



GOVERNMENT OF BERMUDA

Department of Planning

Development Applications Board Minutes

Minutes of a meeting held on Wednesday, 8 April, 2026 at 8:45 AM in person, Department of Planning Boardroom, 44 Church Street West.

PRESENT:

Board Members:

Alice Lightbourne (Chair)
Wayne Dill (Deputy Chair)
N. Garon Dowling (Corp. of St. George)
Danielle Foote (Bermuda Fire and Rescue Service)
Lisa DeSilva
Blake Lambert
Curtis Williams
Sean Tucker
Shabion Postlethwaite

Technical Officers:

Victoria Cordeiro (Director)
Paul McDonald (Assistant Director)
Dolores Vazquez (Senior Planning Officer)
Matthew Trott (Planner)

Additional Attendee(s):

Mrs. Rhonda Daniels, Front Desk Manager; Gabriel Smith, Trainee Assistant Planner

APOLOGIES:

Ricardo Graham-Ward

MATTERS ARISING AND ACTIONS FROM PREVIOUS MEETING:

None

APPLICATIONS:

Devonshire

1. P0234-25

Applicant: John Collis

Location: Lot 1B Middle Road, Devonshire. North Side of Middle Road to the East of Watlington Lane and Opposite the Garthowen Estate.

Description of Proposal: Proposed Detached House

Date Received: September 11, 2025

Planner: Matthew L. Trott

Discussion: Mr. Sean Tucker arrived late and did not partake in the consideration of the application.

The Technical Officer presented the application with a recommendation of approval. No questions or comments were posed by the Board.

A vote was taken with 7 Members voting in favour of approval and 1 Member opposed to approval of the application.

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

1. Notwithstanding the fact that this application seeks in principle approval only, those details relating to use, density, siting and layout and access are hereby approved. The Board reserves for its final approval all details, defined as reserved matters, relating to site coverage, building height, building design, design, external appearance of the building, parking provision and landscaping.

Pembroke

2. P0325-25

Applicant: Stephen Cox

Location: 17 Mill Creek Road
Pembroke, HM05

Description of Proposal: Removal of Old Storage Shipping Containers and Relevant Foundation Supports. Relocation of Electrical Hut, New Gate and New Containered Office Structure with New Footings to Raise Above Future Water Table Elevation Increase.

Date Received: January 16, 2026

Planner: Matthew L. Trott

Discussion: The Technical Officer presented the application with a recommendation to approve.

One Board Member requested clarification on the extend of the application site. The Technical Officer confirmed the extent of the lot and the steps being undertaken to regularize the lot. No additional questions or comments were posed by the Board.

The Board voted in favour of approval.

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

1. The development hereby permitted shall begin before the expiration of 3 (three) years from the date of this permission.

2. A building permit shall be in force prior to the commencement of any building operations. The development hereby approved shall not be brought into operation until a Certificate of Completion and Occupancy has been issued.

3. Prior to the issuance of a building permit a registered engineer shall approve the provision of an appropriate storm water drainage and disposal methods.

4. A Certificate of Completion and Occupancy shall not be issued until all works of the hereby approved plan have been completed and the Department of Environment and Natural Resources has confirmed, in writing, that it has inspected the site following notice of completion. No further development shall occur to the north of the seawall which runs parallel to the Mangrove forest.

5. Prior to the issuance of a building permit, the applicant shall reach an agreement with the Ministry of Public Works - Estates regarding the ownership/leasing of the foreshore areas outlined in orange on the survey plan, if required. Either a copy of the executed lease, or a letter from the Ministry of Government Estates and Information Services outlining their agreement with respect to these lands, shall be provided with the submission of a building permit application.

3. P0331-25

Applicant: Jeff Stirling Trust

Location: Vacant Lot (lot #8) West of #3 Hallett Crescent, Pembroke

Description of Proposal: Proposed Six Two-Bedroom Dwelling Units.

Date Received: December 12, 2025

Planner: Paul McDonald

Discussion: The Technical Officer commenced the presentation of the application by advising that the Applicant had requested a hearing in front of the Board prior to considering the application. The Technical Officer confirmed that both the Applicant and Objectors would be invited to attend and that the Board would be afforded the opportunity to ask questions of any participant. It was confirmed that the application would be presented and at the end of the presentation the Board would be asked whether they supported a hearing prior to considering the application. If they determined a hearing was warranted, the application would not be considered, and a hearing would be arranged.

The Technical Officer presented the application.

A Board Member asked whether neighbouring dwellings have multiple units. The Technical Officer advised that the vast majority of properties in the area are detached houses containing up to two dwelling units and he is not aware of any properties containing three or more units in the immediate area.

A Board Member inquired whether there was a reason for submitting a similar application. Technical Officers advised that the Department cannot state categorically why the application had been submitted and confirmed that correspondence, including a meeting, had been held with the applicant setting out the Department's concerns in detail. No additional comments or questions were posed by the Board.

The Board unanimously agreed that a hearing is not necessary in this case and resolved to refuse the application.

The Board resolved to refuse the application for the following reason(s):

1. The proposal is considered to represent overdevelopment of the site which fails to reflect the character of the local Residential 2 zoned area of Hallett Crescent, contrary to Policy RSD.1 (Objective RSD(3)) of Chapter 27 of the Bermuda Plan 2018.
 2. The proposal fails to provide for the safe movement of vehicles to, from and along the adjacent right of way, contrary to Policies TPT.14 and TPT.17 of Chapter 12 of the Bermuda Plan 2018.
 3. The proposed development, by virtue of its height, scale, massing and design, is not compatible with the character of the surrounding development and is contrary to Policies DSN.1 (Objectives DSN(2) and DSN(3)), DSN.11, DSN.13 and DSN.14(e) of Chapter 9 and Policy RSD.1 (Objective RSD(3)) of Chapter 27 of the Bermuda Plan 2018.
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Sandys

4. P0040-26

Applicant: Ministry of Housing and Municipalities

Location:

Description of Proposal: Proposed Nine (9) Prototype Capsule Units for Emergency Housing on Malabar Road (Pilot Housing).

Date Received: February 26, 2026

Planner: Dolores B. Vazquez

Discussion: Mr. Blake Lambert declared a conflict of interest and left the meeting.

The Technical Officer presented the application with a recommendation of refusal.

No questions or comments were posed by the Board.

The Board resolved to refuse the application for the following reason(s):

1. The proposal, by reason of its design, would not be sensitive to, or compatible with, the 'Bermuda image', contrary to Policies DSN.4 and DSN.11, Chapter 9, of the Bermuda Plan 2018.
 2. The proposed private outdoor space is not considered to be adequately private due to window placement on the capsules and time lag to proposed vegetation maturing, contrary to Policy DSN.17, Chapter 9 of the Bermuda Plan 2018.
 3. No communal garbage storage area has been provided contrary to Policy DSN.22, Chapter 9, of the Bermuda Plan 2018.
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ANY OTHER BUSINESS:

City of Hamilton Public Art Approvals



Chairman of the Development Applications Board

9 April 2026

Date