

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 11th Meeting of 2015 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 25th September 2015 at 09.30 am.

- 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 (HM)
(Chief Technical Officer)

 - Mr G Matto (GM)
(Technical Services Department)

 - Mrs C Montado (CAM)
(Gibraltar Heritage Trust)

 - Mr J Collado (JC)
(Land Property Services Ltd)

 - Dr K Bensusan (KB)
(Gibraltar Ornithological & Natural History Society)

 - Mrs J Howitt (JH)
(Environmental Safety Group)

 - Mr C Viagas (CV)

 - Mr W Gavito (WG)
(Rep Commander British Forces, Gibraltar)
- In Attendance:**
- Mr P Naughton-Rumbo (DTP)
(Deputy Town Planner)

 - Miss K Lima
(Minute Secretary)
- Apologies:**
- Mr J Mason (JM)
(Rep Commander British Forces, Gibraltar)

Approval of Minutes

556/15 – Approval of Minutes of the 9th and 10th meetings of 2015 held on 26th August 2015 and 3rd September 2015 respectively

The Committee approved the minutes of the 9th DPC meeting held on 26th August 2015 subject to the following amendments in bold:

Minute 453/15 – Page 5

JH said that the ESG has been campaigning for real-time monitoring in the area because of the growing residential and industrial activity, port, bunkering and now power station. That robust data would be to take actual background real-time readings of the area rather than use data from other sites.

Minute 453/15 – Page 8

MEH welcomed the fact that these projects are now discussed in public and said that for the previous power station proposal there was no public debate. MEH said that he agrees entirely with JH's comments and that he agrees with the issues raised by most residents. He said that the power station is crucial infrastructure required by Gibraltar in order to stop power cuts, noise and air pollution, and that it is crucial for the Government to get it right. MEH said that legal regulations have to be met but that this project has to go above and beyond EU requirements. MEH confirmed that an EIA that deals with LNG storage and cumulative effects will be carried out and agreed that the results of that EIA could affect the result of the EIA currently being considered. **MEH confirmed that technology will include Electrostatic Precipitators, stack monitoring, and noise reduction mitigation to ensure that levels are almost insignificant or nothing at all.** MEH said that this project will form part of Government's energy strategy which includes energy efficient measures and renewables. MEH confirmed that Government is committed to having the lowest possible emissions using the best available technology. MEH said that he agreed that concerns have to be expressed and mitigated. MEH confirmed that his comments have the full backing and support of the Government.

Minute 454/15 – Page 10

JH asked about the cleaning of boats at berth and what was involved here as it could impact on water quality. Ms Crawford said that although the design incorporates workshops, these will be for light maintenance.

Minute 454/15 – Page 10

JH also suggested that there are already issues with maintaining water quality at the beaches and that the breakwater will further affect this. **JH said that while bathing water data may show the quality of water both sides of the breakwater to be good, this was in terms of bacteria and not of general cleanliness and turbidity. Waters at both the Caleta and Eastern beaches are already struggling to self-clean.** Ms Crawford advised that the EIA looks at sediment transport and water quality. She said that culverts would also be positioned where necessary.

Minute 454/15 – Page 11

JH said that the ESG will raise the issue of water quality (turbidity) at both beaches with the Department of Environment.

Approved
DPC meeting 11/15
25/9/15

With regards to the minutes of the 10th DPC meeting of 2015, CAM said that DS wanted to send some minor amendments to the minutes of the 10th DPC minutes. The Chairman said that no amendments had been received but that she could still send these.

JC requested information on BA13639, Maunzell's Winze, Admiralty Tunnel, which he said had been deferred. He informed the Commission that the MOD has had issues with burst pipes due to increasing heat.

The Chairman said that the matter was deferred as the applicant wanted to meet with the Department of Environment to discuss possible mitigating factors. He advised WG that the MOD should highlight these issues to the Department of Environment.

The Commission also approved the minutes of the 10th DPC meeting of 2015 held on 3rd September 2015.

Matters Arising

557/15 - BA13259 - 1 Battery Close, 30A Rosia Road - Revision to approved glazing on east facing elevation

DTP advised that this matter was approved in January 2015 and that the proposal included both internal and external alterations. He said that the revised proposal refers to the east elevation of the property, particularly the gables. DTP recalled that the Commission previously refused proposed alterations to the gable which included full glazed windows and a balcony as this was considered out of character. DTP advised that partial glazing and infill was approved as an alternative. DTP said that the applicant is requesting the Commission to reconsider their decision. DTP also said that there have not been any changes in circumstances since the proposal was first considered and recommended refusal which would be consistent with the previous decision.

The applicant, Mr Carl Bossino, told the Commission that he has resubmitted the proposal as he felt that their previous photomontage did not provide an accurate image of what it would look like and because some members mentioned that they felt that it would look better with full glazing and a balcony rather than with a window.

CV did not recall his previous decision but said that he did not have an issue with the proposal.

DCM could not remember having seen the proposal as he might not have been present at the meeting but also said that he did not have an issue with the proposal.

JH thought that the proposed alterations would alter the look of the buildings and create a precedent.

DTP highlighted that other alterations were permitted at the time on the other façade and said that skylights were deemed acceptable as an alternative. However, he said that it was considered that full glazing and a balcony would significantly change the character of the building.

MEH said that it is a fairly modern building with no heritage value.

Approved
DPC meeting 11/15
25/9/15

CAM said that although she had to agree with MEH in that it is a fairly modern building, she thought that there is merit to the character of buildings regardless of their heritage value.

The Commission took a vote on this application with the following result:

3 in favour

4 against

4 abstentions

The Commission refused this application.

Major Developments

558/15 - BA13744 - Vacant Plot adjacent 29-37 Engineer Lane - Proposed seven storey extension providing 25 extra bedrooms to approved 50 bedroom hotel

DTP told the Commission that this application is for an extension to the hotel that was previously approved at 29-37 Engineer Lane.

The Commission welcomed the applicant Mr Peter Darrant.

Mr Darrant told the Commission that they purchased a 150 year Lease for the land in 2014 and that the request to extend the hotel development arises due to a condition imposed by their funders. He said that their funders require them to enter into a Lease with a major hotel operator but that they have been unable to find a major hotel operator that will enter into an agreement for a 50 bedroom hotel. He also told the Commission that they have held talks with the gaming industry, where there is interest in booking at least 50% of their premises.

KB said that it seems that the applicant got rid of the façade of the ex-Risso Bakery because retaining it was not economically viable, for a project that is now not economically viable.

Mr Darrant said that the project is viable and that they have two interested parties but that their funders did not agree in allocating it to those that had shown interest.

CAM asked whether the funders are not interested. Mr Darrant said that they are interested but that there is no interest by major hotel operators in a 50 bedroom hotel.

The Chairman asked Mr Darrant whether they no longer have the funding for their project. Mr Darrant said that they do have funding but that they are required to engage a mainstream hotel.

CAM highlighted that the applicant had previously confirmed that the adjacent site would not be developed and that they could therefore not retain the original façade and extend into this area. Mr Darrant explained that at the time they had not yet negotiated the Lease. He insisted that their project is viable if they come up with a management plan that is viable to their funders. He said that they are ready to place a contract for a 50 bedroom hotel but that their funders are insisting on a full 25 year Lease with a major hotel company.

JC asked Mr Darrant to clarify whether their issue is that their funders require a minimum 25 year Lease with a hotel operator and he cannot find an operator. Mr Darrant said that they have found interested operators but not one that is acceptable to their funder.

Approved
DPC meeting 11/15
25/9/15

CAM suggested that if the issue is the number of bedrooms, the property directly opposite this one has permission for development into a boutique hotel and that perhaps they could consider a joint venture. Mr Darrant said that they will be meeting with the owners of that property but that they have not considered a joint venture.

JC asked whether they have any interested operators for a larger hotel. Mr Darrant confirmed that they do.

DTP asked Mr Darrant whether if they do not find a suitable operator, they will consider another use for the site. Mr Darrant said that he was not able to answer this at this point.

The Commission did not have any further questions and thanked Mr Darrant.

DTP told the Commission that the proposal involves the construction of a 7 storey extension on the site adjacent to the ex-Risso Bakery site that would be directly linked to the previously approved hotel. The ground floor will have a loading/unloading area; access to the private car park will be maintained; the refuse area will be relocated; and access to the stairs at the rear and the Air Raid Shelter will be maintained. DTP advised that in the previous scheme this area had a small area of landscaping, seating, and three car parking spaces, which have been lost in the new scheme. DTP said that the extension will provide an additional 25 bedrooms and that in total the hotel will have 75 bedrooms. DTP also said that all levels would be linked with the exception of the ground and first floor. DTP said that the development would also extend over the historic wall at the rear of the site. He added that the 6th floor will be set back with a bar, terrace and seating area, and the 7th floor will be a restaurant.

DTP advised that the proposal was subject to Section 19 and no objections were received.

DTP also advised that the Commission previously placed specific conditions for this area of land which included improving amenities, integrating a car park and introducing extensive landscaping. DTP also said that although the design follows the approved one, it would affect the setting of the historic walls at the rear as the proposed building extends over the wall. DTP added that the applicant was already in breach of the car parking policy as they were only providing 3 parking spaces and said that in the new proposal all parking spaces are being removed. DTP said that the Commission had previously accepted that they did not meet requirements on car parking due to limitations of being located in the town centre.

DTP said that the Ministry for Heritage requires an Archeological Watching Brief. He said that they also highlighted that they objected to the loss of the ex-Risso Bakery building at the time when the previous proposal was being considered. DTP said that they also highlighted that the previous scheme exceeds the floor to space index and that this proposal exacerbates the situation. The Ministry for Heritage recommends refusal of this application.

The Department of Environment has commented on their requirements for dust control, energy performance, refuse provisions, 5% landscaping scheme, and other schemes such as green roofs and vertical planting should 5% landscaping not be possible.

CV referred to the Development Plan 2009 and said that there are policies for the old town. CV said that the Development Plan is a good document that should be followed by developers. He

Approved
DPC meeting 11/15
25/9/15

said that in the plan it is clear that demolition within the old town will only be allowed in exceptional circumstances. He said that in the case of the ex-Risso Bakery, the developer pushed for demolition and the DPC allowed it. He also said that the DPC made an exception in the 5 storey limit for buildings within the town centre as the approved building is higher. CV suggested that the applicant is now going against his agreement with the DPC by developing on the adjacent site. He also said that he envisaged that the developer will realise that they require more infrastructure which will result in further works. CV said that he would reject the application as it stands.

CAM said that it is galling to see this application as the developer had previously claimed that extending the development onto the adjacent site in order to retain the façade was not possible, yet now through this application they are showing that it is. CAM thought that allowing this application would set a dangerous precedent.

The Commission took a vote on this application with the following result:

0 in favour

8 against

3 abstentions

The Commission refused this application on the grounds that it is not in keeping with the policy decision taken previously and would result in the loss of open space and would affect the historic walls.

MEH said that he was disappointed with the way the developer has dealt with this situation. He said that when the previous application was being considered he suggested that something had to be done about the original façade, as if not it would be in danger of collapse. He said that there should be legislation to ensure recourse for compensation should a building be demolished and the developer not proceed as agreed. The Chairman said that the Town Planning Act is currently being reviewed and suggested that amendments to this effect could be proposed. He encouraged the public to make suggestions.

Other Developments

559/15 - BA 12509 2 & 3 Kavanagh's Court - Proposed residential development and associated car parking

The Commission welcomed the applicant Mr Mark Estella.

Mr Estella told the Commission that since the last meeting they have reengaged with the ESG, Heritage Trust and neighbours, and have taken on board comments made by the DPC. He highlighted measures that they have taken to meet requirements set by the DPC in the past for example retaining flag stones, air vents and metal grills. From an environmental point of view, Mr Estella also said that they agreed to install swift boxes and will have green roofs, solar panels, and windows in communal areas and the lift shaft. Mr Estella also said that they will be providing facilities for electric vehicles. Mr Estella provided photos of the state of the area when they first acquired it and said that they had not exaggerated the extent of the works which they have had to undertake to excavate and make the area suitable for development.

Mr Estella informed the Commission that they have lowered the height of the building at 10 Morello's Ramp so that it is only one metre above the existing parapet wall. He said that the

Approved
DPC meeting 11/15
25/9/15

existing staircase tower is higher than the proposed building. Mr Estella also advised that they have moved the lift shaft back and integrated it into the existing core of the building. He added that they have tried to keep the height down by excavating 12 metres.

Mr Estella confirmed that they will be re-using historical features and said that they had been inspected by the Heritage Trust. CAM confirmed that the Heritage Trust has been on site and is working with the applicant.

The Commission did not have any further questions and thanked Mr Estella.

DTP informed the Commission that the front lift core has been reduced in height and a new lift introduced further back. The front apartments have been shifted forward to lower the height. Beading has been introduced to windows to create a more contemporary architecture and a lighter colour scheme has been chosen. Green roofs have also been incorporated into the design.

DTP welcomed the changes made and the fact that the applicant has taken DPC comments on board. However, he said that the lift core continues to be a very vertical element within the townscape. He questioned whether the applicant has considered reducing the tower by converting the top two apartments into a duplex.

Mr Estella said that the issue that they have is that the site is on different levels. He said that they require both units on the top floors in order to make the project economically viable. Mr Estella said that they have already spent a considerable amount on excavating and levelling the site. He said that they require the lift core to the proposed height but that they would be amenable to breaking it down in a way that looks less vertical or by adding windows.

DTP advised that TSD has objected to the overall height of the proposed development. He said that no other comments have been received from consultees.

MEH said that the Department of Environment would impose their standard conditions.

JH told the Commission that as Mr Estella had commented, the ESG has been engaged and has gone on site. She said that before the last meeting they had not seen the plans and were unhappy with the proposal at the meeting. However, she said that since then they have been to the top of the existing building and seen that the height is already there. She said it was important to see the building from that perspective. JH was also informed about the extent of consultation that had taken place with each adjacent neighbour. JH also said that the information presented at this meeting shows the thinking behind this project which was not available when the applicant's representative addressed the DPC at the last meeting. JH highlighted that the introduction of e-planning will allow members to view project plans before meetings.

CAM said that the Heritage Trust has been working with the applicant for around three to four years. She confirmed that the developer has salvaged items of heritage value and that their project is an example of what they wish to see in this area. She said that the development will provide amenities in the area.

Approved
DPC meeting 11/15
25/9/15

DCM agreed with JH and CAM. He said that the changes made by the applicant to their proposal show the positive effect that the DPC can have on planning applications. DCM said that he was happy to support this proposal.

The Commission took a vote on this application with the following result:

10 in favour

0 against

1 abstention

The Commission approved this application.

560/15 – BA13706 – 9 & 10 Britannia House, Queensway – Proposed amalgamation of ground floor flats to form four bedroom apartment with disabled access ramp and installation of new windows

DTP advised that this property is an ex MOD property which has been transferred to Government. He said that the proposal mainly involves internal alterations, as well as the construction of a disabled ramp at the rear of the property and the enclosure of a balcony.

KB asked what the intention is for the rest of the properties within Britannia House.

JC informed the Commission that the intention is to sell the flats. He said that Government is keen to help a family with a severely disabled son and that they have been encouraged to submit this application to ascertain whether their proposal would be viable before making any legal arrangements.

DTP said that these changes would normally be dealt with by the Subcommittee but that it has been brought to the Commission as it is the first application received for this building. DTP also said that the balconies are a feature of this building and that at present its architecture is uniform. DTP said that the proposal is to install a window unit to incorporate the balcony into the dining room. He also said that the ramp will be constructed on the east side of the building.

JC said that the intention is to create extra parking spaces to the side of the building. The Chairman highlighted that that area is currently a children's park.

DTP said that the Department of Environment has commented on their requirements for dust control and energy performance.

JH said that further information on this building and its future use would be useful as it is in a great location and there could be interest from the community to purchase these properties. She asked whether the whole building will be sold and whether properties will be advertised.

JC confirmed that all of the properties will be advertised and sold. JH welcomed the sale of the properties as individual units and the possibility for people to bid for them.

KB thought that it was difficult to take a decision at this point as perhaps some refurbishment work might take place before the properties are sold. JC said that he did not have information on whether full refurbishment works will be undertaken.

Approved
DPC meeting 11/15
25/9/15

DTP said that if this proposal is approved, others would have to implement the same design if they wish to enclose balconies. JC said that the flats are not very big so it is likely that most people would want to make similar alterations. JC also said that at the moment the changes will only occur on the ground floor. He said that another family, also with a disabled child, is looking at the other two flats on the ground floor.

CV said that works to bring the building up to standard will be significant and will probably include the installation of a lift, new infrastructure, works to the roof and cladding.

The Commission approved this application. Any future applications are to be dealt with by the Subcommittee.

561/15 - BA13707 - The Anchorage, Rosia Road - Proposed new swimming pool

DTP explained that this proposal follows on from outline planning permission. He said that a pool will be constructed within the terraced area in front of the magazine. The only revision to the application is that at outline planning the pool projected beyond the boundary line in a splayed manner and now it is more linear and projects by just over a metre.

DTP said that no public representations have been received.

LPS has no objections.

The Department of Environment requires dust control during construction.

DTP said that the Heritage Trust does not object to the proposal but has suggested that balustrading should be timber rather than glazed. Both the Heritage Trust and the Ministry for Heritage require an Archeological Watching Brief.

DTP said that there are no planning objections. He recommended that the applicant should be required to landscape the area and that approval should be subject to approval by the Traffic Commission as parking bays are being shifted forward slightly.

The Commission approved this application subject to recommendations raised by DTP.

562/15 - BA13723 - 1 Corral Road - Building refurbishment including two storey extension

The Commission welcomed the applicant James Ramage and his architect Eric Draper.

Mr Ramage told the Commission that their proposal is to redevelop the property in a manner that will convert an unloved building into a landmark for the area. He said that changes will allow a major employer in Gibraltar to improve their workspace and expand.

Mr Draper said that the new façade will make the building more attractive. He said that it will have a positive impact on the area and beautify it. Mr Draper said that the extension will have two glazed floors and a roof terrace. He said that a light weight structure will be used as a second skin to the building. Mr Draper said that at present the building has very small windows and that they will be enlarging these by having floor to ceiling windows. Mr Draper also said that they will create a new entrance lobby and a second entrance. He said that the internal lift core and staircases will be rearranged. Mr Draper added that they have considered views from the Moorish Castle and

Approved
DPC meeting 11/15
25/9/15

that the building will look attractive. He also said that the acoustics of the building will be improved and that the whole of the back façade will also be re-clad. He confirmed that there will only be windows at the rear of the property for ventilation to staircases and toilets.

GM highlighted that they will be significantly increasing the amount of glazing. Mr Draper said that they will be increasing window lengths. He said that they will introduce vertical louvers for shading and that they will have a more centralized and modern air-conditioning system.

GM asked whether they have conducted a study on sustainable issues. Mr Draper said that a study will be carried out. GM suggested that such a study might highlight issues which may significantly alter the façade of the building. He said that there is a reason why the original windows were of that size and shape. GM also said that the developer should try to reduce the amount of artificial lighting.

Mr Ramagge said that the building was built in the 80s and that it has not been maintained well. He said that it is probably using more energy than was intended. Mr Ramagge said that they will be using LED lighting and eco-lifts, and that this project is an opportunity to upgrade the building using the latest technology.

MEH asked whether they have considered incorporating photovoltaic panels in the glazing. Mr Ramagge said that they have not looked into this but that they will be including solar panels and LED lighting.

GM advised that he is simply highlighting that they should be careful to ensure that they are not forced to revert to the Commission saying that their calculations were not accurate. He said that studies should be carried out now.

The Chairman said that they need to comply with the carbon footprint. Mr Ramagge said that they are conscious about this and that for them it is commercially important that the tenants are aware that the building will cost less to run.

JH asked whether residents of Laguna Estate have been consulted. She said that the new building will be higher than the existing. JH also highlighted that the photomontages provided from Coral Road do not show the full impact of the building as they are taken from different angles.

The Chairman agreed that the photomontages are misleading. He asked whether they have considered the visual impact from the Northern Defences. Mr Ramagge confirmed that they have and that a photomontage was included in the package which they submitted.

The Chairman asked what materials will be used for cladding. Mr Draper said that they will be using aluminium and ceramic tiles. He said that these would be almost self-cleaning, are replaceable and last longer.

The Commission did not have any further questions and thanked Messrs Ramagge and Draper.

DTP said that from a planning point of view this refurbishment is welcome. He said that the building is in a prominent position and looks dated. DTP said that the scale, height and massing are acceptable. He also said that the materials, larger windows and brise soleils are also acceptable.

Approved
DPC meeting 11/15
25/9/15

DTP said that the proposed design is elegant and that the Town Planning Department has been working with the applicant.

DTP advised that there will be a reduction in the amount of car parking to 7 spaces. He said that the building is already in breach of regulations. However, he said that the building is located on an edge of centre site and it is easily accessible by foot or bus. DTP recommended that provision should be made for bicycle and motorcycle parking. He also confirmed that no trees will be lost and that there will not be any changes in footprint. DTP recommended approval with conditions on landscaping, use of solar panels and bat/swift boxes.

DTP confirmed that LPS, TSD, Ministry for Heritage and the Director of Civil Aviation do not have any objections to the proposal. The Director of Civil Aviation requires a Crane Management Plan if necessary and lighting at the top of the building for aircrafts.

The Commission approved this application subject to DTP recommendations being implemented.

563/15 - BA13733 - 32A Rosia Road - Demolition of existing structure and the construction of a new residential dwelling

DTP informed the Commission that this application involves the demolition of the existing property and construction of a 3 storey residential dwelling. He said that the design is similar to Battery Close. A three car garage will be introduced at basement level.

DTP said that no public representations have been received. He said that the scale, height and massing are similar to the adjacent properties and that the proposal relates well to the character of the area. DTP said that the trees on site should be protected. With regards to the south elevation, DTP said that there is a mix in style of fenestration and that it does not fit in well with the rest of the building; DTP recommended that this is reviewed. DTP also said that details on materials and colours need to be finalised. Confirmation on turning circles, landscaping and refuse provision would also have to be provided.

DTP said that LPS does not object to the proposal.

The Ministry of Heritage requires a Desk Based Assessment to be carried out.

DTP recommended approval.

The Commission approved this application subject to the windows on the south elevation being reconsidered and the trees retained.

564/15 - BA13734 - Europort Road - Proposed refurbishment of external public areas and planting around Eurotowers

DTP advised that this application is for the refurbishment of public areas at Europort Road. He said that works will include both hard and soft landscaping; 12 new pergolas; a new entrance foyer in Block 5; bollards; repositioning of signage; new planters; and repaving both the privately owned areas and the areas owned by Government.

DTP said that in total 33 new trees will be planted, including Magnolias, King Palms and two Bougainvilleas. DTP also said that 3 pergolas will be introduced in front of retail units. These he

Approved
DPC meeting 11/15
25/9/15

said would be semi enclosed with half height glazed panels. He also said that details on resurfacing works would have to be provided. DTP said that the proposal is welcome as it will improve public areas.

DTP advised that LPS has not raised any objections.

DTP also said that the Department of Environment requires a tree assessment to be carried out on any tree that is being removed. However, DTP said that no trees will be removed as a result of this application.

DTP said that details on signage and materials would have to be a condition of the permit if approved.

KB declared an interest as Wildlife Gibraltar has provided the planting design.

GM thought that pergolas should be installed in front of all commercial premises for consistency.

The Chairman said that details approved at this point would set standards to follow in the future and if any of the other commercial units choose to install pergolas they would have to follow the same design.

Mr Dominic Harvey confirmed that the hatched zones in their plans show where all future pergolas could be installed.

The Chairman asked Mr Harvey whether all commercial tenants and residents have been informed. Mr Harvey confirmed that all tenants have been notified and are liaising with the developer. The Chairman highlighted that if any tenant claims not to have been informed, the decision taken by the Commission would be forfeited. Mr Harvey confirmed that the Management Company has been informed.

GM declared an interest as resident of Eurotowers. He said that although he welcomes the project, he has not been consulted. He said there are around 200 residents, 100 of which are private owners.

The Chairman highlighted that the developer should ensure that a Section 21 notice is sent to the Management Company and the information relayed to all tenants. He said that if any representations are made, the Commission will have to reconsider their decision.

The Commission approved this application.

565/15 - BA13741 - Whitewater House, Humphrey's Bungalows, Engineer Lane - proposed alterations and refurbishment

DTP recalled that permission was granted 5 years ago for the refurbishment of the existing building and demolition of a later extension. He said that the proposal was for a 4 bedroom house and a granny annex redevelopment. DTP said that this is an existing contemporary development with 2 monopitch roofs. DTP also said that the bungalows are all of mixed architectural styles; the one adjacent to this one is a contemporary dwelling, whilst the one at 7C Engineer Lane was granted permission on appeal for a traditional design.

Approved
DPC meeting 11/15
25/9/15

DTP said that the current proposal is to extend and alter the building both externally and internally. He said that the lower level will have a car port with a green roof. The proposal is to convert a small garden with a canopy over the main entrance and balustrades. There will be internal reconfigurations and the upper level will be converted to a flat roof.

DTP said that the main changes are to the granny annex, remodeling of the monopitch roofs and the introduction of a more traditional hip roof with a colonial style veranda. DTP also said that there will be a small increase in roof height but that its orientation will be changed north to west. The applicant is also proposing a coloured green roof and the green roof and planting will be lost.

DTP said that no public objections have been received.

LPS has no objections to the proposal.

DTP advised that from a planning perspective the design is moving away from the permit that was granted previously but said that there is already a mixture of styles in the area. DTP said that the key issue to consider is whether it will have a significant visual impact. DTP said that having looked at it from various locations, he does not believe that it will have a significant impact due to the hipped roof and its green colour scheme. He said that there will be a reduction in roof height on the lower level but a slight increase on the higher level. DTP recommended provision of solar panels on the roof or elsewhere. He also said that bat/swift nests should be incorporated.

MEH raised concerns for the loss of the green roof as the Government is encouraging this elsewhere. He said that they should at least be requested to install solar panels.

DTP confirmed that they will be retaining the green roof above the car port.

Dominic Harvey (architect) told the Commission that the applicant is a fan of regency architecture hence his proposal. He said that there could be a possible compromise to retain the green roof; that is to raise the existing green roof one level.

CV said that he was happy with the original scheme but that the revised proposal mixes regency architecture with modern architecture. He said that he fears that this can end up being pastiche.

The Commission approved this application subject to the green roof being retained.

566/15 - BA13749 - The Golf Box, 9B Glacis Road - Proposed alterations

DTP informed the Commission that this is a retrospective application. DTP said that the alterations include the removal of a concrete slab from in front of the premises as the applicant considers it a trip hazard and the replacement of a fixed window with 2 sliding doors.

DTP said that an objection has been received from the Management Company as they are concerned that the sliding doors will have a detrimental effect on pedestrian accessibility into the residential premises whose access is immediately adjacent. They also fear that the sliding doors will encourage greater use of the outside space.

Approved
DPC meeting 11/15
25/9/15

DTP said that LPS has not raised any objections. No other comments have been received from consultees.

DTP advised that there are no planning objections but that the applicant should be conditioned to finalising works to remove the concrete slab properly. He said that the issues raised by the Management Company should be controlled within the estate.

The Commission approved this application.

567/15 - BA13759 - Market Place - Proposed kiosk for information services - HMGOG Project

DTP explained that this proposal is to install a wooden hut outside the Market Place which will be used as a tourist information kiosk, as the tourist office in Casemates has been converted for use by the RGP.

DTP said that the hut would be in front of the city walls which are a listed monument. He said that all buildings previously abutting the city walls have been removed and that this is an important entrance to the city which should be kept clear. DTP recommended that an alternative site is identified. He said that the DPC has continuously tried to declutter the city walls and that the hut would not be appropriate at this location.

The Chairman reminded all that a proposal to install the same huts at Chatham Counterguard was recently refused by the Commission.

The Commission recommended that another location is identified as the hut would not fit into the character of the area and would abut a listed monument.

568/15 - Ref 1198/029/15 - Mobile Truck, Dutch Magazine - Three LED screens on a mobile truck to advertise videos and screenshots for local businesses.

DTP said that the proposal would involve the use of a purpose built vehicle with three screens for advertising purposes.

DTP said that the RGP does not have an objection in principle but does have concerns that it can be a distraction to drivers.

TSD also has concerns about it becoming a distraction to drivers.

DTP suggested that the proposal will encourage extra vehicular movements and could compromise highway safety as it can be a distraction to drivers particularly if a video is shown on the screens. DTP also said that it could set a precedent. DTP recommended refusal.

DCM questioned why this matter is being considered by the DPC and suggested that it is a Traffic Commission issue. DTP confirmed that they require planning permission if the vehicle is purely for advertising purposes.

MEH said that the effects of this proposal depend on where it is located. He questioned how the Commission can disapprove if perhaps the vehicle is to be located in an area where there are no vehicles or slow moving traffic. He referred to the screen at the frontier loop as an example.

Approved
DPC meeting 11/15
25/9/15

CV asked whether it is known if the intention is for the vehicle to be moving around or stopped.

JC suggested that if the vehicle will be moving the Traffic Commission will have to consider the proposal.

MEH said that this is similar to Peddlers Licences which are given for a particular location.

DTP clarified that the applicant requires DPC permission regardless of whether the vehicle will be moving or not.

MEH asked whether the applicant has confirmed where they intend to locate the vehicle or whether it will be driving around. MEH said that perhaps the applicant can convince the Commission that the location is acceptable.

CAM said that an area such as Casemates would not be acceptable as no screens have been allowed in the past.

The Commission deferred this application and invited the applicant to address the Commission.

Minor and other Works – not within scope of delegated powers

569/15 – BA13774 – Cruise Liner Terminal, North Mole – Construct a Duty Free Shop within the Cruise Liner Terminal – HMGOG Project

The Commission did not have an issue with this application.

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

570/15 – Ref 1198/034/15 – Main Street (Post Office to RLS Building) – Promotional banner for Calpe Conference

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

571/15 – Ref T/014/15 – Rock Cottage – Removal of 6 Phoenix Canariensis Palms

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

572/15 – BA11259 – 1, 3, 5 & 7 Crutchett's Ramp & 5, 7 & 9 Main Street – Proposed shop front

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

573/15 – BA12782 – 2 Currey House – Amendment to application to include glass curtains on rear façade

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

574/15 – BA13463 – 84/90 Main Street – Revised proposals for façade fenestration

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

575/15 – BA13705 – 5A/7 Rodgers Road – Minor internal & external alterations

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

Approved
DPC meeting 11/15
25/9/15

576/15 - BA13712 - Unit G, 7 Cornwall's Centre - Change of use from commercial to hairdressers and minor external alterations to unit

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

577/15 - BA13718 - 21 Limonium House, West View Park - Installation of glass curtains

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

578/15 - BA13721 - 7 Fish Market Road - Minor building works to create storage space and coal grill

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

579/15 - BA13725 - Flat 7, 17 Castle Street - Conversion works and refurbishment of apartment premises

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

580/15 - BA13726 - 22 Main Street - Extension to cafeteria and refurbishment of premises

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

581/15 - BA13727 - Unit 2.1.08, 1st Floor, Block 2, Eurotowers - Installation of air conditioning unit

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

582/15 - BA13729 - Units 68, A & B Harbours Deck, New Harbours - Internal alterations and refurbishment

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

583/15 - BA13735 - 19 Silene House, West View Park - Installation of glass curtains

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

584/15 - BA13745 - Unit 805 Ocean Heights - Conversion of single apartment into three studios

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

585/15 - BA13751 - 23A Naval Hospital Hill - Conversion of water tank into dining room

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

Any other business

586/15 - Next meeting

The Chairman informed the Commission that a meeting has been scheduled for 13th October 2015 at 9:30am to discuss the Scoping Report for the Eastside Project, if it is ready by then.