



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, 19 April, 2023 at 8:45 AM virtually via WebEx.

PRESENT:

Board Members:

Alice Lightbourne (Chair)
Patrick Cooper (Corp. of Hamilton)
N. Garon Dowling (Corp. of St. George)
David Astwood
Denis de Frias
Calvin Thomas
Shabion Postlethwaite
Carmilita Curtis
Sean Tucker

Technical Officers:

Paul McDonald (Senior Planner)
Dolores Vazquez (Planner)
Nathan Frick (Applications Officer)

APOLOGIES:

Wayne Dill (Deputy Chair)
Josonne Smith (Bermuda Fire and Rescue Service)

MATTERS ARISING AND ACTIONS FROM PREVIOUS MEETING:

None

APPLICATIONS:

Warwick

1. P0396-22

Applicant: Word of Life c Bermuda

Location: 9 Grace Island
Warwick, WK04

Description of Proposal: Proposed New Campfire Area Designed with Seating, Relocated Basketball Court with Storage Building; Snack Shop with Bathrooms Building. (New Element to Accompany Prior Submission P0158/19).

Date Received: September 26, 2022

Planner: Dolores B. Vazquez

Discussion: The technical officer presented the application to the Board 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. If during construction a previously undetected cave is discovered, the applicant shall cease all construction operations and immediately contact the Department of Planning to re-evaluate building options and agree on a suitable course of action. Construction operations shall not recommence until the approved option has been agreed in writing.
4. An Excavation Management Plan (EMP) containing details of the following:
 1. Actions to be taken should a cave be exposed, inclusive of the measures required by Condition 2.
 2. Details of the locations and depth of each excavation.
 3. A method statement developed to minimize the risk of exposing a cave.
 4. How the information will be communicated to all contractors/sub-contractors to ensure compliance with the above and confirmation from all contractors/sub-contractors that they understand and will adhere to the approved method and response plan.

The EMP shall be submitted for review to the Pollution Control Section of the Department of Environment and Natural Resources prior to the submission of a building permit and a copy of the approved EMP, together with the approval of DENR-PCS, shall be included with the building permit application.

5. In the interests of visual amenity, existing vegetation shown to be retained on the approved plan 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. The approved landscaping shall then be fully implemented prior to the issuance of a Certificate of Completion and Occupancy

Paget

2. P0336-22

Applicant: OBMI Architecture

Location: 15 Harbour Road
Paget, PG02

Description of Proposal: Proposed Alterations and Additions to Existing Main House, Carriage House, Orchard and Landscaping, Including 4 ft. Geoweb Retaining Walls (Listed Building).

Date Received: October 04, 2022

Planner: Dolores B. Vazquez

Discussion: The technical officer presented the application to the Board with a recommendation to approve. A Board member raised concerns over the proposed exterior design of the north elevation and queried if the Historic Building Advisory Committee (HBAC) offered any alternative design solutions for the applicant to consider in their consultation. The technical officer replied that in reviewing the application history, no alternative design solutions were posed by HBAC. Eight Board members voted to approve and one Board member voted to refuse the application.

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. 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.

Devonshire

3. P0065-23

Applicant: Steven Conway

Location: 19 Middle Road
Devonshire, BM DV02

Description of Proposal: Proposed Change of Use of Existing Cottage to Arboretum Meeting and Horticultural Center and Associated Additions and Renovations Including Removal of Existing Asbestos Roof, New Greenhouse, Pergolas, Covered Verandah and Lodging Extension with Bathroom, New Cesspit, Parking Configurations and Landscaping.

Date Received: March 21, 2023

Planner: Paul McDonald

Discussion: The technical officer presented the application to the Board 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. Details of the surfacing and grade of the parking area hereby approved shall be submitted with the building permit application and parking and manoeuvring space for three (3) cars shall be established for use in accordance with Policies TPT.20 and TPT.22, Chapter 12 of the Bermuda Plan 2018 prior to the issuance of a Certificate of Completion and Occupancy, which shall be retained thereafter.
4. In the interests of terrestrial conservation, the existing cedar tree adjacent to the host building shall be transplanted to an alternative location within the Arboretum prior to the submission of a building permit application.

ANY OTHER BUSINESS:

AOB - Building Permit Revision for 59 Cedar Hill, Warwick: The technical officer presented a building permit revision (BREV0141-23) to the Board with a recommendation to approve. No questions or comments were posed by the Board, who resolved to approve the revision.



April 19, 2023

Chairman of the Development Applications Board

Date