, an enforcement notice was issued to the applicant for a change-of-use of land from use for residential to use for the storage, repair and maintenance of commercial vessels and the construction of a structure and dock.

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

- 1) The storage shed shall be relocated a minimum of 20 feet from the canal and it must be erected on a foundation approved by the Chief Building Control Officer.
- 2) The dock and shed shall not be used for commercial purposes.

2. 25 RENFORD CLARKE Block 4B Parcel 558 (F05-0325) (P07-1605) (\$273,000) (KB)

Application for four (4) one-bedroom apartments.

FACTS

<i>Location</i>	Banson Drive, West Bay North West
<i>Zoning</i>	HDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	12,149 sq. ft.
<i>Current Use</i>	Residence
<i>Proposed Use</i>	Apartments
<i>Building Size</i>	2,421 sq. ft.
<i>Density</i>	18
<i>Allowable Density</i>	25
<i>Building Coverage</i>	23.8%
<i>Parking Coverage</i>	18%

<i>Total Site Coverage</i>	42%
<i>Existing Parking</i>	1
<i>Proposed Parking</i>	8
<i>Required Handicapped Spaces</i>	1
<i>Required Parking</i>	8

BACKGROUND

August 4, 2005, a house was approved administratively.

September 11, 2006, a modification to planning permission was approved to increase floor area.

Decision: It was resolved to adjourn the application and invite the applicant to appear before the Authority to discuss concerns regarding site suitability, minimum lot width requirements and setback requirements.

2. 26 ALICE EBANKS Block 4D Parcel 64 (FA85-0108) (P08-0021) (\$12,000) (KB)

Application for an addition to a residential building.

FACTS

<i>Location</i>	Willie Farrington Drive near intersection of Batabano Road, West Bay
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	NA
<i>Advertisements</i>	NA
<i>Parcel Size</i>	15,246 sq. ft.
<i>Current Use</i>	Residential
<i>Proposed Use</i>	Residential
<i>Building Size</i>	230 sq. ft.
<i>Density</i>	9
<i>Building Coverage</i>	13.5%
<i>Total Site Coverage</i>	13.5%
<i>Existing Parking</i>	1
<i>Proposed Parking</i>	1
<i>Required Parking</i>	3

BACKGROUND

May 1, 1985 (**CPA/16/85; Item 5.2**) - The Authority refused planning permission

for a duplex.

October 23, 1985 (**CPA/36/85; Item 7.1**) - The Authority deferred planning permission for an extension to a residence in order for further investigation.

November 6, 1985 (**CPA/37/85; Item 7.1**) - The Authority granted planning permission for a residential extension.

January 10, 1996 (**CPA/02/96; Item 6.3**) - The Authority deferred a proposed two-bedroom house due to density allowance concerns.

January 24, 1996 (**CPA/03/96; Item 3.2**) - The Authority deferred a proposed two-bedroom house for a revised site plan illustrating the proposed house as an addition to the existing home.

April 19, 1996 (**ADMIN/02/96; Item 1.4**) - The proposed addition [to create a duplex] to the house was approved.

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

- 1) 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.
- 2) 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 the above condition.

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

2. 27 LYDIA JACKMAN Block 4D Parcel 275 (FA81-0359) (P08-0070) (\$70,000) (DE)

Application for a house addition.

FACTS

<i>Location</i>	Off Mount Pleasant Road and Peanut Lane
<i>Zoning</i>	HDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	.3000 acres
<i>Current Use</i>	House
<i>Proposed Use</i>	Addition
<i>Building Size</i>	43 sq. ft.
<i>Density</i>	3
<i>Building Coverage</i>	16%
<i>Total Site Coverage</i>	16%
<i>Existing Parking</i>	1
<i>Required Parking</i>	1

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

- 1) 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.
- 2) 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 the above condition.

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

2. 28 EVA ROBINSON Block 9A Parcel 159 (F08-0027) (P08-0082) (\$60,000) (KB)

Application for an addition to a duplex.

FACTS

<i>Location</i>	Chestnut Drive, West Bay
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	NA
<i>Advertisements</i>	NA
<i>Parcel Size</i>	.3300 acres
<i>Current Use</i>	Duplex
<i>Proposed Use</i>	Addition
<i>Building Size</i>	436 sq. ft.
<i>Density</i>	6
<i>Footprint</i>	2,135 sq. ft.
<i>Building Coverage</i>	14.8%
<i>Total Site Coverage</i>	14.8%
<i>Existing Parking</i>	1
<i>Proposed Parking</i>	2
<i>Required Parking</i>	2

Decision: It was resolved to adjourn the application and invite the applicant to appear before the Authority to discuss concerns regarding the intent of the structure and density issues.

2. 29 ELSMER RANKIN Block 59A Parcel 223 (F07-0522) (P08-0118) (DE)

Application to modify planning permission from one (1) duplex to two (2) duplexes.

FACTS

<i>Location</i>	Off Frank Sound onto Halley Street
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	.4900 acres
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	Duplexes
<i>Density</i>	2
<i>Building Coverage</i>	25%
<i>Total Site Coverage</i>	25%
<i>Proposed Parking</i>	8
<i>Required Parking</i>	8

BACKGROUND

November 7, 2007 - Administrative approval was granted for a duplex.

Decision: It was resolved to adjourn the application and invite the applicant to appear before the Authority to discuss concerns regarding the lot size.

2. 30 JAREN LESLIE Block 38D Parcel 93 (F00-0007) (P08-0123) (\$70,000) (EJ)

Application for a house addition.

FACTS

<i>Location</i>	Off Boddan Town Road onto Manse Road
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	.5000 acres
<i>Current Use</i>	Foundation
<i>Proposed Use</i>	House
<i>Building Size</i>	975 sq. ft.
<i>Density</i>	2
<i>Footprint</i>	1,934 sq. ft.
<i>Building Coverage</i>	13%
<i>Total Site Coverage</i>	13%
<i>Proposed Parking</i>	4
<i>Required Parking</i>	4
<i>Number of Units</i>	1

Decision: It was resolved to adjourn the application and require the applicant to submit a revised site plan that accurately depicts the location of the existing foundation.

2. 31 LORNA MAXWELL Block 20B Parcel 72 (F95-0167) (P07-1618) (\$50,000) (KB)

Application for change-of-use from warehouse to restaurant.

Mr. Darrell Ebanks declared a conflict and left the meeting room.

FACTS

<i>Location</i>	Dorcy Drive near Owen Roberts Drive, East George Town
<i>Zoning</i>	LI
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	3.5000 acres
<i>Current Use</i>	Storage Warehouse
<i>Proposed Use</i>	Take-Out Restaurant
<i>Building Size</i>	1,204 sq. ft.
<i>Building Coverage</i>	34.5%
<i>Parking Coverage</i>	11.5%
<i>Total Site Coverage</i>	45%
<i>Existing Parking</i>	6
<i>Proposed Handicapped Spaces</i>	1
<i>Required Handicapped Spaces</i>	1
<i>Required Parking</i>	6
<i>Number of Units</i>	1

BACKGROUND

P96-101352: CPA granted planning permission for 33,600 square feet of warehouses.

November 24, 1999 - CPA granted planning permission for 7,200 square feet of warehouse space.

October 16, 2002 (**CPA/25/02; Item 2.01**) - CPA granted planning permission for 6,950 square feet of warehouse.

November 2, 2005 (**CPA/28/05; Item 2.22**) - CPA granted planning permission for 14,040 square feet of mini-warehouses.

July 26, 2006 (**CPA/24/06; Item 2.41**) - CPA granted planning permission for a 6320 square foot warehouse building.

Decision: It was resolved to adjourn the application and invite the applicant to appear before the Authority to discuss concerns regarding the amount of available parking.

2. 32 CENTRE ISLAND PROPERTIES Block 21B Parcel 16 (F82-0321) (P08-0121) (DE)

Application for a swimming pool and 6 feet high privacy wall at the front of proposed pool.

FACTS

<i>Location</i>	South Sound Road
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	1.0100 acres
<i>Current Use</i>	House/Duplex
<i>Proposed Use</i>	Pool/Wall

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

In addition to Building Permit requirements, condition (1) listed below shall be met before a Building Permit can be issued.

- 1) 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.
- 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.

2. 33 MONICA ANDERSON Block 43E Parcel 48 (FA88-0171) (P08-0122) (\$5,000) (DE)

Application for temporary trailer home.

FACTS

<i>Location</i>	Off Bodden Town into the Belford Estate Subdivision at Nashe Street
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	.2300 acres
<i>Current Use</i>	Foundation
<i>Proposed Use</i>	Trailer Home
<i>Building Size</i>	248 sq. ft.
<i>Density</i>	4
<i>Building Coverage</i>	2.5%
<i>Total Site Coverage</i>	2.5%
<i>Proposed Parking</i>	1
<i>Required Parking</i>	1

Decision: It was resolved to grant planning permission **for 12 months only from the date of this decision, subject to the following conditions:**

- 1) 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.
- 2) 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 the above condition.
- 3) The trailer shall be removed from the site no later than 12 months from the date of this decision.

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

2. 34 EARLIE MAY GUTHRIE Block 48C Parcel 225 (F08-0051) (P08-0149) (\$1,000) (DE)

Application for a storage shed.

FACTS

<i>Location</i>	Off Bodden Town Road into Midland Acres Subdivision on Gardenia Drive
<i>Parcel Size</i>	.2900 acres
<i>Building Size</i>	121 sq. ft.

Decision: It was resolved to grant planning permission **for 12 months only from the date of this decision, subject to the following conditions:**

- 1) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans.
- 2) The trailer shall be removed from the site no later than 12 months from the date of this decision.

2. 35 MINISTRY OF DAPAH Block 14CJ Parcel 9 (F03-0272) (P08-0167) (RS)

Application to modify planning permission.

FACTS

<i>Location</i>	Site of and next to Government Administration Building
<i>Zoning</i>	G COM

BACKGROUND

CPA/25/07 – Permission granted for the Government Office Accommodation Project.

Decision: It was resolved that having regard to the Development Plan and other material considerations it is expedient to modify planning permission. Now therefore the Central Planning Authority in pursuance of Section 17 of the Development and Planning Law (2005 Revision) hereby orders that planning permission CPA/25/07; item 2.26 be modified to allow the revised parking layout and building elevations shown on the plans date stamped February 13, 2008, **subject to the following condition:**

- 1) The curb in the parking area near the Mahogany Tree in the north-west corner of the site shall be removed as although the driveway aisle will be less than 22' it will still allow for limited traffic circulation.

All other conditions of CPA/25/07; item 2.26 remain applicable.

2. 36 CKM INC Block 33B Parcel 172 (FA88-0320) (P08-0060) (\$42,000) (DE)

Application for a seawall.

FACTS

<i>Location</i>	Water Cay Road
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	.8500 acres
<i>Current Use</i>	House/Pool/Garage
<i>Proposed Use</i>	Seawall

BACKGROUND

February 5, 2008 (CPA/05/08; Item 2.22) - It was resolved to adjourn the application, for the following reason:

1. The applicant shall submit a revised plan showing the seawall setback a minimum of 15 feet from the high water mark.

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

- 1) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans.

2. 37 SYDNEY ROBINSON Block 31A Parcel 104 (F08-0018) (P08-0061) (\$10,000.00) (DE)

Application for an eight (8) lot land strata subdivision.

Mr. Arek Joseph declared a conflict and left the meeting room.

FACTS

<i>Location</i>	Will T Road, Savannah
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	1.055 acres/45,955.8 sq. ft.
<i>Number of Lots</i>	8

BACKGROUND

CPA/08/02 – April 10, 2002 – Planning permission is granted for 7 apartments

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

- 1) Prior to the subdivision plan being finalized, the following conditions shall be satisfied:
 - a) 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.
 - b) The access road (s) abutting the proposed lots shall be constructed with asphalt and approved by the Central Planning Authority prior to the lots being registered. The applicant 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.
 - c) The applicant shall provide water infrastructure for the entire sub-division. The applicant 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.
 - d) The applicant 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.
 - e) The surveyor's final drawing shall be submitted to the Planning Department for approval prior to the survey being registered. The applicant 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.

3.0 ENFORCEMENTS

4.0 DEVELOPMENT PLAN MATTERS

4.1 DAISY CLAIRE MYLES Block 14C Parcel 120 (TPO07-0003) (KAS)

Application for a Tree Preservation Order – Eucalyptus Tree

Decision: It was resolved to issue the Draft Tree Preservation Order.

4.2 PAN-CAYMAN LTD. Block 12C Parcel 20 (TPO07-0002) (KAS)

Application for a Tree Preservation Order – Australian Pine

Decision: It was resolved to issue the Draft Tree Preservation Order.

5.0 PLANNING APPEAL MATTERS

6.0 MATTERS FROM THE DIRECTOR OF PLANNING

7.0 CPA MEMBERS INFORMATION/DISCUSSIONS