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*DPC meeting 1/15*  
*28/1/15*

**THE DEVELOPMENT AND PLANNING COMMISSION**

Minutes of the 1<sup>st</sup> Meeting of 2015 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 28<sup>th</sup> January 2015 at 09.30 am.

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- Present:**
- Mr P Origo (Chairman)  
*(Town Planner)*
  
  - The Hon Dr J Garcia (DCM)  
*(Deputy Chief Minister)*
  
  - The Hon Dr J Cortes (MEH)  
*(Minister for Environment & Health)*
  
  - Mr H Montado  
*(Chief Technical Officer)*
  
  - Mr G Matto (GM)  
*(Technical Services Department)*
  
  - Mrs C Montado (CAM)  
*(Gibraltar Heritage Trust)*
  
  - Dr K Bensusan (KB)  
*(Gibraltar Ornithological & Natural History Society)*
  
  - Mr J Collado (JC)  
*(Land Property Services Ltd)*
  
  - Mrs J Howitt (JH)  
*(Environmental Safety Group)*
  
  - Mr W Gavito  
*(Rep Commander British Forces, Gibraltar)*
- In Attendance:**
- Mr P Naughton-Rumbo (DTP)  
*(Deputy Town Planner)*
  
  - Miss K Lima  
*(Minute Secretary)*
- Apologies:**
- Mr C Viagas (CV)  
*(Heritage & Cultural Agency)*
  
  - Mr J Mason  
*(Rep Commander British Forces, Gibraltar)*

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**Approval of Minutes**

**1/15 – Approval of Minutes of the 16<sup>th</sup> meeting of 2014 held on 17<sup>th</sup> December 2014**

The Commission approved the Minutes of the 16<sup>th</sup> meeting held on 17<sup>th</sup> December 2014 subject to the following amendments in bold:

Minute 788/14 – page 6

JH also said that the previous assessment (**an earlier EIA**) for Sovereign Bay highlighted that there would be a need for **manual cleaning of the waters at Eastern Beach as the large reclamation would impede the waters ability to ‘self-clean’** and that this should also be highlighted here. She said that it would be useful to have information on how the land based project will be developed.

Minute 794/14 – page 13

CAM said that the Heritage Trust would not have supported enclosing the arches **in this way**.

Minute 805/14 – page 20

**JH asked which trees where being removed and was advised that they were Jacaranda Trees.** She asked whether trees have been assessed. DTP said that comments from the Department of Environment have not been received.

Minute 806/14 – page 20

**JH asked whether the rationale for including construction of domestic swimming pools in the Subcommittee section was because people were avoiding applying formally for permission for said construction because of lengthy delays in the process. She said that a key issue is when a project affects green/planted areas.** DTP said that some applications do not pose any issues with green or communal areas even if there is public participation. JH said that she was sure that the Subcommittee will handle this well as long as the interest of environmental green areas is maintained.

Minute 812/14 – page 22

CAM said that the small guardhouse could have been included in the scheme and repairs. HM said that the small guardhouse is not part of Project Houston and **is being retained by the MOD**.

Minute 833/14 – page 24

JH said that it is a shame that an alternative site has not been found. **JH also stated that she and the ESG were firmly in agreement with the Town Planners assessment and recommendations at the time of application to refuse this change of use request on numerous grounds.**

Minute 834/14 – page 27

**JH asked for clarification of a comment made by Mr Riddell during his presentation about how the restaurant could service the likes of the stadium. Mr Riddell stated that he had made a mistake. JH asked whether they will incorporate renewable energy systems into the early planning stages.** Mr Riddell said that the building will allow for energy efficient measures

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to be incorporated. He said that for example solar panels could be installed on the flat roof of Bomb Proof House. He said that infrastructure will be laid so that it may be adapted.

**Matters Arising**

**2/15 – BA13008 – Buffadero Battery, Windmill Hill Road – Proposed mobile antennas**

DTP advised that a revision was made to the application approved by the Subcommittee which involves the installation of two antennas at Buffadero Battery instead of one. He said that the reason given is that the theoretical modeling did not work in practice to cover the north-west corner of the area which will be serviced by these antennas. DTP said that if acceptable, a supplemental permit would have to be issued.

JH highlighted that when this matter was presented to the DPC as having been approved by the Subcommittee, the ESG highlighted concerns about this as they consider that all applications for the installation of antennas should be presented to the DPC. She said that the ESG has tried to meet with Gibtelecom but have to date been unsuccessful. JH said that they will continue to pursue this matter as their concern is the direction of the antenna in connection with the residential areas in this part of Gibraltar. JH said that it would have been good practice for the information to be supplied to the DPC as has been done with other applications and that more information should be sought prior to considering approval.

DCM told the Commission that he is no longer the Chairman of Gibtelecom. He said that he is aware that Gibtelecom is happy to meet with the ESG to discuss these matters.

The Commission agreed that the position should be clarified by the Town Planners and that once information has been received, the Commission will consider this matter on a round robin basis.

**3/15 – BA13026 – 4 Orchid House – Proposed glass curtains to verandah**  
**BA13355 – 1 & 2 Orchid House, The Clifton's – Enclosure of ground floor terrace**

The abovementioned applications were considered simultaneously.

The Commission welcomed Mr Levy Attias and Mr Alex Trinidad (applicant in respect of 1&2 Orchid House).

Mr Trinidad told the Commission that he did not apply for planning permission to enclose his ground floor terrace as he misinterpreted the Building Regulations. He said that he has since changed the windows so that they are more in keeping with the ones on the adjacent building. Mr Trinidad said that he suffers from an illness which is worsened by dust pollution and that since he enclosed his terrace his health has improved. Mr Trinidad said that he has a letter from Dr Peter Borge which confirms that his health is affected by dust pollution and also provided an air filter from his property as proof of the high dust levels that he is subjected to. Mr Trinidad said that he has been putting up with dust from the works for five years. He said that in his opinion the windows which he has installed look better than the original grills. Mr Trinidad also provided proof of numerous emails which he has sent to the relevant authorities, complaining about dust pollution from the development next door to his property.

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Mr Attias told the Commission that the letter from Dr Borge emphasises the need for Mr Trinidad to protect himself in the manner which he has done. Mr Attias said that the original bars and railings looked worse than the windows. He said that not only does it look nicer aesthetically but it also has health benefits.

The Chairman said that he had a site visit with the applicant and confirmed that it is a very dusty environment with the development alongside. He said that the applicant has removed the trellis which he had installed on top of the parapet wall. The Chairman advised that the glazing is the same as that of the adjacent Government property and that this type of glazing has been allowed in other developments. The Chairman recommended approval. The Chairman also told Mr Trinidad that if there are dust control issues, he should report it to the Environmental Agency.

Mr Trinidad said that he has complained to the Environmental Agency on many occasions but that once the monitors leave, the construction company reverts to the same situation.

MEH said that Government is careful that their projects conform to law and that if necessary, they will assign an Environmental Officer to the site.

The Chairman said that documents will be passed to the Environmental Agency for them to investigate.

CAM clarified that the Heritage Trust objected to the fact that the works had been carried out without permission. She also highlighted that no medical reason was provided by the applicant when the application was first considered. CAM said that the Heritage Trust mainly objected to the trellis and the blue curtains but that they are not against glass curtains. CAM said that if the application would have come to the Commission before the works were carried out, the Heritage Trust would have asked that the glass curtains be placed on the inside of the arch in order to maintain the depth. However, she said that most of their concerns have been addressed.

The Commission approved applications BA13026 and BA13355.

**4/15 – BA13345 – 1 Camp Bay – Proposed enclosure and kitchen extension**

DTP said that at the previous meeting no objection was raised to the kitchen extension but that the Commission asked the applicant to revise their proposal for an enclosure. DTP said that the applicant has now set back the enclosure and allowed a 1.5 metre clear way so that pedestrians can continue to walk through this area.

The Commission approved this application.

**5/15 – BA13348 – 3 Jasmine House, Waterport Terraces – Proposed installation of shutters to enclose terrace**

The Commission deferred this application pending additional information to be provided by the applicant.

**6/15 – BA13349 – 34/36 Parliament Lane – Proposed flue extension**

DTP said that this application is to extend the flue servicing a restaurant. He said that the Environmental Agency requires the flue to be above the ridge height of the adjacent building and that the applicant has now revised plans to meet this requirement and improve the design. DTP said that the revised flue has a more traditional character and that the applicant is proposing to install it abutting the gable end of the adjacent building where it would look more aesthetic. The adjacent occupier was aware of the proposal and had been in discussion with the applicant. DTP recommended approval.

The Commission approved this application.

**7/15 – Ref1198/008/14 – Unit 01A/01 & 01A/02 Ocean Heights – Proposed advertisements**

DTP said that correspondence received from the applicant following refusal of the application by the Commission, has been circulated to members. He reminded the Commission that the premises are used for storage and therefore, the Subcommittee refused the proposal to have advertising imitating window frontage and only approved fascia signs. DTP said that the applicant is asking the Commission to reconsider their decision and refers to other premises in the area which have similar frontages. DTP advised that the Subcommittee maintains their view as the frontage of these premises is not a shop front.

JH said that the façade looks ghastly in its current state.

The Chairman suggested that the walls could be painted or that the applicant could be encouraged to open shop windows.

JC said that perhaps it can be done in a way that it resembles shop windows. He also said that it would be useful if the applicant provided a photomontage of the whole façade. JC said that the proposal might make the façade look more uniform.

DTP said that the policy has always been to not pretend that something is what it is not. He said that even signage would not normally have been allowed for a store but that in this case it has been allowed as it is on the front of the building.

GM asked whether the applicant is averse to installing display windows. DTP said that he is.

JH said that she thought that the proposal is ugly and cluttered and said that she would not support this version.

HM asked whether the Commission is objecting to the use of acrylic or to anything on this façade. He said that the applicant does have a point in that the takeaway shop front is similar. HM suggested that another design might be acceptable.

The Commission asked the Town Planners to clarify the position on site. This matter was carried forward.

## **Major Developments**

### **8/15 – Ref1281/49 – Brewery Crusher, Europa – Proposed waste water treatment plant**

DTP advised that this application is to consider the EIA scoping opinion. He said that the proposal is to locate the waste water treatment plant at the Brewery Crusher site and includes associated works such as works from a manhole at Little Bay to transfer waste to the plant and connect it to an existing outflow at Europa Point. DTP said that other associated works include a transfer pipeline, surface water drainage works, installation of an electrical substation, etc. DTP said that the draft scoping opinion was circulated to members prior to the meeting.

JH asked when the EIA will be ready. DTP said that he understood that the intention was for the plant to be operational by September 2016.

The Chairman also said that 21 days will be allowed for public participation as part of the EIA process.

The Commission did not have an issue with the draft scoping opinion.

## **Other Developments**

### **9/15 – BA13160 – 7B Engineer Road – Proposed demolition of existing dwelling/structure and construction of a new private dwelling/residence**

DTP said that this application was approved by the Commission but that the applicant has reverted with a variation for the ventilation shaft which exists on site. DTP said that the applicant is now proposing to dismantle and relocate the shaft within the site as they say that they are concerned about the stability of the structure during construction and the possibility that it might be damaged during water protection works. DTP said that the applicant claims that by moving it out of the building, they can make it more prominent and visual.

DTP told the Commission that the Heritage Trust has some concerns about the dismantling of the shaft. He said that the applicant has offered to employ an archeologist to oversee works. DTP also said that the Ministry for Heritage has agreed that a desk based assessment should be carried out prior to the commencement of any works to relocate the shaft.

Mr Kevin Lane who was in the audience said that there are conflicting ideas of what the shaft actually is and that a desk based assessment would clarify this. He said that the applicant has agreed for this to be carried out.

CAM said that the Heritage Trust agrees with this approach but highlighted that the Trust has an issue with point 8 in the applicant's letter as she said that they told him that the Trust still had to consider their application. CAM said that they welcome the fact that a desk based assessment will be carried out.

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Mr Lane told the Commission that the shaft appears in the OS map of 1880 and that it must be over 100 years old. He said that if there is a tunnel underneath there will be more issues. He said that the desk based assessment will provide a report on when and why it was built.

The Chairman said that he did not agree that they should use the excuse that it could be damaged during construction works as measures should be taken to ensure that no damage is caused particularly when the architect had assured the Commission of his architectural sensitivity towards preserving the character of the building and its adjoining features.

The Commission deferred this application pending the desk based assessment to be carried out.

**10/15 – 535 Adventure, Both Worlds – Application to reconstruct damaged balcony**

DTP advised that the original balcony was lost during a storm in 2005. DTP said that objections from the landlord have been circulated; however, he said that landlord consent is a matter between the two parties and not relevant to the DPC. DTP also said that counter-representations have been received which set out the history of the site. He also said that the balcony will have a brick finish, painted white, with a parapet above the terrace area. DTP said that there are no planning objections and recommended approval.

The Commission approved this application subject to the external finishes matching the existing.

**11/15 – BA13356 – Unit 28, Eaton Park – Retrospective application for changes to perimeter wall, temporary scaffold racks and construction of a structure comprising a rest room and changing area**

DTP said that this is a retrospective application. He said that it includes the elevation of the perimeter wall and installation of barbed wire. DTP said that there is a history to this site and that a similar application to enclose the yard was received in December 2004. DTP said that this application was refused on the basis that the site is located under the north face and due to an objection from TSD. DTP said that the matter went to the Appeals Tribunal and that a compromise was reached in that permission was granted on condition that the applicant carried out a geotechnical study and carried out any necessary works to make the area safe. DTP said that the study was carried out but that no works were undertaken. He said that TSD maintains their objection on the grounds of safety.

The Chairman said that the Commission should refuse the application on grounds of health and safety.

MEH said that the area is already in use and that he does not see the logic in the argument that the structures should be removed as the workers demolishing the structures would be in danger. He said that if the argument is that it should not be allowed as the site is dangerous; the site should not be used at all.

The Chairman said that the Commission has a moral duty to safeguard the workers.

JH said that clarification should be obtained as to why the works have not been carried out.

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HM said that it is necessary to differentiate between use as a yard and use as messing facilities. He said that the proposal will result in more people using the site and the site not just being used for storage purposes. He said that the condition was that the applicant had to safeguard the area but that they have not done so.

DTP said that the applicant is responsible if something happens on site as they have carried out unauthorised works. DTP said that the applicant was required to carry out safety works and submit details to TSD. He also said that environmental issues might arise from these works.

The Chairman suggested that the Town Planning Department in conjunction with the landlord, the applicant and TSD, look into this matter to ascertain whether works have been carried out. The Chairman also said that the applicant will be informed that whilst there is a genuine interest to regularise the unauthorised works, these works cannot be done at this stage until the cliff safety aspects are assured.

The Commission deferred this application.

**12/15 – BA13359 – Unit 23, Leisure Island, Ocean Village – Proposed replacement of existing door/windows to 3 sets of folding doors at 1<sup>st</sup> floor level**

DTP said that the replacement of the doors will not have a huge visual impact but that it may be repeated elsewhere. DTP raised concerns in allowing the introduction of elements which are not part of the original design and recommended maintaining the original façade. DTP said that no reason for the change has been provided but that it seems to be to provide easier access on to the terrace.

The Commission agreed that the applicant should provide a reason for the proposal as the Commission is minded to refuse permission on the basis that they do not feel that there is a need for the change. This matter was carried forward.

**13/15 – BA13362 – 10 Governor’s Lane – Proposed conversion of window into new access with ramp – HMGOG Project**

DTP told the Commission that the proposal is to provide a ramp for access to the Citizen’s Advice Bureau office. He said that the owner of the garage adjacent to the premises has objected as he is concerned with the reduction in the width of the access road to his garage. DTP said that the objector has pointed out that motorcycles park illegally on the side of the road, further reducing the width of the access road. DTP referred members to the correspondence circulated prior to the meeting.

DTP said that TSD met with the objector and has confirmed that there would be adequate space for the ramp and vehicular access. DTP said that the main issue is policing of illegal parking.

From a planning point of view, DTP said that there are no objections if the issue of illegal parking is resolvable. He said that the improved access into the office is welcomed.

The Commission approved this application.



**14/15 – BA13363 – 4, 6 & 8 Castle Street – Proposed change of use from residential to hotel including demolition, refurbishment and extension**

DTP advised that the proposal is for a change of use from residential to hotel. He said that the works include minor demolition works, small extensions and general refurbishment works. He said that the premises are currently in a dilapidated state and largely vacant. DTP said that original features such as patios and courtyards are being maintained. DTP told the Commission that the reason to change the use to a hotel is to cater for ship crews following the closure of the Queen's Hotel. DTP said that the hotel will also be open to members of the public but that the majority of guests will be arriving by organised mini buses/taxi and will be ship crew members. DTP said that a total of 34 beds will be provided over 4 floors. He said that the proposal includes improvement of the façade whilst maintaining its original character.

DTP said that the Ministry of Heritage has welcomed the proposal and the retention of original features. They have advised that timber doors, windows and shutters should be used.

DTP also said that the Heritage Trust has supported the proposal and welcomed the retention of original features. They have asked to be involved in the project to ensure preservation of certain features such as flagstones and chimney stacks.

DTP advised that TSD has not raised any issues but has highlighted that there is no direct vehicular access. DTP said that servicing would have to be done from Cornwall's Parade.

DTP said that from a planning perspective he would recommend approval as this project will contribute to urban renewal.

JH asked how important access for servicing is and questioned whether no direct access will affect other issues such as recycling.

The Chairman said that he would encourage urban renewal and beautification in this area. He said that this will also invite more public movement to the area.

CAM said that the Heritage Trust has been liaising with the applicant as they are interested in documenting the whole process.

The Chairman also encouraged the applicant to make use of renewable energy technology.

The Commission approved this application.

**15/15 – BA13365 – 1 Ordnance Wharf, Queensway – proposed internal and external alterations including pergola to 1<sup>st</sup> floor terrace, new windows to south and east elevations, change of use of garage to garden room**

DTP said that the proposal includes internal and external alterations. He said that a trellis will be installed in the porch for privacy. He also said that part of the garden will be paved over. DTP also told the Commission that the garage would be converted to a garden room with new patio doors introduced to give access to the garden area. Two new windows will be introduced on the

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south elevation. DTP said that a pergola will be constructed at first floor level on the front elevation.

DTP advised that TSD has raised concerns over loss of parking spaces and said that it must be ensured that this does not result in the requirement for further on-street parking. DTP said that the applicant has enough space for parking within their property.

DTP said that there are no planning objections except that he recommends that the pergola on the first floor terrace is not allowed, as it will affect the uniform character of the buildings within this development. He recommended approval of the other elements of the proposal.

The Commission approved this application except for the proposed pergola on the first floor terrace.

**16/15 – BA13369 – 1 College Lane – Proposed roof conversion to create a three bedroom apartment and terrace**

DTP advised that the proposal is to convert the roof space into a 3 bedroom apartment with terrace. He said that at the moment it is a pitched roof with a dormer window. The proposal involves the conversion of the roof space into a full storey. DTP said that the traditional features of the façade will be continued and that the terrace will have a pergola set back from the front of the building. DTP said that no objections have been received from members of the public.

DTP said that the Ministry of Heritage has pointed out that this building is in an important area of Main Street and that it is surrounded by iconic buildings. They have requested that timber shutters and windows are used and wrought iron features included.

DTP said that the Heritage Trust was concerned with the loss of the pantile roof but had no overall objection as they felt that overall there would be an improvement in the appearance of the building and streetscape. They have also requested the use of timber windows and shutters.

DTP also said that TSD has commented on their standard conditions. DTP recommended approval.

The Chairman said that a bat and swift survey should be carried out prior to the commencement of works. MEH said that the applicant should provide swift and bat nests.

The Commission approved this application.

**17/15 – BA13377 – Broadcasting House, South Barrack Road – Proposed external fire exit staircase**

DTP told the Commission that the proposal is to install a new external staircase at the rear of the building to be used as a fire exit. DTP said that part of the wall has already been demolished in preparation for the works.

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DTP said that the Heritage Trust does not have any objections to the proposal as long as the stone magazine building is not affected. DTP highlighted that the stone magazine building is in an abandoned state with a tree growing through it.

The Chairman recommended that the Ministry of Heritage considers the renovation of the stone magazine building. CAM said that the Ministry of Heritage were looking into this with plans to refurbish the building but that they say that they have not been able to do so due to lack of funding.

The Commission approved this application.

**18/15 – BA13380 – Flat 13, Block 3 Eurotowers – Proposed extension to existing covered bridge and addition of a conservatory**

DTP said that the proposal is to create a glazed roof over part of the open terrace and over the bridge link. He said that alterations to the apartment include the construction of a mezzanine level. DTP said that all of the buildings have a glazed vertical screen at the top which will be retained and roofed over. He said that there are no planning objections to this application.

The applicant asked the Commission whether they would have an issue if they used the same material as the existing roof rather than glazing. The Commission did not have an issue with this but told him that they would need to submit revised plans.

The Commission approved this application.

**19/15 – BA13387 – 4 St Peter’s Close, Sir Herbert Miles Road – Application for minor internal and external alterations**

DTP advised that the proposal involves internal alterations to reconfigure the apartment layout. DTP also said that they will be providing a greater recess on the east elevation and will enclose the balcony on the south elevation. He said that they will also be incorporating glass curtains. DTP said that there are no planning objections.

The Commission approved this application.

**20/15 – BA13399 – Windmill Hill Road – Construction of a warehouse/industrial unit with ancillary offices and facilities**

DTP told the Commission that the proposal is to construct a warehouse with ancillary offices and facilities in an area of land adjacent to the prison. He said that they will be providing 800m<sup>2</sup> of floor space. DTP said that the ground floor will be used as a warehouse, the first floor as storage and the second floor as offices. DTP said that the warehouse will be steel clad with a pitched roof.

DTP said that Town Planning Department has indicated to the applicant that the proposed use would require provision of parking spaces (in this case 5 spaces) but that none has been provided. DTP also said that a letter has been received from the prison raising concerns that the building is higher than the perimeter fence and that this might cause issues with overlooking.

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They have also raised issues with the removal of the area which is used for parking by people visiting the prison as they do not have sufficient parking within the prison grounds.

JH told the Commission that volunteers have cleaned this area over the years. She said that it is by the Nature Reserve and is a main entry point to it, which means that tourists and locals tend to park in this area and walk up to the Nature Reserve. JH said that it is important to encourage walking into the Nature Reserve and that Government should consider whether they want to hand over this site for industrial use or whether they want to encourage its development as a nature site acting as a buffer to the upper rock.

MEH said that he would ideally like to see this area as a buffer area between the Upper Rock and Windmill Hill and include landscaping to improve the area. However, he said that there is a lack of space and a need to relocate industry from some areas. He said that the relocations do not necessarily have to be moved to this location permanently.

JC said that this application is not from one of the companies that are being relocated from North Mole.

The Chairman said that the applicant had insisted that Government is supporting this scheme and that it is a relocation.

MEH said that the Town Planners cannot just take people's word that Government is supporting a scheme without confirmation. He said that this would not have any influence on the DPC's decision.

Mrs Gillaine Delipiani (applicant's representative), told the Commission that she did not say that Government is planning this scheme. She said that they are being relocated and are in discussion with the DCM's Personal Assistant and LPS.

The Chairman said that to date the Town Planners have not been informed that Government has agreed to this as Landlord.

Mrs Delipiani said that the land has been ceded to them as they are being relocated from North Mole.

DCM said that this entity was moved out of this location and are now being moved back. He said that discussions have been had but that no land agreement has been reached. DCM confirmed that this is not a Government project but that the project is happening in discussion with Government.

The Chairman said that he did not feel that there is a need for two access roads as proposed. He said that the car park issue should be considered by Government and suggested that a green roof concept should be introduced to the scheme in keeping with other requirements for developments in the area of Lathbury.

KB suggested that a brown roof would be even better.

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The Chairman told Mrs Delipiani that there was no need for her to comment abruptly and that if he would have known that she was present, he would have asked her to comment. He said that there has been misinformation received on the planning side.

DTP confirmed that this application is for full planning permission.

MEH said that the Department of Environment should meet with the applicant and users of the area with a view to designing the scheme in a way that accommodates everything.

KB said that he supports JH's comment that parking should be maintained for public use.

GM told the Commission that he has been tasked to design a modular building for the prison service social club which will be located within the prison grounds. Hence, further reduction of parking within their site.

JC highlighted that the parking area is also used by people who use the Retreat Centre. He also said that the road shown on the map is the one that was included in the scheme for the Sacarello building. He said that the Sacarello building is a temporary allocation. As Land Manager, JC said that this is a prime site and that careful planning is required.

The Commission deferred this application pending a meeting to be arranged, to plan a scheme that satisfies all requirements, including industry, public amenities, car parking and landscaping. The plan is to be presented to the DPC for approval.

**21/15 – BA13410 – Line Wall Road, Wellington Front – Refurbishment of Wellington Front area – HMGOG Project**

DTP advised that minor changes, compared to the outline scheme, have been made to the proposed paving and landscaping in courtyards. He also said that at roof level minor changes have been made to hard surfacing. DTP said that the Old Parish Hall has not been included in the scheme. He also said that the proposal includes demolition of some buildings and the incorporation of toilets into vault 14. DTP said that from a planning perspective the proposal is welcomed.

The Chairman recommended that the Government prepares a scheme for external shelter/screening as this may be requested later on by tenants of the different vaults.

GM said that the allocation of the vaults is being dealt with by the Ministry of Culture and that the vaults have been allocated to clubs.

CAM said that the Heritage Trust considers this a positive scheme and said that they are in direct contact with the project manager.

The Commission did not have any issues with this application.

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**22/15 – BA13416 – 8-10 Booth’s Passage – Proposed alterations and refurbishment into a sustainable four bedroom residential property.**

DTP told the Commission that this application involves the general refurbishment of the property including internal alterations, enclosure of the existing terrace on the ground floor and construction of a terrace. DTP said that the proposal is welcomed from a planning perspective as it is a vast improvement to the existing building. DTP recommended approval.

DTP also said that the Heritage Trust and the Ministry for Heritage have asked that timber windows, doors and shutters are used, as well as wrought iron balustrades.

JH asked why the property is described as sustainable.

The applicant confirmed that they aim to move forward in refurbishing the building in a sustainable way. She said that for example they will be experimenting in improving the thermal performance of the building by using recycled newspaper. They are also considering using the roof for solar energy. She said that they intend to keep a planning record of the methods used.

MEH asked the applicant to provide the Department of the Environment with details of sustainable methods used as he said that this property could be used as an example in the future.

The Commission approved this application.

**23/15 – Ref1281/2/B – Casemates Barracks – In principle view on signage**

DTP referred members to the paper circulated prior to the meeting. DTP recalled that the Commission previously approved black and white timber sign boards and fan lights where required. However, he said that there has been pressure from tenants who want to move away from the design guide and introduce different colours. He said that the Commission is invited to consider whether they want to allow more variety in terms of colour.

The Commission approved a change in the colour design guide but agreed that tenants should be asked to remove all banners which have been erected without permission.

**Minor and other works – not within scope of delegated powers**

**24/15 – BA13384 – Old St Bernard’s Hospital, Hospital Ramp – Refurbishments, extensions to house, new school premises for St Bernard’s first school and Sacred Heart middle school – HMGOG Project**

The Commission approved this application.

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**25/15 – BA13392 – Clay-pigeon shooting site, Europa Advanced Battery – External improvements to existing building fabric to reduce visual impact on UNESCO World Heritage Site – HMGOG Project**

JH said that there have been rumours that the clay-pigeon shooting will be relocated due to the UNESCO World Heritage Site.

The Chairman said that he had been informed that HMGOG is relocating them to the roof of the waste treatment plant.

JH said that she had been told that this had been discounted and that it was not scoped into the EIA for the waste treatment plant.

DTP said that he was not aware of this and that is why it has not been scoped in to the EIA.

MEH said that the possible use of the waste treatment plant roof to relocate the clay pigeon shooting should be scoped into the EIA.

**26/15 – BA13395 – Cathedral Square, Main Street – Installation of active powered telecom cabinet**

JC said that the Commission is stringent on signs, windows, etc. and that these cabinets keep appearing everywhere. He asked why these cannot be underground.

DTP said that they are not underground due to risk of flooding and cost.

DCM suggested that the cabinet could be painted to match the colour of the building.

The Chairman recommended that they refurbish the existing cabinet to match the new one.

The Commission agreed that the Town Planning Department should follow-up the issue of screening these cabinets and report to the Commission.

The Commission approved this application subject to appropriate screening.

**27/15 – BA13402 – 241 Adventure, Both Worlds – Proposed enclosure to balcony**

The Commission approved this application.

**28/15 – BA13405 – Waterport Desalination Plant, North Mole Road – Retrospective application for extension of existing containerized reverse osmosis plant**

JH said that it was her understanding that the plant had ceased to operate and that it was quite polluting. She asked whether it is being given a new lease of life and if so, it should go through the correct process. She also said that she cannot approve this application without further details.

DTP advised that this was an additional containerised plant that had been installed adjacent to the existing containerised plants.

*Approved*  
*DPC meeting 1/15*  
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MEH said that he had not yet been briefed on this matter but that he would obtain information and revert to the Commission. He suggested that if it is not what JH fears, the Commission could consider this on a round robin basis.

**29/15 – BA13408 – Great Siege Tunnels, Upper Rock – Proposed staircase leading from the Great Siege Tunnels to Cornwall’s Chamber – HMGOG Project**

CAM said that the Heritage Trust was consulted by the Gibraltar Tourist Board on how best to design the stairs to reduce the impact on the shaft.

The Commission did not have an issue with this application.

**30/15 – Garrison Gymnasium, Europa Road – Proposed replacement of existing structure with pre-fabricated modular units – HMGOG Project**

The Commission did not have an issue with this application.

**31/15 – BA13411 – Garrison Gymnasium, Europa Road – Proposed demolition of a single storey block extension – HMGOG Project**

CAM said that the Heritage Trust does not have an issue with the demolition but that if there are any changes to the actual building, such as changes to windows, permission should be requested from the DPC.

DTP said that the proposal is to demolish later out buildings and installation of prefab units to be used as changing rooms. He said that no elevation drawings of the prefab units have been received.

The Chairman said that he would request further details from the Ministry involved and revert to the Commission. This matter was deferred.

**32/15 – BA13425 – Airfield, Winston Churchill Avenue – Re-provision of existing police post cabins on north and south of the runway – MOD Project**

The Commission approved this application.

**Applications granted permission by sub-committee under delegated powers (For information only)**

**33/15 – BA11971 – NatWest House, Line Wall Road – Renewal of planning permit for replacement windows**

The Commission noted the approval granted by the sub-committee.

**34/15 – BA11986 – 87-89 Main Street – Replacement fascia sign**

The Commission noted the approval granted by the sub-committee.

**35/15 – BA13281 – Vault 5, Chatham Counterguard – Erection of pergola/awning**

The Commission noted the approval granted by the sub-committee.



*Approved*  
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*28/1/15*

**36/15 – BA13283 – 16 City Mill Lane – Proposed signage**

The Commission noted the approval granted by the sub-committee.

**37/15 – BA13336 – Suite 9.1 Europort Building – Approval of revised floor plans**

The Commission noted the approval granted by the sub-committee.

**38/15 – BA13341 – 58/3 Engineer Lane – Revised layout**

The Commission noted the approval granted by the sub-committee.

**39/15 – BA13353 – 19 Governor’s Cottage, Dobinson’s Way – Proposed enclosure of part of building**

The Commission noted the approval granted by the sub-committee.

**40/15 – BA13358 – 12 The Sails – Conversion of two bedroom apartment into three bedroom**

The Commission noted the approval granted by the sub-committee.

**41/15 – BA13367 – 7/9 Cornwall’s Lane – Internal alterations to first floor offices**

The Commission noted the approval granted by the sub-committee.

**42/15 – BA13368 – Car parking spaces 31/32, Gardiner’s View – Proposed construction of a pergola to cover two car parking spaces**

The Commission noted the approval granted by the sub-committee.

**43/15 – BA13373 – 407 Trafalgar House – Relocation of wall**

The Commission noted the approval granted by the sub-committee.

**44/15 – BA13374 – 12 Europa Pass Battery, Europa Road – Proposed alterations and refurbishment**

The Commission noted the approval granted by the sub-committee.

**45/15 – BA13375 – 500/508 Trafalgar House – Amalgamation of two flats into one**

The Commission noted the approval granted by the sub-committee.

**46/15 – BA13376 – 20 Highcliffe House, Europa Road – Installation of glass curtains**

The Commission noted the approval granted by the sub-committee.

**47/15 – BA13386 – 23 Irish Town – Proposed internal alterations**

The Commission noted the approval granted by the sub-committee.

**48/15 – BA13388 – Sandpits Road – New refuse cubicle – HMGOG Project**

The Commission noted the approval granted by the sub-committee.

**49/15 – BA13389 – Kings Yard Lane – New refuse cubicle – HMGOG Project**

The Commission noted the approval granted by the sub-committee.

*Approved*  
*DPC meeting 1/15*  
*28/1/15*

**50/15 – BA13390 – Ex Mobil Oil, 16 Line Wall Road – Application to refurbish mono pitch roof**

The Commission noted the approval granted by the sub-committee.

**51/15 – BA13391 – Knight’s Court – Proposed refuse cubicle**

The Commission noted the approval granted by the sub-committee.

**52/15 – BA13393 – 6 Europa Pass Battery, Europa Road – Alterations and refurbishment of property**

The Commission noted the approval granted by the sub-committee.

**53/15 – BA13396 – Unit 9 & 21 Casemates Square – Internal refurbishment of premises and new signage**

The Commission noted the approval granted by the sub-committee.

**54/15 – BA13398 – 297 Main Street – Retrospective application for new shop front and signage**

The Commission noted the approval granted by the sub-committee.

**55/15 – BA13403 – 412 Neptune House – Retrospective application for installation of glass curtains to enclose terrace**

The Commission noted the approval granted by the sub-committee.

**56/15 – BA13406 – 4 Trafalgar Road – Proposed internal alterations**

The Commission noted the approval granted by the sub-committee.

**57/15 – BA13419 – 133 Main Street – Refurbishment of shop premises**

The Commission noted the approval granted by the sub-committee.

**58/15 – Ref 1198/056/14 – 248 Main Street – Advertisement application for installation of projecting sign**

The Commission noted the approval granted by the sub-committee.

**59/15 – Ref 1198/059/14 – 6 Pitman’s Alley – Revised signage**

The Commission noted the approval granted by the sub-committee.

**60/15 – Ref 1198/070/14 – Venture Inn, 2 Lynch’s Lane – Sandwich Board**

The Commission noted the approval granted by the sub-committee.

**61/15 – Ref N/015/14 – Landport Ditch Car Park – Application to replace existing tree with semi mature Pepper Tree**

KB highlighted that he had recommended a semi mature Orchid Tree and not a Pepper Tree.

The Commission noted the approval granted by the sub-committee.

*Approved*  
*DPC meeting 1/15*  
*28/1/15*

**Any other business**

**62/15 – Proposal to construct a greenhouse within the grounds of the Alameda Botanical Gardens**

DTP said that the greenhouse building abuts the retaining wall of the car park above.

KB said that they have already discussed this with the private owner of the car park. He also said that glass and metal will be the materials used for the greenhouse and that it will be used to grow tropical plants that cannot be grown outside. He said that the greenhouse will probably be open to visitors one day a week.

JH said that it might be open to vandalism. KB said that they have considered this but that they have not experienced many problems with other structures within gardens.

The Commission had no objections to the application.

**63/15 – Next meeting**

The next DPC meeting will be held on Wednesday 18<sup>th</sup> February 2015 at 9:30a.m.