



GOVERNMENT OF BERMUDA

Department of Planning

*Dame Lois Browne-Evans Building, 58 Court Street, Hamilton HM 12, Bermuda
Phone: (441) 295-5151 Fax: (441) 295-4100*

Development Applications Board Minutes

Minutes of a meeting held on Wednesday, 24 June, 2020, at 08:45AM via video conference.

PRESENT: Alice Lightbourne (Chair); Wayne Dill (Deputy Chair); Aaron Denkins (Bermuda Fire and Rescue Service); David Astwood; Patrick Cooper (Corporation of Hamilton); Denis de Frias; Wendy Dunne; Cheryl Packwood; Victoria Pereira (Director of Planning); Larry Williams (Assistant Director); Paul McDonald (Acting Senior Planner); Tamsyn Doran (Planner); Yolanda Bashir-Paige (Assistant Planner); Malik Richards (Acting Assistant Planner)

APOLOGIES: Cyniqua Anderson (Corporation of St. George); Dalton Burgess; Dexter Johnston; Cynthia Millett

ITEMS FOR DISCUSSION:

APPLICATIONS:

1. P0206/19

Shekinah Worship Centre

Lot A, East of 98 North Shore Road, Hamilton

Proposed Installation of Tent Structure (20 ft. by 40 ft.) for Church Youth Programs and Church Services for a Period of up to 2 Years.

Type: **Final Approval**

Recommendation: **Approve**

Planner: Yolanda Bashir-Paige

Discussion:

The technical officer presented the application to the Board.

A Board member queried the duration of permission sought for the proposed tent structure. The technical officer confirmed that a temporary consent of 180 days is being sought.

A Board member queried if a condition was needed for the provision of a fire extinguisher, as per the Bermuda Fire and Rescue Service recommendations. The Board member who is also the representative of the Bermuda Fire and Rescue service confirmed that this would be a requirement of the Building Permit, therefore there was no need to impose such a condition on the planning permission.

A Board member queried what arrangements would be made with regards to the tent in the event of a sudden storm. The technical officer advised that the applicant intends to dismantle the tent in such instances and that this matter would need to be considered in more detail at the Building Permit stage.

The Board resolved:

To approve the application, as received June 19, 2019, subject to the following conditions:

1. The development hereby permitted shall begin before the expiration of 2 (two) years from the date of this permission.
2. For the avoidance of doubt the consent hereby granted is for planning permission only. Prior to the commencement of building operations a separate application for a building permit must be made and approved.
3. The planning permission hereby granted is for a limited period only, expiring 180 (one hundred and eighty) days from the date of the issuance of the Certificate of Completion and Occupancy. Upon expiration of the approval, all structures shall be removed and the land shall be restored to its former condition or landscaped in accordance with a scheme which is first approved by the Board, unless a further application is approved by the Board to retain the hereby approved tent structure.

2. PLAN-0210-20

Stephen Kuzyk

11 Bluck Point Road

Pembroke, BM HM01

Proposed Demolition of Existing Roofs & North Section of Building, Rebuild North Section & Add Upper Level to Existing South Section, New Cesspit/Water Tank and Paving in Courtyard.

Type: **Final Approval**

Recommendation: **Approve**

Planner: Tamsyn Doran

Discussion:

The technical officer presented the application to the Board and clarified that the accessory structure described as a 'garage' in the officer's report was not meant to be interpreted as a car garage but rather a workshop/shed.

A Board Member asked whether the Board was bound by the letter of objection given that the works proposed require the discretion of the Board, being located in a Coastal Reserve.

The technical officer confirmed that the Board was not bound by letters of objections regardless of whether it is applying its discretion in the resolution of an application. In this instance, the objector's position was considered by the Department in making its recommendation, however the Department does not support the objector's position.

The Board resolved:

To approve the application, as received February 07, 2020, subject to the following conditions:

1. The development hereby permitted shall begin before the expiration of 2 (two) years from the date of this permission.
2. For the avoidance of doubt the consent hereby granted is for planning permission only. Prior to the commencement of building operations a separate application for a building permit must be made and approved.
3. In the interest of visual amenity, there shall be no deposition or storage of excavated material on site or within the Coastal Reserve and all excess unused material shall be removed from the site during the

course of building operations and prior to the issuance of a Certificate of Completion and Occupancy.

4. A Construction Methodology Plan containing details of potential negative impacts on the Coastal Reserve during construction and proposed mitigation measures shall be submitted with the building permit application.

Any Other Business

The Director of Planning provided a procedural update to the Board, advising that the planning office is now open to members of the public and all sections of the Department of Planning continue to be fully operational, with the majority of staff working in the office and some working from home. The Director clarified arrangements for entering the Dame Lois Browne Evans Building and noted that Board meetings will continue to be available for attendance via Webex. The Director also provided an update on tribunal hearings for the Draft Bermuda Plan 2018, noting that these are likely to commence in July 2020 and could be viewed by the public via online streaming through the Department's website.

The Board discussed arrangements for future meetings and preferences of attendance in person or via Webex.



Chairman of the Development Applications Board

Date 26 June 2020