



GOVERNMENT OF BERMUDA

Department of Planning

Development Applications Board Minutes

Minutes of a meeting held on Wednesday, 26 August, 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
Sean Tucker
Shabion Postlethwaite
Ricardo Graham-Ward

Technical Officers:

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

APOLOGIES:

Curtis Williams

MATTERS ARISING AND ACTIONS FROM PREVIOUS MEETING:

None

APPLICATIONS:

Hamilton

1. P0013-26

Applicant: Jessica Tannock

Location: 16 Radnor Road
Hamilton, CR01

Description of Proposal: Proposed Additions to Main House to Create an additional Two-Bedroom Dwelling (3 Units Total), Rock Cut (maximum height of ten feet), Excavation (maximum height of ten feet), Boundary Wall (maximum height of four feet) and Wooden Fence (maximum height of four feet).

Date Received: February 23, 2026

Planner: Matthew L. Trott

Discussion: Sean Tucker and Blake Lambert did not participate in the discussion and abstained from voting.

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

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 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. The private outdoor living space shown on the hereby approved plans shall be established for use in accordance with Policies DSN.16 and DSN.17, Chapter 9 of the Bermuda Plan 2018 Planning Statement, prior to the issuance of a Certificate of Completion and Occupancy.
4. Parking and manoeuvring space for three cars and three cycles shall be maintained for use in accordance with Policies TPT.20 and TPT.22, Chapter 12 of the Bermuda Plan 2018 Planning Statement, prior to the issuance of a Certificate of Completion and Occupancy.
5. In the interest of visual amenity, the hereby approved walls shall be constructed of Bermuda stone, faced with Bermuda stone or plastered, rendered and finished, prior to the issuance of a Certificate of Completion and Occupancy.
6. A Certificate of Completion and Occupancy shall not be issued until all plantings/works of the hereby approved landscaping plan have been completed. All plantings shall be maintained thereafter and, if any trees or shrubs shown on the approved plans to be planted or retained are removed, die or become seriously diseased or damaged within 3 years of issuance of the Certificate of Completion and Occupancy, they shall be replaced by trees and shrubs of similar size and species or an alternative as approved, in writing, by the Department of Planning.
7. Prior to the issuance of a Building Permit, the applicant shall provide evidence, to the satisfaction of the Department, that the relocation of the right-of-way has been legally reflected in the property's title deeds. Such evidence shall be submitted as part of the Building Permit application.
8. 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.

2. **P0119-26**

Applicant: Charles B Penruddocke

Location: Lot 1 Harrington Sound

Description of Proposal: Proposed New Four (4) Bedroom Single Dwelling, Attached Garage and New Driveway.

Date Received: May 04, 2026

Planner: Matthew L. Trott

Discussion: The Technical Officer presented the application with a recommendation of approval.

A Board Members sought clarification on the size of the entrance at the public road. The Technical Officer confirmed it was at least 10'-0" in width with grass verges on either side.

No additional 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 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. A structural engineering report prepared by a locally registered engineering firm shall be submitted with the building permit application.
4. The building permit application shall include a Construction Environmental Management Plan meeting the requirements of policy ENV.9 of Chapter 6 of the Bermuda Plan 2018, to include details of temporary construction access, the location of all areas for staging and the storage of materials, aggregate and construction equipment, means of disposal of demolition waste and aggregate and measures to mitigate noise, vibration, dust, contamination or any other potential negative impacts on adjoining properties during construction. It shall detail the heavy-duty fencing, a minimum of 4 feet in height, to be installed along the cliff/foreshore to prevent debris entering the marine environment, and any site-derived debris entering the marine environment shall be removed prior to occupancy. The development shall thereafter be carried out in full accordance with the approved details.
5. Details of all septic tanks and soak-away pits locations and specifications shall be to the design requirements of the Department of Environment and Natural Resources. Written approval from the Department shall be provided with the submission of a building permit application.
6. 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.
7. The footing for the proposed roadside wall shall be located entirely within the applicant's property boundaries. Should the applicant elect to excavate within the public road reserve to accommodate the wall footing, they shall be responsible for the full cost of reinstating the affected section of the lane to the satisfaction of the Highways Section.
8. A Certificate of Completion and Occupancy shall not be issued until all works and plantings required by the approved Conservation Management Plan (CMP) have been completed and the Department of Environment and Natural Resources (DENR) has confirmed in writing, following site inspection, that the CMP has been satisfactorily implemented. Longtail nesting boxes shall be installed before occupancy by a DENR-TCS-authorized installer or mason in accordance with DENR-TCS guidance. All plantings shall thereafter be maintained, and any approved tree or shrub that is removed, dies, or becomes seriously diseased or damaged within three years of the Certificate of Completion and Occupancy shall be replaced with a specimen of similar size and species, or an alternative approved in writing by the Department of Planning.

3. P0193-26

Applicant: c/o J.P. Martens

Location: 11 Blue Hole Hill
Hamilton, CR04

Description of Proposal: Proposed New Lift Station for the New Waste Water Treatment Plant and CMP for the Affected Area of Woodland Reserve.

Date Received: July 10, 2026

Planner: Matthew L. Trott

Discussion: The Technical Officer presented the application with a recommendation of approval.

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 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. 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. Details of all borehole locations and specifications shall be to the design requirements of the Department of Environment and Natural Resources. Written approval from that Department shall be provided with the submission of a building permit application.

5. A Certificate of Completion and Occupancy shall not be issued until all plantings/works of the hereby approved Conservation Management 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. All plantings shall be maintained thereafter and, if any trees or shrubs shown on the approved plans to be planted or retained are removed, die or become seriously diseased or damaged within 3 years of issuance of the Certificate of Completion and Occupancy, they shall be replaced by trees and shrubs of similar size and species or an alternative as approved, in writing, by the Department of Planning.

Paget

4. P0125-26

Applicant: Edward Madeiros

Location: 25 Camden North Road
Paget, DV03

Description of Proposal: Proposed Conversion of Existing Games Room / Gym to Create Studio Dwelling (Totalling 3).

Date Received: May 15, 2026

Planner: Yolanda Bashir-Paige

Discussion: 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 proposed development would result in the creation of a third dwelling unit, constituting an 'apartment house' rather than a 'dwelling-house' under Paragraph 5 of the North Camden Estate Zoning Order 1953. The proposal is therefore contrary to the Zoning Order and Policy ZON.15, Chapter 3 of the Bermuda Plan 2018.

ANY OTHER BUSINESS:

None



Chairman of the Development Applications Board

26 August 2026

Date