

# DEVELOPMENT CONTROL BOARD

## AGENDA

Agenda for a meeting of the Development Control Board to be held at 10:00 AM on Tuesday, 1<sup>st</sup> December 2020 at the District Administration Conference Room, District Administration Building, Stake Bay, Cayman Brac.

### 12th Meeting of the Year

DCB/12/20

Capt. Ashton Bodden	-	Chairman
Mrs. Zanda McLean	-	Deputy Chairman
Ms. Jeanne Teresa Bodden	-	Member
Mr. Paul Connolly	-	Member
Mr. Garston Grant	-	Member
Mr. Henry Scott	-	Member
Ms. Andrea Stevens	-	Planning Officer/ Executive Secretary

### INDIVIDUALS APPEARING BEFORE THE DEVELOPMENT CONTROL BOARD

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NAME	REASONS	TIME	ITEM	PAGE
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### 1.0 CONFIRMATION OF MINUTES

1.01 Minutes for DCB/11/20

2.0 **ROUTINE MATTER**

2.01 **ANDRE NIXON, CBW BLOCK 96E PARCEL 274 (CB-F20-0431) (CB-P20-0037)**

Proposed addition to house & modification to relocate kitchen.

**Facts:**

<i>Location:</i>	Greentree Drive
<i>Parcel Size:</i>	.32 ac (13,939 sq ft)
<i>Proposed Use:</i>	Residential
<i>Proposed Number of Units:</i>	1
<i>Proposed Parking:</i>	1
<i>Required parking:</i>	2
<i>Site Coverage:</i>	12.6%
<i>Existing Footprint</i>	624 sq ft
<i>Proposed addition:</i>	1,139 sq ft
<i>Bldg Size:</i>	1,763 sq ft
<i>Setbacks:</i>	All typical setbacks are met.

**History:**

On the 17<sup>th</sup> October 2017, the Board resolved to approve a 624 sq ft house.

**Agency Comments:**

The **National Conservation Council** has the following comments:

*“The Department of Environment confirms that we have no objection to the proposed addition at this time as the site is man-modified and of limited ecological value. However, we recommend the applicant plants and incorporates native vegetation into the landscaping scheme. Native vegetation is best suited for the habitat conditions of the Cayman Islands, resulting in vegetation that requires less maintenance which makes it a very cost-effective choice.”*

**Planning Analysis:**

The applicant proposes a 1,139 sq ft addition to a house and relocation of the existing kitchen. A revised site plan should be submitted showing a minimum of 2 parking spaces.

**Recommendation:** Consider the comments of the NCC. Grant planning permission subject to the following conditions:

Conditions (1-5) must be completed prior to the start of construction:

- 1) A revised site plan shall be submitted showing a minimum of two (2) parking spaces.
- 2) The applicant shall obtain approval of **construction details** from the Building Control Unit.
- 3) The applicant shall obtain **plumbing** approval from the Building Control Unit.
- 4) The applicant’s Electrician shall obtain **electrical approval** from the Building Control Unit.
- 5) The applicant shall obtain a **liquefied gas permit** from the Building Control Unit (if applicable).
- 6) The confirmation of the Planning Office must be obtained, in writing, verifying compliance with the conditions described above prior to the start of construction.

The applicant will be reminded that all inspections shall be conducted and approved prior to occupancy of the building.

**2.02 JILLIAN-ELVIR-VENTURA, CBC BLOCK 101E PARCEL 71 (CB-F20-0404, CB-P20-0031)**

Application for a house.

**Facts:**

<i>Location:</i>	Lime Lizard Way
<i>Parcel Size:</i>	.2929 ac (12,758 sq ft)
<i>Proposed Use:</i>	Residential
<i>Proposed Number of Units:</i>	1
<i>Proposed Parking:</i>	1
<i>Required parking:</i>	2
<i>Site Coverage:</i>	5.5%

*Bldg Footprint:* 703 sq ft  
*Bldg Size:* 703 sq ft  
*Setbacks:* All typical setbacks are met.

**Agency Comments:**

The **National Conservation Council** has the following comments:

*“The site is man-modified with limited ecological value. We recommend that native species are planted and incorporated into the landscaping. They require less watering and maintenance as they are suited to the site’s conditions and therefore are a cost-effective choice.”*

**Planning Analysis:**

The applicant proposes a 703 sq ft house. A revised site plan should be submitted showing a minimum of 2 parking spaces.

**Recommendation:** Consider the comments of the NCC. Grant planning permission subject to the following conditions:

**Conditions (1-5) must be completed prior to the start of construction:**

- 1) The applicant shall submit a revised site plan showing a minimum of 2 parking spaces.
- 2) The applicant shall obtain approval of **construction details** from the Building Control Unit.
- 3) The applicant shall obtain **plumbing** approval from the Building Control Unit.
- 4) The applicant’s Electrician shall obtain **electrical approval** from the Building Control Unit.
- 5) The applicant shall obtain a **liquefied gas permit** from the Building Control Unit (if applicable).
- 6) The confirmation of the Planning Office must be obtained, in writing, verifying compliance with the conditions described above prior to the start of construction.

The applicant will be reminded that all inspections shall be conducted and approved prior to occupancy of the building.

2.03

**DAMION & ROSA FERRON, CBEC BLOCK 104A PARCEL 196 (CB-F20-0408, CB-P20-0032)**

Application for a house & pool.

**Facts:**

*Location:* Highland Drive  
*Parcel Size:* .4436 ac (19,323 sq ft)  
*Proposed Use:* Residential  
*Proposed Number of Units:* 1  
*Proposed Parking:* 2  
*Required parking:* 2  
*Site Coverage:* 8.5%  
*Bldg Footprint:* 1,648 sq ft  
*Bldg Size:* 1,648 sq ft  
*Setbacks:* The septic tank is shown 18 ft from the rear boundary.

**Agency Comments:**

The **National Conservation Council** has the following comments:

*“We have no objection to the proposed house as the site is predominately man-modified. However, we recommend the applicant retains as much mature native vegetation as possible and incorporates it into the landscaping scheme. Native vegetation retained within the setbacks for the house can also serve as a privacy buffer. Native vegetation is best suited for the habitat conditions of the Cayman Islands, resulting in vegetation that requires less maintenance which makes it a very cost-effective choice.”*

**Planning Analysis:**

The applicant proposes a 1,648 sq ft house & pool. The site plan should be revised to show a minimum rear setback of 20 ft for the septic tank.

**Recommendation:** Consider the comments of the NCC. Grant planning permission subject to the following conditions:

Conditions (1-5) must be completed prior to the start of construction:

- 1) A revised site plan shall be submitted showing a minimum rear setback of 20 ft. for the septic tank.
- 2) The applicant shall obtain approval of **construction details** from the Building Control Unit.
- 3) The applicant shall obtain **plumbing** approval from the Building Control Unit.
- 4) The applicant’s Electrician shall obtain **electrical approval** from the Building Control Unit.
- 5) The applicant shall obtain a **liquefied gas permit** from the Building Control Unit (if applicable).
- 6) The confirmation of the Planning Office must be obtained, in writing, verifying compliance with the conditions described above prior to the start of construction.

The applicant will be reminded that all inspections shall be conducted and approved prior to occupancy of the building.

**3.0 NEW APPLICATIONS**

**3.01 DAGGARO, CBW BLOCK 93C PARCEL 66 (CB-F20-0378) (CB-P20-0030) (\$4,200,000)**

Application for a hangar & administration bldg.

**Facts:**

- Location:* West End West Road
- Parcel Size:* 5.17 ac (225,205 sq ft)
- Proposed Use:* Commercial/Industrial
- Proposed Parking:* 15 spaces
- Site Coverage:* 8.6%
- Bldg Footprint:* 4,522 sq ft & 14, 942 sq ft
- Bldg Size:* 19,464 sq ft
- Setbacks:* All required setbacks are met.

**Agency Comments:**

The **National Conservation Council** has the following comments:

*“The site is recorded as having been man-modified however it does not appear to have been cleared entirely, based on historical imagery. There has been significant regrowth and the site contains many native species including slow-growing trees.*

*The site is adjacent to the Cayman Brac Community Park. This community park is an excellent example of how native species can be preserved while creating a public amenity space. The amenity of the park will be reduced if this development is constructed adjacent to the west due to noise, the visual impact of the hangar, and the loss of contiguous native plants and trees.*

*The site also has the West End Turtle Crawl which is a former underground river which has connection to the sea. It was used as a turtle crawl and therefore is an important historical and cultural site. We understand from the Cayman Brac Committee of the National Trust that the site is visited by school, visitors and other people who are interested in natural or cultural features. There is also the Nurse Smith Cave which is of geological and environmental interest. Although the West End Turtle Crawl appears to be directly outside of the direct footprint of the asphalt taxiway, it would most likely be significantly impacted by the proposal both during the construction of the taxiway from heavy equipment, and during operation where runoff carrying hydrocarbons including polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and other heavy metals from fuels, lubricants and exhaust fumes as well as cleaning of aircraft and airport aprons, aircraft and ground vehicle maintenance and repairs. Runoff waters from airport areas constitute a serious environmental problem. It is not stated in the application, but the applicant may be intending to fill this area entirely.*

*In addition, even if the crawl was preserved, because of the nature of the development it is unlikely that the public would have access to it. It would be unlikely that groups of students or visitors could visit a site within an active private airfield.*

*Much of the environmental and geological interest is likely undocumented. The Department has not studied the species in the pond, and we have the pond recorded as a potential shrimp and blue fish pond. We have reports from local naturalists in the area, but we are not aware of any formal study.*

*It does not appear possible to redesign the proposed development to preserve the West End Turtle Crawl and Nurse Smith Cave, as they will either be destroyed or severely impacted during construction and operation. Given the cultural and*

*historical importance of the turtle crawl, and the environmental and geological interest of the area, we strongly recommend that the development is relocated to another site. There are areas closer to the existing terminal which are already man-modified and do not have the same cultural value.”*

The **Fire Service** has stamped approved the site plan with recommended locations for the fire hydrant, deep well, & location of fire truck access.

The **Department of Environmental Health** has no objection to the proposal in principle.

The **Cayman Islands Airports Authority** has no objections.

The **Water Authority** has the following comments:

*“Wastewater Treatment & Disposal*

- *The developer shall provide a septic tank(s) with a capacity of at least (2,500) US gallons for the proposed, based on the following calculations:*
- *The septic tank shall be constructed in strict accordance with the Authority’s standards. Each compartment shall have a manhole to allow for inspection and service. Manholes shall extend to or above grade and be fitted with covers that provide a water-tight seal and that can be opened and closed by one person with standard tools. Where septic tanks are located in traffic areas, specifications for a traffic-rated tank and covers are required.*
- *Treated effluent from the septic tank shall discharge to an effluent disposal well constructed by a licenced driller in strict accordance with the Authority’s standards. Licenced drillers are required to obtain the site-specific minimum borehole and grouted casing depths from the Authority prior to pricing or constructing an effluent disposal well.*
- *To achieve gravity flow, treated effluent from the septic tank shall enter the disposal well at a minimum invert level of 4’7” above MSL. The minimum invert level is that required to maintain an air gap between the invert level and the water level in the well, which fluctuates with tides and perching of non-saline effluent over saline groundwater.*

*For Water Authority approval at BCU stage, a detailed profile drawing of the proposed wastewater treatment system is required. The drawing shall indicate:*

1. *If the proposed septic tank will be site-built or precast. (You may use the Water Authority drawing for site-built tanks available from the Authorities website or a Precast septic tank drawing if you intend to use a Precast Tank).*
2. *All dimensions and materials shall be provided for any site-built tanks.*
3. *Manhole extensions are permitted up to a maximum of 24” below finished grade.*
4. *Detailed specifications including make and model for (H-20) traffic-rated covers for septic tanks proposed to be located within traffic areas.*
5. *A detailed profile cross-section of the wastewater system clearly showing the plumbing from building stub out to the effluent disposal well achieving the minimum invert connection specified above. (Alternatively details of proposed lift station shall be required)*
6. *The Water Authorities updated 2020 effluent disposal well specifications.*
7. *A 30ft horizontal separation between the effluent disposal well and any stormwater drainage wells.*

#### *Water Supply*

*The proposed development site is located within the Water Authority’s piped water supply area.*

- *The developer shall contact Water Authority’s Engineering Services Department at 949-2837, without delay, to be advised of the site-specific requirements for connection to the public water supply.*
- *The developer shall submit plans for the water supply infrastructure for the development to the Water Authority for review and approval.*
- *The developer shall install the water supply infrastructure within the site, under the Water Authority’s supervision, and in strict compliance with the approved plans and Water Authority Guidelines for Constructing Potable Water Mains. The Guidelines and Standard Detail Drawings for meter installations are available via the following link to the Water Authority’s web page: <http://www.waterauthority.ky/water-infrastructure> .*

*The Authority shall not be held responsible for delays and/or additional costs incurred by the developer due to the developer’s failure to provide sufficient notice to the Authority.”*

#### **Letters of Objection:**

***Letter #1 (Received from Mr. Robert Bruce Leitch)***

*As an owner in Leitch Homestead, LLC, I am writing in reference to the recent Notice of Application for Planning Permission from Daggaro c / o Myles New love. This notice was received by registered mail on October 17, 2020 at the address listed above .*

*With my letter, I wish to register an objection to this proposed development on the West End of CaymanBrac. The proposed commercial development is surrounded by residential homes that will be adversely affected by this project. The land that is being considered for development has natural, historical, and geological significance. The first adverse result of a development of this nature is the loss of natural vegetation, a deforestation of a prominent area on the West End . There are wild trees and plants in this area. At this time of year, Veronia divericata (Christmas Blossom ) is coming into flower along the path . There are fine examples of Jacquinia keyensis (Washwood ) and other indigenous trees, many of them of great importance to our pioneers and endemic to Cayman Brac.*

*Also, consider the aesthetic value of the first glimpse at our beautiful island as guests arrive being marred by expansive asphalt.*

*There will also be a loss of the endemic fish living in the pond on this particular piece of land . There is at one species, Livia . In this case, the endemism applies to the three Cayman Islands . Yellow-crowned Night Herons ( Crab Catchers ), Baldpates (White-crowned pigeons ) and all the other species found on the Brac, with the exception of shorebirds and waders, make use of the pond and the surrounding wild trees on the piece of property in question .*

*A very fine Community Park for children and adults, with a playground, a combined nature and exercise trail, numerous picnic tables for family gatherings, and an amphitheater is next to this proposed commercial development. The activity at a hangar and a training facility would be a detraction to this lovely facility. Another detraction for this site would be aircraft noise in this residential area as well as an unsightly perimeter of a chain link fence that is proposed .*

*The proposed development also endangers an historic site known as the Turtle Crawl .*

*The Turtle Crawl was used historically to keep excess turtles alive until they were needed for consumption .Today, this is approached by land, on a trail beginning just a few feet from the ablution block. But in traditional times, boats landed and the approach to the turtle crawl (the name derives from corral) was on foot from the iron shore on the northwest coast of our island, Cayman Brac. Hundreds of people have visited the historic turtle crawl, including youth groups, classes of students, local people and visitors . This development will remove this well-visited historic site. Turtles are a national symbol and today we prize the wild population and champion its conservation. A significant geological site known as Nurse Smith Cave which affords a veryrare view of real corals, types that prospered here 50,000 to 100,000 years ago . An exploration of this open cave, one can see not only fossils of ancient corals, but the actual ancient corals. The experience replicates what a tank diver would see if he/ she swam in to a cave in the sea, with*

*a strong light, and observed the coral life. The access is provided by a collapsed underground river. It is still connected to the sea.*

*I strongly urge the Planning Board to consider alternative sites for this development with the owner. There is a shallow quarry adjacent to the fire station, which was quarried for an earlier airport project. This area has already been subject to deforestation but could be adapted to create the access to the airport, dispatch, fire and other services. I urge the Planning Board to consult the Environmental Department as well as the National Trust for their input on this project.*

***Letter # 2 (Received from Mr. Martin Keely)***

*“We wish to go on record as opposing the proposed private airport expansion, aircraft taxiway and parking and associated buildings including a hangar and offices.*

*Not only will the project have a direct impact on what is a residential area, it will also essentially eliminate the Brac ecosystem represented in the adjacent Community Park – an ecosystem which includes several families of the endangered Brac iguana.*

*Perhaps more than anything else it will destroy a unique feature of Cayman’s heritage – a turtle crawl associated with the Brac for hundreds of years. For over 20 years I have taken Brac students on field trips to explore the unique features of the park, and also the remarkable turtle crawl site which is always a powerful reminder of their past and the essential part of Brac culture since the island was first settled. I am attaching a couple of fairly recent photographs of my UCCI Environmental Science class exploring the area.*

*Thank you for your consideration of my objection.”*

***Letter # 3 (Received from Mr. Wallace Platts)***

*I wish to lodge my strong objection to the application by DAGGARO (Cayman) for a private*

*airfield on Block 93C, Parcel 66, Cayman Brac West.*

*Also, I wish to be called to any public planning meeting called to consider this application, whether on Cayman Brac or Grand Cayman or both. I will pay my own travel expenses as*

*I feel very strongly about this application.*

*My reasons for objecting are these, starting first with the only a popular tourism mantra – increased tourism. Someone may say “private plane facilities will increase visitations to the Brac and assist its economy”, but there is an alternative.*

*1. Another site is available. It has already been spoiled for all other purposes, and could be used for this one. It is the shallow quarry that was dug and now exists, un-remediated and harmful, just west of the airport fire station. Half of this ruined site could provide fill to raise the other half, making a firm base for the erection of a parking pad and perhaps a low hangar (if these are really needed). It has a very deep, natural well which needs protection. The ruination of this shallow quarry includes its invasion by a noxious tree, introduced to West End years ago for “decorative” purposes:*

*Schinus terebinthifolius "Brazilian Pepper" ANACARD FAMILY Very dangerous to the touch. Introduced for color. \$10,000 would rid it from our island and tamp the bare ground to boot (Reference: [www.naturenotes19N79W.ky](http://www.naturenotes19N79W.ky) )*

*2. CIIA made a wonderful gift to Cayman Brac when they permitted Rotary, Cayman Brac to install West End Park --- a popular playground/ ampitheatre/ nature walk/ native tree identification site and certainly the site of more kids' birthday parties than any other. The park is built “in the forest” and is surrounded on the west by a natural forest which has been left intact – one of the few remaining natural sites in West End, where nature has been severely reduced by major developments – a cross-over road that chopped up the long “westerly ponds”, a huge, deep quarry, an airport, a commercial area, abandoned hotel sites and more. BUILDING THE PARK IN THE VERY FOREST WAS AN ADVANCED MOVE, of the type adopted by Switzerland and other “most advanced” societies. We should be proud of it and keep it and its surroundings.*

*3. West End Turtle Crawl (the name is a localization of corral) is a site that combines our natural history. (It is a collapsed underground river, with tiny native fish inside (“mosquito fish”, because of their diet of eggs). It is tidal. This site has been visited by hundreds and hundreds of people, including school groups, other youth groups (church and non-church) and visitors. Birds utilizing*

*the site include Baldpate, Crab Catcher, Mockingbird, Green Heron, “Old Arnold” and, in fact, most of the species we see on the Brac. There are bird nests in the immediate area, which, along with the park, includes the wonderful long, narrow triangle of undisturbed forest lying to the west of the turtle crawl. A second site, Nurse Smith Pond, is close to the Turtle Crawl and was well known to our old-timers. It too is a collapsed underground river, and it is of considerable geologic and marine science interest (with ancient corals still intact).*

*This author does not need to tell planning board members of the historic use of turtle crawls, of which there were several on the north side of the island. This one is the “last and best” because it is accessible and safe, and could only be ruined by unrestricted, inappropriate development including large, yellow machines. THIS PHENOMENON NEEDS PROTECTION BY THE STATE, INCLUDING EDUCATIONAL SIGNAGE. Parenthetically, anyone building even a shack in this area should know in advance that the “surface” (ancient ironshore) is only a hollow shell.*

*4. The native forest, subject of this application, provides a wonderful “verdant isle” introduction to newcomers by air as well as a charming roadside vista. It contains a broad sample of our native trees and plants, including all our traditional plants that sustained our pioneers with their practical as well as decorative uses. A list already exists of the native trees in the park (see partial list, a “teaser” list below\*). I will gladly “inventory” all plant life, to add to this list of trees, if requested officially.*

*In closing, please ensure that I am informed and invited to any meetings considering this application. Rotary members too, should be invited, and the community should be involved. There are several BROAD ISSUES here – our Boards seem something like “development encouragement boards” and there are legal, attitudinal and philosophical issues involved – subjects for further and broader study and recommendations. Our country may be emerging from its “laissez-faire” history and this may be another hidden blessing from our top-of-the-class handling of the Covid-19 world epidemic.”*

***Letter # 4 (Received from Jeffery & Jessica Dyck)***

*“As owners of the property Section CBW, Block 93C, Parcel 23 (known as 268 West End Road West, Cayman Brac), we are writing to express our concern regarding the recent Notice of Application for Planning Permission from Daggaro c/o Myles Newlove.*

*We wish to register an objection to this proposed development on the West End of Cayman Brac. The proposed commercial development is surrounded by residential homes that will be adversely affected by this project. The land that is*

*being considered for development has natural, historical, and geological significance.*

*The first adverse result of a development of this nature is the loss of natural vegetation, a deforestation of a prominent area on the West End. There are wild trees and plants in this area. At this time of year, *Veronia divericata* (Christmas Blossom) is coming into flower along the path. There are fine examples of *Jacquinia keyensis* (Washwood) and other indigenous trees, many of them of great importance to our pioneers and endemic to Cayman Brac.*

*Aesthetically, we believe that this new expanse of asphalt and accompanying outbuilding would create a first impression for visitors to the island which is at odds with the natural beauty that exists throughout the Sister Islands.*

*This proposed development would cause the loss of the endemic fish living in the pond on this particular piece of land. There is at least one species, *Livia*. In this case, the endemism applies to the three Cayman Islands. Yellow-crowned Night Herons (Crab Catchers), *Baldpates* (White-crowned pigeons) and all the other species found on the Brac, with the exception of shorebirds and waders, make use of the pond and the surrounding wild trees on the piece of property in question.*

*The proposed development would fundamentally change the character of the Community Park, which includes amenities for children and adults including a playground, a combined nature and exercise trail, numerous picnic tables for family gatherings, and an amphitheater.*

*The proposed development also endangers an historic site known as the Turtle Crawl. Early in Cayman Brac's history, the Turtle Crawl was used to keep excess turtles alive until they were needed for consumption. Today, this is approached by land, on a trail beginning just a few feet from the ablution block. This development would raze this unique and cherished historic site. Turtles are a national symbol and today we prize the wild population and champion its conservation.*

*A significant geological site known as Nurse Smith Cave which affords a very rare view of real corals, types that prospered here 50,000 to 100,000 years ago. An exploration of this open cave, one can see not only fossils of ancient corals, but the actual ancient corals. The experience replicates what a tank diver would see if he/she swam into a cave in the sea, with a strong light, and observed the coral life. The access is provided by a collapsed underground river. It is still connected to the sea.*

*I strongly urge the Planning Board to consider alternative sites for this development. There is a shallow quarry adjacent to the fire station, which was quarried for an earlier airport project. This area has already been subject to deforestation but could be adapted to create the access to the airport, dispatch, fire and other services. I urge the Planning Board to consult the Environmental Department as well as the National Trust for their input on this project.”*

***Letter # 5 (Received from the National Trust)***

*The land in question is the location of an important heritage site, supports a functioning native forest, and is home to endangered Sister Islands Rock Iguanas (SIRIs). It is a Cayman historic site and a well used public park which would be a huge loss to the community. As such, The National Trust of the Cayman Islands (NTCI) is writing to register our objection to the development of the above referenced parcel.*

*This forested parcel is home to West End Turtle Crawl, an important heritage site. It is frequently visited by tourists, as well as by local school & church groups. Turtle crawls are a significant part of Cayman heritage and should be preserved as an illustration of our past for future generations. Without a tangible piece of history to visit and see for oneself, it is all too easy to lose aspects of our culture over time. This crawl is both accessible and safe and must therefore be preserved for the people of the Cayman Islands.*

*The forest is also home to endangered Sister Islands Rock Iguanas. In fact, surveys have shown that this area supports the highest density of SIRIs in the Brac and that they use the habitat for nesting. Once abundant on both islands, the Sister Islands Rock Iguana has been almost wiped out on Cayman Brac, suffering extreme losses to free-roaming dogs and feral cats. Now only a small population remains but adults are often sighted neat the West End Public Park, adjacent to this parcel. The SIRI is strictly protected under local and international legislation. In fact, the Sister islands Rock Iguana is strictly “protected at all times” under Schedule 1, Part 1 of the National Conservation Law and listed as critically endangered on the IUCN Red List. Regardless of these protections, the population of this species is plummeting due to feral cats and roads and road deaths. They cannot afford to lose this important nesting habitat.*

*This forest also supports other native biodiversity including endemic plant species, several of which have historic significance as they were sued by our early settlers. Many native birds use the area for nesting, while migratory species find the forest and open ponds critical for stopover on their long journeys. The underground river is also home to native fish and is of significant geological interest, with visible and intact ancient fossilized coral. This beautiful forest gives a positive impression of the Brac to visitors and locals alike as they land at the nearby airport, reminding us all of the natural beauty of these glorious islands.*

*The area is a very popular nature site for local Caymanians. The Cayman Islands Airport Authority (CIAA) gave permission to the Rotary Club of Cayman Brac to*

*install West End Park next to the parcel in question. It now houses a popular playground, amphitheater, nature walk, and native tree identification display. It is also a common site for children's birthday parties. The park was planned as a forested, natural area for children to play and families to gather. The neighbouring natural forest is a critical part of this important public area. Unfortunately, very few forested public use areas exist in Cayman Brac and it is therefore imperative that the integrity of this site is maintained for the people of the Cayman Islands.*

*We respectfully ask that the Development Control Board and Daggaro consider our suggestions and see them in the positive way they are intended. The Trust's interest in this matter stems from a desire to conserve our unique natural heritage. We assert that the destruction of this historic sire, mature forest and SIRI critical habitat is unnecessary as nearby previously disturbed parcels are available. We also suspect that the geological integrity of the parcel is not adequate for Daggaro's uses as the sinkhole ponds point to the existence of underground caverns beneath the land. Noting all of this, it is our hope that the company would reconsider and withdraw the application for this site. We would be more than happy to discuss further with Dagarro.*

***Letter # 6 (Received from Ann Kirkconnell-Gaylord)***

As an owner of the property CBW 93c.65 with the address of 236 West End Road, I am writing to express my dismay and concern regarding the recent Notice of Application for Planning Permission from Miles Newlove of Daggaro Aviation.

I am writing to you to express my strong objection to this proposed development which will be directly across from our residential property and will change the complexion of this residential area of Cayman Brac.

My great grandfather James Robert Scott (7.31.1844-11.23.28) was one of the original settlers on the West End of Cayman Brac. During my childhood, my grandparents Editha Scott Leitch and Robert Bodden Leitch lived in a still existing home (which is currently being renovated) on Leitch Drive. On November 6, 1915, my mother, Greta Leitch Kirkconnell, was born out on the bay on the West End. Cayman Brac has always been a huge part of my life. Every summer of my childhood was spent there hoping to see more of my father who was sailing at that time. As a small girl, I can remember my grandfather milking his cow, Molly, across the street from Leitch Road. The West End has been a special place for my cousins and me throughout our lives. All of us treasure the time we can spend there.

In 1997, CBW 93c.65 was placed on the market by the Nurse Smith Estate. Since it adjoins family property, my husband and I decided that it was the perfect location for a home there. My family would be close by, the community park was across the street and the area was much the same quiet residential community as it

was in my childhood. We have loved having our home in this location these last 23 years. It is the perfect community to walk, visit our neighbors, and ride bikes both for us, our children and now our grandchildren. It is our desire that this neighborhood will remain as it has been through all these years.

Along with our concern for how this development will impact our personal property. It will also have a negative impact on the community park where families gather regularly. From the park there is a trail to a big rock hole used for keeping turtles in the old days. Certainly, that has historical significance to any Cayman Brackers who see the value in keeping our heritage alive. The turtle is our national symbol! Those who come after us should understand the reason for that. This site helps tell that story. It seems like this project would simply take that out. My cousins have written about our concerns about the impact it will have on the birds and natural vegetation found in this area as well.

Our family understands that this project could bring jobs and industry to our island. While we realize this is a very important consideration, we would urge you to consider alternative locations for this development. Recently, an area close to the airport that has been cleared. It seems to us that would be a location to consider which does not impact our quiet residential area. It also seems prudent to consider any government owned land near the airport that could be leased to the Daggaro Company thus providing ongoing income to the Cayman Islands Government and keeping this commercial development out of a residential area.

As a daughter of two parents born in Cayman Brac and now a citizen myself, I want to protect all that is good about my beloved island. I believe keeping residential areas intact is an important part of doing that.

### **Planning Analysis:**

The applicant proposes a 4,522 sq ft administration building, 14,942 sq ft hangar, a concrete apron (39,750 sq ft), a 25,600 sq ft concrete pad for aircraft parking at a parcel directly adjacent to the West End Community Park.

Surrounding land uses include houses, a community park, commercial business, airport runway and vacant parcels.

While the subject parcel is adjacent to an existing runway, the Board should be mindful of the location of the West End Community Park and the adjacent residential area. The concrete pad for aircraft parking will be located approximately 30 ft from the existing bathroom facilities at the park.

The Board should particularly consider information provided from the National Trust as follows: *“The SIRI is strictly protected under local and international legislation. In fact, the Sister islands Rock Iguana is strictly “protected at all times” under Schedule 1, Part 1 of the National Conservation Law and listed as critically endangered on the IUCN Red List.”*



The **National Conservation Council** has the following comments:

*“The site is man-modified with a small area of coastal shrubland adjacent to the beach, and outside of the footprint of development. We recommend that this coastal shrubland be retained.”*

**Planning Analysis:**

The applicant proposes a two storey addition. Each storey will have a bedroom.

**Recommendation:** Consider the comments of the NCC. Grant planning permission subject to the following conditions:

Conditions (1-3) must be completed prior to the start of construction:

- 1) The applicant shall obtain approval of **construction details** from the Building Control Unit.
- 2) The applicant shall obtain **plumbing** approval from the Building Control Unit.
- 3) The applicant’s Electrician shall obtain **electrical approval** from the Building Control Unit.
- 4) The confirmation of the Planning Office must be obtained, in writing, verifying compliance with the conditions described above prior to the start of construction.

The applicant will be reminded that all inspections shall be conducted and approved prior to occupancy of the building.

**7.02 MR. & MRS. CHARLES MCLEAN, CBW BLOCK 96E PARCEL 354 (CB-F20-0189) (CB-P20-0036)**

Application for a wall and modification of a house.

**Facts:**

<i>Location:</i>	Corner of Centre Hill Drive & Orleans Drive
<i>Parcel Size:</i>	.30 ac (13,068 sq ft)
<i>Proposed Use:</i>	Residential
<i>Proposed Number of Units:</i>	1
<i>Proposed Parking:</i>	2
<i>Required parking:</i>	2

*Site Coverage:* 9.8%  
*Bldg Size:* 1,290 sq ft  
*Setbacks:* All typical setbacks are met.

**History:**

At DCB/07/20 (20<sup>th</sup> July 2020) the Board resolved to approve a house at the subject parcel.

**Planning Analysis:**

The applicant proposes a water well instead of a cistern. The applicant also proposes a 4 ft wall.

Pursuant to Section 13(3)(e) of the Development and Planning Law (2017 Revision) the erection of walls and fences with setback adjacent to the road requires Planning permission.

**Recommendation:** Modify.

**7.03 SANJIB & VIVINE MOHANTY, CBE BLOCK 108D PARCEL 128 (CB-F18-0307) (CB-P20-0038)**

Proposed concrete wall, chain link fence, gazebo, storage bldg. and pool.

**Facts:**

*Location:* Northeast Bay Road  
*Parcel Size:* .35 ac (15,246 sq ft)

**History:**

On the 16<sup>th</sup> October 2018 (DCB/10/18) it was resolved to approve a duplex.

**Planning Analysis:**

The applicant proposes a chain link fence, concrete wall, gazebo, pool & storage bldg. All typical setback requirements are met.

**Recommendation:** Grant planning permission subject to the following conditions:

Conditions (1-3) must be completed prior to the start of construction:

- 1) The applicant shall obtain approval of **construction details** from the Building Control Unit.
- 2) The applicant shall obtain **plumbing** approval from the Building Control Unit.
- 3) The applicant's Electrician shall obtain **electrical approval** from the Building Control Unit.
- 4) The confirmation of the Planning Office must be obtained, in writing, verifying compliance with the conditions described above prior to the start of construction.

The applicant will be reminded that all inspections shall be conducted and approved prior to occupancy of the building.

The applicant shall obtain approval of the pool from the Department of Environmental Health before issuance of a building permit.

## **8.0**            **ENFORCEMENT**

**8.01**            CB-P20-0012 (Mortimer) ATF house at Dixon Road

## **9.0**            **MATTERS FROM THE PLANNING DEPARTMENT**

## **10.0**           **DCB MEMBERS INFORMATION /DISCUSSION**