



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 the meeting held on Wednesday, 3 March 2021 at 8:45 AM virtually via Webex.

PRESENT

Board Members:

Alice Lightbourne (Chair)
Wayne Dill (Deputy Chair)
Cyniqua Anderson (Corporation of St. George)
David Astwood
Patrick Cooper (Corporation of Hamilton)
Denis de Frias
Wendy Dunne
Shabion Postlethwaite
Calvin Thomas

Technical Officers:

Larry Williams (Assistant Director)
Paul McDonald (Acting Senior Planner)
Dolores Vazquez (Planner)
Tamsyn Doran (Planner)
Yolanda Bashir-Paige (Assistant Planner)
Malik Richards (Acting Assistant Planner)

APOLOGIES

Jamal Albuoy (Bermuda Fire and Rescue Service)

MATTERS ARISING AND ACTIONS FROM PREVIOUS MEETING

As this was the first meeting of the Development Applications Board of 2021, the Chair commenced the meeting by setting out the procedures for the Board and confirmed that the procedure document will be circulated to the Board

APPLICATIONS

1. **PLAN-0440-20**
Applicant: Millard James
Location: 10 Fractious Street, Hamilton, BM CR04
Description of Proposal: Proposed Wall Buttresses, Garden Equipment Storage Shed and Hard Surfacing of Existing Driveway, 8 ft. High Chain Link Fence / Wall on 2 Sides of Garden.
Date Received: 07 October 07 2020
Planner: Dolores B. Vazquez

Discussion:

The technical officer presented the application with a recommendation to refuse. No questions or comments were posed by the Board.

The Board resolved to refuse the application for the following reason:

1. The proposal is considered to be in conflict with policy WDR.3 of the Draft Bermuda Plan 2018 given that the Development Applications Board does not have the discretion to approve the clearing of Woodland Reserve for gardening purposes.

2. PLAN-0444-20

Applicant: Valerie Arorash

Location: 1 Whaling Lane, Southampton, BM SB03

Description of Proposal: Proposed Change Of Use From Residential to Care Facility using all Existing Rooms and Outdoor Areas as Amenity Spaces.

Date Received: 16 November 2020

Planner: Dolores B. Vazquez

Discussion:

The technical officer presented the application with a recommendation to approve. No questions or comments were posed by the Board.

The Board resolved to approve the application, 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. Parking and manoeuvring space for 7 cars shall be established for use in accordance with Policies TPT.20 and TPT.22, Chapter 12 of the Draft Bermuda Plan 2018 Planning Statement, prior to the issuance of a Certificate of Completion and Occupancy.
4. In order to ensure that the proposed development is of an appropriate scale, no part of the hereby approved fence shall exceed 5 feet above final grade.
5. In the interests of visual amenity, the entire site subject of this application shall be landscaped in accordance with the hereby approved plans prior to the issuance of a Certificate of Completion and Occupancy. Any trees or shrubs shown on approved plans which are removed, which die or which become seriously diseased or damaged shall be replaced by trees and shrubs of similar size and species to those originally required to be planted.

3. PLAN-0448-20

Applicant: Bentley Gibbons

Location: 4 Cliff Crescent, Southampton, BM SB04

Description of Proposal: Proposed Masonry Storage Shed to Replace Existing Metal Shed

Date Received: 2 September 2020

Planner: Malik Richards

Discussion:

The technical officer presented the application with a recommendation to approve.

The Board sought clarification of the difference in the setback encroachment between the existing and

proposed shed.

The technical officer confirmed that a setback of 5 feet would be provided, which is greater than the setback of the existing shed.

The Board queried whether there would be any window facing onto the neighbouring residential property to the north.

The technical officer confirmed that no windows are proposed in the north elevation of the proposed shed.

The Board resolved to approve the application, subject to the following conditions:

1. 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 development hereby permitted shall begin before the expiration of 2 (two) years from the date of this permission.
2. In the interests of visual amenity, existing vegetation along the western and northern boundaries shall be retained and shall be protected by 4 feet high fencing prior to the commencement of building operations. Any vegetation which is removed or damaged during the course of excavation or construction, shall require the submission of a landscaping plan, via an Application for Revision, showing details of the size, species and number of new plantings to be installed to replace any damaged or destroyed vegetation.

4. PLAN-0484-20

Applicant: Albert & Amanda Sodergren

Location: Lot 3, St. Anne's Road, South of 46 St. Anne's Road, Southampton

Description of Proposal: Proposed New 2 Bedroom Residence With 2 Bedroom Apartment, New Storage Room And Carport, Stables and Grassed Paddock, Associated Landscape, Retaining Walls (Max 30 in. High), Rock Cut (Max 6 ft. Depth), 4 ft. High Boundary Fence, Roof Mounted Solar PV Panels 30 panels, 583.5 sq. ft., 8.64kW.

Date Received: 3 November 2020

Planner: Malik Richards

Discussion:

The technical officer presented the application with a recommendation to approve.

The Board sought clarification on the acceptability of modern design as prescribed by the Draft Bermuda Plan 2018.

The technical officer advised that there is a requirement for development to be sensitive to the 'Bermuda image' and, whilst the proposed design is modern, it incorporates traditional Bermudian design features, there are numerous examples of flat roofed designs across Bermuda and, thus, it is the opinion of technical officers that the proposed design is acceptable.

The Board queried whether the proposed design would accommodate appropriate water catchment.

The technical officer confirmed that the proposal would accommodate water catchment and further details would be considered by the Department of Health during the subsequent building permit stage.

The Board resolved to approve the application, subject to the following conditions:

1. 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.
2. The development hereby permitted shall begin before the expiration of 2 (two) years from the date of this permission.
3. In the interests of visual amenity, the entire site subject of this application shall be landscaped in accordance with the hereby approved plans prior to the issuance of a Certificate of Completion and

Occupancy. Any trees or shrubs shown on approved plans which are removed, die or become seriously diseased or damaged shall be replaced by trees and shrubs of similar size and species to those originally required to be planted. Similarly, any trees which are shown as being retained on approved plans and are removed or damaged during the course of excavation or construction, shall require the submission of a revised landscaping plan, via an Application for Revision, showing details of the size, species and number of new plantings to be installed to replace any damaged or destroyed trees.

4. In the interest of visual amenity, there shall be no deposition or storage of excavated material on site 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.
5. In the interest of visual amenity, the hereby approved walls shall be rendered and finished with brushed cement wash in accordance with the approved plans, and completed prior to the issuance of a Certificate of Completion and Occupancy.
6. In order to ensure that the proposed development is of an appropriate scale, no part of the hereby approved westernmost stand alone retaining wall shall exceed 5 feet above final grade, similarly no part of the easternmost retaining wall (adjoining the storage and electrical rooms) shall exceed 8 feet above final grade.
7. The hereby approved rock cut shall not exceed a total vertical height of 30 inches in accordance with approved plans.

ANY OTHER BUSINESS

1. **Revision Application Reference BREV0027-21**

Applicant: Word of Life Club

Location: 9 Grace Island, Warwick

Description of Proposal: Large Pavilion Roof and Tank - Sheet A-6. Tanks Under End Small Cabins. Tanks to go Under 2 Cabins - Sheet A-5. Rotate Storage Shed - Sheet A-2. Block Work Under Slide Steps and Landing - Sheet A-8.

Date Received: 26 January 2021

Planner: Dolores B. Vazquez

Discussion:

The technical officer presented the application with a recommendation that the proposed revisions be accepted. No questions or comments were posted by the Board.

The Board resolved to approve the application for revisions.



Chairman of the Development Applications Board

Date: 4 March 2021