

APPROVED

DPC meeting 12/15

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THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 12th Meeting of 2015 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 11th December 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)
 - Ms Miriam Brittenden
(Minute Secretary)
- Apologies:**
- Mr J Mason (JM)
(Rep Commander British Forces, Gibraltar)

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Approval of Minutes

587/15 - Approval of Minutes of the 11th meeting of 2015 held on 25th September 2015

The Commission approved the Minutes of the 11th DPC meeting of 2015 held on 25th September 2015.

Matters Arising

588/15 - BA13466 - Road to the Lines, Northern Defences - Consideration of options for works to the boundary fortification wall and WWII plug

As project officer Mr. Carl Viagas presented the project on behalf of GoG.

Carl Viagas addressed the Commission with visual slides of the Puerta de Granada. He asked for a decision and/or guidance in the removal for all or part of the wall. He explained that during the works it was discovered that the structural stability of the wall was compromised and part of it had to be demolished. He disclosed that in the 'Puerta de Granada' there is a WWII plug structure and asked the Commission if the plug should be removed or not.

He added that the Northern Defences have been cleared substantially and selective organised tours had been organized to obtain public opinions. He has received many positive comments from the public on the WWII plug. With respect to the historical value of the wall, he mentioned that it was not as dated as initially predicted because there were many contaminants found within the wall, such as sweet wrappers (with 1989 expiry), bottle caps and broken glass bottles. Although the old prints of the area show the boundary wall its removal could have a significant impact for the surrounding neighbourhood. He proposed the following options:

- 1) Close the wall to secure the area from vandalism;
- 2) Re-create the gate and remove the WWII plug structure;
- 3) Leave the WWII plug and provide an alternative entry from the already removed wall area

DTP said that the Ministry for Heritage recommends rebuilding the wall to the original height, as its historical meaning was to separate the defences from the civilian population. They suggest the wall to be reconstructed and to remove the WWII plug, or if the wall is not to be removed to keep the WWII plug. They also require an Archeological Watching Brief.

TP stated that if the wall is to be rebuilt, the WWII plug would need to be removed to provide access to the Northern Defences.

DCM commented on the historical value of the WWII plug, he accepts that the wall had to be removed due the danger of collapsing; he understood that its purpose was to create a boundary from the military side to the civilian side but also agrees with the public need for access to the Northern Defences.

TP agreed with the DCM comments and suggested that the access to the Northern Defences be provided though the demolished wall and to keep instead the WWII plug that was unique in its own right.

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JC agreed with the comments made and added that a written explanation should be provided to the tourists and visitors explaining the historical value and the works done and why the changes were being carried out.

CV suggested re-building the wall with the existing stone and maintaining the WWII plug.

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

To create access to the Northern Defenses through the demolished wall and keep the WWII plug and 'Puerta de Granada' arch.

This recommendation was to be forwarded to the Government.

589/15 - BA13555 - 8 South Pavilion Road - Works to the rear garden area and construction of a swimming pool

DTP advised the Commission that when permission was granted planning conditions to the planning permit included:

- The proposed dwarf wall with timber fence was not approved and instead a hedge was required to be planted on the boundary;
- No covering over of the storm drain;

DTP informed that the Department of Town Planning & Building Control received a report on unauthorised works and that various conditions were not being complied with:

- The Holm Oak was bounded by a dwarf wall/fence and the ground had been concreted right up to the tree.
- A concrete slab had been laid on the lower area, as opposed to the area being covered with a suspended timber decking with tiles over rather than timber decking.
- A boundary fence with base wall had been placed between the gardens plots instead of planting a hedge.
- A fence had been placed on the retaining wall which had not been done according to the approved plans;
- The storm pipe had been covered with a solid surface, thus blocking immediate access.

DTP said that there was concern with the gradual loss of green area.

The tree had a TPO and was fine example of Quercus ilex. The conditions on the planning permit were aimed at protecting this tree. The unauthorised works could have serious negative effects on the Holm Oak.

He suggested that the upper terrace could be covered with grass (as opposed to the artificial grass proposed) to compensate for the concreting over of the lower terrace..

The Commission welcomed Mr. A Cardona on behalf Mrs. Cardona (the Applicant's representative and nephew, as English is not her first language). He explained that Mrs. Cardona is happy to cover the boundary dwarf walls with planting for example ivy. He also commented that at the gardens of properties 1, 2 & 7 South Pavilion Road these have constructed concrete walls.

He also expressed that the concrete slab on the lower half, will be covered with timber or fake grass and the upper deck will be covered with tiles with a timber effect. He informed that the Building Inspector involved in the unauthorised works said that the concrete slab was acceptable. As regards to the storm drainage pipe, they have provided access points to allow access.

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JC told the Commission that he recommends the refusal for timber looking tiles. He also commented that the Holm Oak tree has a preservation order and asked the applicant representative whether they were aware of this. He further commented that the tree has been protected for 25 years and the approved decking is to help the tree survive. The concrete dwarf wall is bound to interfere with the tree's growth and would be lucky to survive. He reiterates that the decision taken for hedging was not aesthetics or appearance, but to prevent damage to the tree and to keep the garden as a garden not a patio which is what had been converted into.

KB stated that the dwarf concrete walls have to be removed to avoid any further damage to the protected tree.

The Commission was not satisfied with the Applicant's non-compliance with the planning conditions and required the removal of all unauthorised construction and compliance with the approved plans and permit.

590/15 - BA13576 - Rosia Bay, Glen Rocky Distillery Waterfall - Rock re-profiling for Glen Rock Distillery waterfall

This application was deferred to the next DPC Meeting pending further submissions.

591/15 - BA13639 - Maunzell's Winze, Admiralty Tunnel, Dockyard Road - Construction of alternative solution for hot air extraction waterfall

This application was deferred to the next DPC meeting at the request of the Applicant pending further submissions.

Major Developments

592/15 - BA13772 (Outline) - 34 Devil's Tower Road - Proposed demolition of existing buildings and garages and construction of a new building comprising of commercial premises, landscaped areas, car parking spaces and residential units.

DTP informed the Commission that this is an outline application seeking approval for the construction of a 14 storey residential block consisting of 77 apartments. The development is located between Devil's Tower Road and a small service road, to the rear of Shackleton House. Abutting the site on the eastern side is a six storey building consisting of ground floor retail premises and apartments on the upper levels, and to the west is part of the worker's hostel development which is earmarked for demolition and has outline permission (BA 13354) for a 23 metres high building comprising a hotel and apartments.

Whilst Devil's Tower Road is currently characterised by industrial and warehouse buildings, DTP noted that the area is experiencing major changes with various residential developments such as Beach View Terraces housing development (15 storeys) and another residential block at Shackleton Road behind the application site, and the future plans for the Bluewater development further to the east on the Eastside reclamation. It will also become one of the main thoroughfares into Gibraltar once the frontier tunnel under the runway is completed.

The Commission welcomed Mr. Jonas Stahl, on behalf of the applicant SG holdings Ltd.

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Mr. Stahl told the Commission that the proposed building consists of 77 apartments (a reduction of 11 from his first design); the building's height is within the 45m restriction height surrounding the airfield. He added that they have also extended the gap to 1.5 meters between the new build and the existing building, Shackleton House, at ground level, and that at the upper levels the gap is even larger

The proposed split level car parking within the building will have 93 spaces well ventilated on the front and rear of the building to avoid the installation of mechanical ventilation, thus reducing electricity consumption. Integrated planters built into the structure are proposed to soften the architectural form.

Balconies have been designed with timber and glass balustrades, addressing possible Commission and neighbour concerns.

They are also incorporating solar panels in future revised plans.

TP asked the Commission if they had any questions and thanked Mr Stahl for his comprehensive presentation.

JC remarked that the proposed building application site is nearer to Shackleton House than stated on the proposed plan and that the proposed building actually has a different address than stated - it should be 34 Devil's Tower Road. He also added that the applicant should consult with the Commission before naming the proposed building.

TP commented that he prefers the decking structure for the carpark to be out of sight as is now the standard architectural practice.

Mr Stahl confirmed that the entrance to the garage is to the rear of the proposed building along the slip road from Shackleton Road.

DTP stated that they have received 19 objections, from the residents and management of Shackleton House. The Commission welcomed Mr. D Smith - Director of 80 Devil's Tower Road and representative of the residents of Shackleton House.

Mr. Smith addressed the Commission. He stated that in their view the building is contrary to the Gibraltar Development Plan. He added that they have historical issues over developments in the area and they are concerned with the height, natural light and right of privacy as the building will overshadow Shackleton House. He emphasised that Devil's Tower Road is a very windy area of Gibraltar and the rain and wind blown matter will fall into the 1.5 meter gap between Shackleton House and the proposed new building and that residents' wellbeing will be compromised. He also expressed concerns over the vibration caused during the construction of the building that could cause damage to their building and also added that any type of construction in the area will compromise the capacity of the existing drainage systems.

TP asked the Commission if they had any questions for the objector, Mr. Smith.

DCM asked whether they had any windows facing the proposed new build. Mr. Smith confirmed that there were no windows facing the proposed building, but faced the private terrace. He also mentioned that privacy issues have been compromised to the eastern side of Shackleton House,

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with the approved building BA13553. He also stated that the proposed 1.5 meter gap between the two buildings will also need to accommodate the bin stores, further reducing the gap.

JH sympathised with the residents of Shackleton House as the scale and height of the new building was going to be overbearing and asked whether the residents would be willing to move from the area, or to add Shackleton House to the new development.

TP asked if all the residents had objected.

Mr. Smith clarified that there are only seven residential units and that they had collected two signatures per home. He went on to explain that Shackleton House residents had agreed to a buy-out in 2010, but this fell through. He would be certain that the residents would be happy to consider this option, given that they had agreed to this in the past.

The Applicant representative Mr. Stahl once again addressed the Commission. He stated that the 1.5 meter gap between the proposed build and Shackleton House is the distance from the carpark podium, but that there was a further 3.5 meter gap from the flats above. He mentioned that there has been a substantial change to the built up environment in this zone. He also added that to integrate Shackleton House to the new development is impossible as it is a private development. He also commented that the business under Shackleton House has not objected to the new development.

DTP recommended approval with conditions on landscaping, use of solar panels and bat/swift boxes. Comments received include, Ministry for Heritage requires an Archeological Watching Brief. An Aeronautical Survey is needed, due to the proximity to the airport. Technical Services need to assess the sewage system required to cater for the development. ESG proposed a wind and heavy rainfall study of the area.

TP added that he would need details of the proposed disabled access and details of car and motorcycle parking. He stated that from a planning perspective, previous approved applications include an 11 storey building. Residential developments were being encouraged as part of the Zoning in the 2009 Development Plan. He asked the Commission if they had any other questions.

The Department of Environment has commented on their requirements for dust control, energy performance, refuse provisions and other schemes such as green roofs, solar panels and planting to be introduced to the proposed scheme.

MEH mentioned that the impact of high rises is less than in other areas of Gibraltar.

CM said that from the heritage perspective, high rises should be away from the town area.

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

9 in favour

0 against

2 abstentions

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593/15 – BA13786 – Bob Peliza Mews (GOG Project)– 15 Waterport Wharf, North Mole Road – Proposed affordable housing & associated car parking, speculative commercial units and mixed-use facilities

DTP told the Commission that this is a full Planning/ Building Control Application by the Government for the construction of a mixed use development consisting of 514 apartments, 'affordable housing', 800 car parking spaces and the re-provision of all the existing facilities within the site except for the e TSD garages and workshop, which will be relocated elsewhere.

The site is located in- Mole Road and Waterport Wharf Road and two access roads leading into and out of Varyl Begg Estate on the south, west and east ends of the site.

The mix of buildings and facilities that currently exist on site are as follows:

- The Customs Recreational Club/ Parcel Post
- The TSD Garages and workshop (To be relocated off site)
- The Customs House
- The Car Parks Ltd Offices
- St John's Ambulance - (*Relocated within site*)
- The Old Mole Head
- Varyl Begg Social Club
- Gibelec Sub-stations x2
- GoG Garages
- A Sewer Pump

The Commission welcomed Mr. Alain Navarro and Mr. Ben Benzacry (architects for the scheme on behalf of Government).

Mr Navarro described the proposed development which consists of residential units and Government Offices, 3 storey car park for 800 cars approx. and open social areas

Most of the relocated existing facilities will be provided within the ground and first floor levels of the new development and most shall be located along the eastern side of the development. New retail units are planned towards the north boundary of the site along North Mole Road/ Waterport Road. The residential element will be built off a podium level comprising 5 residential blocks, each 12 storeys tall. The total height of residential buildings would amount to 46m above ground level and is designed to comply with the aeronautical recommendations. Although the lift towers are 1.5 meters above the restricted height, the architects' understand that these are subject to an aeronautical study.

The proposed scheme will be constructed in 2 phases.

Phase 1 entails the relocation of the St John's Ambulance, the existing Post Office, the Housing Works Agency, Varyl Begg Social Club and Gibraltar Electricity Authority all of which have been allocated space within the completed development along the eastern parts facing St Paul's School. This phase also includes the construction of the new commercial units (on both ground and first floor levels), the construction of GEA Sub-station, telecoms room, vehicular access to first floor level, new refuse disposal/ collection point , public access all within proposed phases 1 & 2.

Greywater treatment and vehicular access from Waterport Road and ramps via Varyl Begg Estate will be designed into the scheme.

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TP asked the Commission if they had any questions for the architects.

CM expressed their concern over the Old Mole Head which is to be incorporated into the corner of the development site. She recommended it to remain untouched and clearly visible. She suggested that the Old Mole Head could be used as an entrance to the proposed building.

MEH asked that any changes to be made to the pedestrian flows and roads in the area need to be taken in account and a provision of drop-off areas for the nearby schools and St Paul's Church. Ambulance and delivery access has to be appropriately assessed. The development should be designed incorporating low energy consumption, rain water harvesting and fire safety compliance. He also asked the applicant to ensure that any trees proposed are not located in areas where there are services.

MEH added that there should be a provision for renewable energy and solar energy. Accessibility for disabled and wheel chair access within the flats and the building should also be incorporated.

DTP summarised the Consultee replies for the applicant to address, such as low energy water heating, LED lighting, rainwater harvesting and regenerative power modules on lifts. He recommended the redesigning of the proposal for Old Mole Head and reconsider such a grand entrance, address issue of any loss of Varyl Begg Estate and street parking spaces; and the introduction of solar/green roofs.

ESG complemented on the use of timber in the design and asked the applicant to ensure that they use a sustainable source.

The Commission raised no objections to this application subject to the recommendations raised.

594/15 - F/13843/15 - Ex-Med Rowing Club Site, Glacis Road - Proposed mixed use development comprising of a multi-storey car park with 589 spaces, 125 apartments, hydrotherapy spa and resort deck, offices and commercial and retail frontage (follows from outline permission)

DTP told the Commission that this is a planning and building control application which follows on from an outline application (BA 13686) which was approved by the Commission at its meeting on the 3 September 2015. The Outline Permission was issued on 23 October 2015.

The proposal is for the construction of 125 apartments above a multi storey car with a spa/resort deck on the 10th floor. Offices and commercial and retail units will also be included. The multi storey car park with a green living wall on the car park façade will be incorporated into the elevation. There shall be 589 car parking spaces in split level over 8 floors, (providing a ratio of one to one space per flat). 125 spaces for the residential block, 80 for Imperial Ocean Plaza, 19 for commercial units (Ocean Spa and Ocean Village), 40 for the waterside apartments, 200 public spaces and 125 spaces for Government use. 36 motorcycle spaces, and 6 electronic charging points'.

A green canopy will be designed into the ground floor along the Glacis Road elevation to compensate for the loss of tree planting along the pavement as originally planned in the outline

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plans which was not possible due to the number and density of underground services along this stretch of pavement.

DTP reported that the Director of Civil Aviation (DCA) confirmed that they do not object to the proposal subject to the following conditions: submission of a crane management plan; successful completion of an Aviation Safety Assessment; no cranes above 45 metres to be erected until MOD have confirmed acceptance of the Aviation Safety assessment; any cranes over 45m to be lit.

DOE do not object to the proposals but require a Dust Control Plan and Predictive Energy assessment

MOH recommends that an archaeological watching brief is undertaken during groundworks.

The Traffic Commission has been consulted regarding the revised proposals for the relocation of the pedestrian crossing and changes to the existing bus stop and raised no objections..

The proposed development has not been subject to public participation as this was undertaken as part of the outline submission. DTP recommends approval with the standard planning conditions and subject to the final design incorporating, balcony glazing to the balustrade to be obscure.

Final design of the canopy to be agreed. Relocation of the two disabled car parking spaces, either at ground floor or next to the public lift located in the building is required.

JH requested an Environmental Assessment to be made as the proposed building is in a residential area. JH felt that noise and land contamination would be issues that need to be addressed. TP informed that this application does not require EIA but that in any case such matters as being highlighted by JH were being covered by both the Environmental Agency and the Department for the Environment.

DTP advised that we could add conditions requiring the submission and approval of a Construction Environmental Management Plan and a land remediation strategy.

DCM asked the design to incorporate in the planning permit that the 125 car parking spaces are for Government use and 200 for the public use.

TP asked for any other comment and there being none the proposal was approved unanimously.

Other Developments

595/15 - BA13743 - 1-9 Giro's Passage - Two storey extension and full refurbishment of existing residential property (Outline)

DTP told the Commission that this is an outline application which is seeking an in-principle planning approval for a single storey extension at the rear along Giro's Passage as well as a full refurbishment of the existing first and second floors of the property along Main Street. A previous applicant had sought a two storey extension to the property, however, it was subsequently established with the Structural Engineers that the proposed fourth floor level extension could not be built, due to the potential issue of progressive collapse. The applicant is not seeking any changes to the existing ground floor commercial premises along the Main Street frontage.

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DTP also informed that an outline application was approved by DPC in 2010 for the conversion of the existing residential property into offices. A planning permit was not issued however, as the applicant did not provide the requested bank guarantee to ensure that the development would be completed in the event that the developer failed.

An outline application was also approved by the DPC in 2014 for the refurbishment of the existing building including conversion of upper levels from residential to offices and the retention of the ground floor premises for commercial use. The permit expired on 31 March 2015. There was no request for an extension to the approval.

In the current proposal, the applicant is seeking to convert the first floor into three apartments (1 x two bedroom apartment, one bedroom apartment and one studio apartment); a single storey extension to the rear of the property at second floor level and conversion of this floor into three apartments (1 x two bedroom apartment, one bedroom apartment and one studio apartment); and the installation of lift at ground floor leading to all levels.

DTP received several consultee responses. There were no objection from LPS and TSD. The MOH fully endorsed and the welcomed the refurbishment. GHT did not object to the proposals but recommended the following requirements as conditions. Original timber windows and shutters are to be retained and restored in order to improve the authenticity of the façade, and internal wooden flooring should also be kept and restored if in existence. They also suggested the beautifying of Giro's Passage and restoration of the coat of arms at the entrance.

The Application has received 2 public objections, one for the loss of light and privacy as a consequence of the additional storey to the rear and the second from an elderly neighbour, referring to ensuring precautionary construction measures during the refurbishment and construction works to avoid her suffering health issues.

JH asked about the proximity of the new extension to the nearest dwellings.

DTP advised that as was typical in the Old Town the space between buildings was limited.

The Commission considered that the proposed additional storey would have some effect on the complainants property but that taking into account the character of the general area and the benefits of the proposed development that it did not outweigh of the merits of the application.

The Commission approved this application unanimously.

596/15 - BA13755 - 4 Honeysuckle House, Waterport Terraces, North Mole Road - Proposed erection of trellis along balcony perimeter wall

DTP advised that this is a planning and building control application which is seeking a planning permit for the installation of a trellis fence along the balcony parapet wall at 4 Honeysuckle House.

The applicant has confirmed that no works would be undertaken to the public planter located in front of the premises. The applicant has confirmed that the basis of the application is to increase privacy and security for her flat and has in part been made because the planter acts as a stepping stone and allows children playing in the adjacent park to jump over the planter.

A similar type of trellis fencing has been installed on the maisonette properties throughout the estate. However, this is the first time that anybody has sought planning permission to install

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trellising on a private balcony at podium level although permission has been granted to trellises for the ground floor patios fronting the road.

Previous planning applications of this nature have been refused application and could set a precedent which would have implications for the aesthetics of the estate.

LPS commented that the Management Company needs to comment on this issue, as many other balconies have the same problem within the same area and would want to apply for this in the future.

JC suggested that the Management Company might want to provide a scheme for the area and their comments should be sought.

The Commission deferred this application and invited the Management Company to comment on a possible general look for the podium area.

597/15 – BA13760 – 6 George’s Lane – Proposed refurbishment of building conversion into a Boutique Hotel

DTP explained that this application is a proposed refurbishment of commercial and residential accommodation, within a three storey flat roof building. Planning permission is sought for the general internal and external refurbishment of the existing building, a small roof top extension creating a new fourth storey and a change of use of the entire building into a 13 bed, boutique hotel.

The two French doors with shutters are proposed on the top floor north facing rooms leading onto the proposed balconies. They also proposed the conversion of a ground floor window into door and door into window to better suit the internal proposed layout.

Consultations received: TSD had no specific objections to the proposals that have been raised but have various conditions and restrictions to do with construction/road closures/hoarding have been pointed out.

GHT had no objections to the proposed scheme, but have raised the issue that the new windows and shutters need to comply with old town design guide. GHT raised concern about the conversion of the front door into window and vice-versa and recommended that this feature be left in its original form.

MEH requested that the design incorporates standard condition relating to the building being designed throughout to meet the needs of people with mobility issues.

DOE requested dust control plan, predictive energy assessment details of nesting boxes for bats and swifts to be checked by them. Original windows and shutters to be retained and refurbishment are welcomed and supported.

DTP said that this application was subject to Section 19 and one objection had been received and with counter representations from the Applicant also been made. The Commission welcomed Mrs Brooks and Mr Lyon, owners of 8/10/12 Georges Lane, to address the Commission.

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The objectors are the owners of the building adjacent at 6 Georges Lane. They said that the additional floor extension will have a consequence on their residential amenities and affect their light well, which is the only source of light to a number of habitable rooms as well as kitchen and private patio and terrace. They also highlighted that the wall adjacent to the proposed refurbishment is a party wall. The Applicant had not sought their approval. Noise levels and privacy issues will have a negative impact on their day to day life.

They also mentioned that their building is two centuries old and the structural integrity of the building might be compromised by vibrations caused by the works.

DTP recommends approval of the scheme and agrees with GHT's concerns with the change of front entrance to the building and suggested that approval with conditions that they maintain the original features. He also added that it was in line with planning policy aimed at increasing the choice of tourist accommodation. DTP highlighted that the scheme does not meet car parking requirements, as set out in the regulations, which would require a minimum of 2 car parking spaces.

TP concurred with GHT comments and asked the Commission to provide their input. The Commission decided to retain the symmetry of the original design of the building so the swap around from door to window and vice-versa was not approved. The application was approved in principle, subject to the objectors of the property and the Applicant meeting and agreeing a design which both parties can agree upon.

The Commission approved this application and confirmed that any revisions submitted as a result of discussions between the parties should be dealt with by the sub committee..

598/15 - BA13765 - 51 Flat Bastion Road - Proposed external passenger lift to be provided to building

This application was deferred to the next meeting at the request of the applicant.

599/15 - BA13778 - 25/5 Mount Pleasant, South Barracks Road - Proposed subdivision of existing apartment into two and various other alterations including provision of two external car parking spaces.

DTP explained that this proposal is one of two related items. This application is for the proposed subdivision of existing apartment into two and various other alterations including provision of two external car parking spaces. The applicant is the prospective purchaser of the property and is seeking to establish whether the proposals are acceptable before purchasing the property. is seeking approval for the proposed demolition of part of a boundary wall to provide two off street car parking spaces that would be gated with the resulting loss of one public on street car parking space.

This application also refers to application number BA13797 which seeks approval for the proposed demolition of part of a boundary wall to provide one off-street parking space.

The Commission decided to consider address both applications simultaneously.

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DTP advised that in respect of BA13778 this involved the subdivision of the property into two, two-bed apartments with a new pedestrian access from the east. On the west elevation an existing window is to be converted to a French door to mirror an existing door adjacent. On the eastern elevation a door is to be converted into a window. Two off-street parking spaces are to be provided.

DTP reported that in 2005/2006 an application to convert the patio into a car park space resulting in the loss of two on-street parking spaces was refused on the basis that the loss of public spaces was not justified.

DTP reported that the consultee's comments were as follow: both LPS and the Traffic Commission objected to the proposal as it was contrary to Government policy to lose public parking in favour of private use and the loss of at least two on-street public car spaces for private use was unjustifiable. DTP added that the proposed planning application had received no public representations.

TP recommended refusal to the proposed scheme.

The Commission maintained its policy of no loss of on-street public parking in favour of private parking

600/15 - BA13783 - South Jumpers Bastion, Rosia Road - Proposed restoration and conservation of the existing bastion, create glass enclosed atrium and two new floor of office spaces

DTP said that this is a full Planning/ Building Control Application by Sharrock Shand Holdings for the conversion and regeneration of South Jumpers Bastion. It is also for the construction of a two storey extension above the existing South Jumpers Bastion structure.

In February 2014 the applicant obtained Outline Planning Consent for the regeneration of the Bastion and to construct an office development over it: including an internal steel framed walkway with glass balustrades, and a two storey modern extension above the existing structure. It also included an internal passenger lift in steel and glass, frameless glass balustrades along internal perimeter walkways. The open terraced area around the new extension at Rosia Road level was to be open to the public. This access will be controlled by two proposed gates on either side of Bastion with a day time access for the public across and around the Bastion, with details of opening and closing hours clearly displayed.

DTP added that consent was granted for the demolition of various structures including chimney stack and existing external walkways and columns. The applicant is to refurbish the stonework of the listed monument and the external area adjacent along both Rosia Road and Dockyard Road.

They are also to provide an entrance at this level with car parking too within their demised dockyard Road part of the site

A slight increase in the in the height of the top floor level is introduced, so that the storage area for the air conditioners are hidden from sight.

Following discussion the Commission raised the following:

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Day time access for the public would be required, across and around the Bastion, with details of opening and closing hours clearly displayed, which should be 8am to 8pm. The applicant is to provide full details of the proposed colour scheme and all external cladding finishes, so that it matches the bastion. The proposed application has designated 10 car parking spaces within their lease and there should be no loss of spaces for public use.

The Commission also asked the designer to incorporate more glass into the design to blend in more with the surrounding fortification walls and to safeguard the historic form and structural integrity of the site/ monument.

The Commission required that the design be further developed in line with the above proposals and deferred the decision pending further submissions from the applicant.

601/15 - BA13793 - Flat Bastion Road - Proposed internal alterations to form proposed stores in existing WWII tunnels at Flat Bastion Road

DTP explained that this application site consisted of converting into storage units the WWII air-raid shelter and tunnels accessed via Flat Bastion Road. The site area is approximately 1523sqm and is part of the tunnel networks that link up to Green Lane above and elsewhere within the Rock.

The Applicant intends to subdivide the site into storage units principally to residents in the area. Car park provision is a critical negative factor in this proposal as there no parking provision in the area so a loading bay would be necessary to service the premises.

DTP referred members to the copy of a written objection that had been circulated. The objection was in relation to the applicant's proposal to create a fire exit onto the objector's land.

DTP commented that he had received consultee replies from LPS stating that they had no objections but that lease negotiations were on-going.

TSD had no objections in principle, but they would require a geotechnical assessment to be undertaken.

DoE requested for a dust control action plan, Energy Performance Certificate upon completion & Refuse/Bin Holding Areas to be provided.

GHT had no objections to the conversion but questioned the loss of public access. If approved it should be conditional on public access being permitted for pre-arranged guided groups through the site and onto the tunnels beyond. The Trust also required that the blast walls should be retained.

MHYSC had no objections to the conversion but required for a full mapped survey of the premises before and after the development. The applicant should agree with the archaeological officer which heritage features must be retained..

DTP said that this application is recommended for approval subject to following conditions:

No loss of any neighboring parking spaces, other than the potential loss of one public car parking

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space to provide a loading & unloading bay for restricted hours that can be used by the general public outside those hours. The DPC may wish to only approve domestic use of the storage units. Full survey of the site to be undertaken and any historical features to be retained as agreed with GHT/archaeology officer.

Details of Refuse area to be agreed.

Public access to be provided as per GHT comments.

Storage to be limited to domestic storage only.

JC requested the Traffic Commission's input on this application. JH and CM asked the Commission whether, before any applications from private individuals using Government property are approved, the Government, as Landlords, considers opening expressions of interest to the general public in order to consider the best idea for the property.

DPC approved the application subject to obtaining the Traffic Commissions' views and that no damage is made to the tunnels with all the heritage requirements being guaranteed.

602/15 - F/13799/15 - 2C Mediterranean Terrace, Library Ramp - Proposed alterations to the first floor and attic conversion

DTP informed the Commission that this application is seeking planning permission to undertake internal and external alterations to the first floor of the property as well as a roof conversion, thereby adding to the habitable area. The proposal includes, the removal of the staircase leading from the living room to the terrace at first floor level and the installation of new spiral staircase leading to the terrace and the provision of a second turret/skylight.

There would also be changes to the existing turret/skylight at roof level. This turret, which is in poor condition, is to be reconstructed, removing some of its character. A further external change comprising of the increase of the height of the windows in the living room at first floor level on the west elevation is also proposed.

DTP commented that in 2005 permission was granted for the terrace to the west, on the condition that the adjacent property constructed a similar terrace. However, the terrace was only built on 2C Mediterranean Terrace.

He also stated the Consultee comments received:

GHT do not object to the proposed attic conversion itself but that the proposed dormer would have negative effect on the building symmetry and traditional character of the roof. They should consider that the appearance and timber used for the proposed new spiral stairs, should match, as far as possible, the existing spiral staircase located on the southern end of this building. The existing turret should be refurbished retaining traditional features and proportions. They also recommend that the proposed roofing materials should comply with those specified in the Old Town Guide of the 2009 Gibraltar Development Plan.

The MOH confirmed that the proposed development is of a traditional 19th Century townhouse and that they should consider the proposed design has an impact on the building's façade which will make it asymmetrical to its neighbour. On this basis, they propose that great care should be

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taken with the design of this new extension so that it does not impact negatively with the overall buildings character.

DTP commented that the increase in height of the windows facing the Garrison Library, at first floor level, should be encouraged as it is considered that it would be more in keeping with the buildings design, than the current arrangement. The proposed dormer is not in line with what is a traditional 19th Century townhouse and should not be supported. They recommended the DPC refuse this aspect of the proposal.

The Commission approved the reconstruction of the turret to the rear as it is in a very poor condition, but it should also replicate the existing design and materials. The dormer proposal was refused. The applicant is to provide redesigns of the scheme, the application was deferred pending these new submissions.

603/15 – F/13812/15G – Eastside Water Catchments – Proposed rock fall protection works. (GoG Project)

DTP informed that this a GoG application, submitted by the Technical Services Department to undertake rock fall protection works along Sir Herbert Miles Road just south of Both Worlds by replacing reinforcing the exiting rock fall fencing.

DOE do not object to the application, but do require a Dust Control Plan to be submitted. They also require that a site visit by a DOE representative to assess green/planted areas. They also stress that this is an important habitat for both resident and migratory species. An appropriate Assessment and possibly an EIA is required to assess any potential impacts.

DTP responded that no EIA would be required as this wasn't an EIA development although it can be said that an Appropriate Assessment may trigger an EIA to be carried out.

CV commented that care had to be taken in selecting colour schemes for Government housing estates refurbishment schemes to ensure that estates do not lose their individual identity by having the same colour schemes.

The Commission had no issues other than the recommendation that the value and visual impact of the area is not compromised and that the details of installing the fencing ought to be provided once the approved contractor submits these to the Government.

The Commission had no issues other than the recommendation that the value and visual impact of the area is not compromised.

604/15 – F/13813/15G Green Lane -- Proposed rock fall protection works GoG project

DTP informed that this a GoG application, submitted by the Technical Services Department to undertake rock fall protection works at Green Lane between a stretch of road located between two tunnels.

The site is located in the Gibraltar Nature Reserve. The works comprise the installation of a horizontal rock fall catchment fence some 60m in length and to be positioned 10m above the road,

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to create a safety canopy. These works are urgently required on health and safety grounds.

DTP presented the Consultee comments received: TSD stress the importance of these works from a public safety perspective in their response.

DOE do not object to the application, but do require a Dust Control Plan to be submitted. They also require that a site visit by a DOE representative to assess green/planted areas. They also stress that this is an important habitat for both resident and migratory species. An appropriate Assessment and possibly an EIA is required to assess any potential impacts.

DTP responded that no EIA would be required as this wasn't an EIA development although it can be said that an Appropriate Assessment may trigger an EIA to be carried out.

DTP stated that the DOE and TSD will need to liaise directly with one another regarding the proposed works and to see if any suitable measures that could be agreed between the departments to avoid any impact on the habitat.

DTP commented that in general there is no objection to the proposed rock fall protection works in this location. A site visit has been carried out and it would appear that the proposed works would not result in an adverse visual impact and that the fence is relatively well screened when looking up to Green Lane from the Grand Parade car park.

TP recommended that the fence should be as visually unobtrusive as possible and is finished so it blends in as much as possible with the this part of the Upper Rock. There is also potential to investigate the potential of planting on the horizontal fence to make a green feature and that the details of works ought to be provided once the approved contractor submits these to the Government.

The Commission recommended that the value and visual impact of the area is not compromised.

605/15 95 Catalan Bay - proposed additional storey to building

DTP reported that the proposal was for an additional storey with roof terrace above to create an independent residential unit.

The proposed fenestration was designed to match existing and no car parking was being proposed.

The application had been subject to public participation and no comments had been received.

DOE had requested standard conditions on dust control and Energy Performance for Buildings. TSD, GHT and Ministry for Heritage had no objections.

DTP reported that this was an opportunity to seek the refurbishment of the whole building including redressing previous works to block up various windows on the North elevation.

The Commission approved the application with conditions for refurbishment of the whole building and addressing the previous works on the north façade.

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606/15 - F/13820/15G - 7th Floor, International Commercial Centre, 2A Main Street - Conversion of 7th floor car parking level into seven apartments with terraces and associated works

DTP said this is a formal planning application submitted by Bari Properties Ltd the leaseholder of the application site for the change of use of the 7th floor of the ICC, from existing car parking to residential accommodation.

The intention is to remove the existing 72 car parking spaces in order to construct a total of 7 apartments varying between 2 and 3 bed apartments. External changes to the building include the removal of low parapet walls within all east and west facing arches and to install new structural glass balustrades with stainless steel handrails.

DTP reported on the car parking situation:

There were currently 332 spaces

72 would be lost as a result of the development of the 7th floor

Balance would be 260

8th floor residential development - requires 12

7th floor residential - requires 14

155 licenses (39 are temporary for Gibraltar Car Parks)

Balance would be 79

DTP commented on the car parking requirement for the ICC Buildings are:

- Total Retail Area - 23 car spaces;
- Total Office Area - 11 car spaces;
- Total Health Centre Area - 13 car spaces;

Total requirement would be for 47 spaces

DTP reported that one objection had been received from an occupier of a parking space on the grounds of not being informed accordingly of the change of parking space. DTP recommended the issue to be resolved by the two parties involved.

Consultee replies include:

DOE - Dust Control Plan requirements, Predictive Energy Assessment - recommendation for energy efficiency measures implemented throughout the construction process including, the introduction of energy efficient lighting and water-saving measures.

LPS - The landlord is presently in negotiations regarding this proposal.

TSD- concerned with loss of parking.

JH questioned that the potential loss of parking provisions to cover the City Centre and Main Street area is very significant. The Commission should consider that there is an increased pressure of parking provision in this area when the multi storey car park is completed along

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Queensway. LPS concurred with JH, further adding that the ICC parking is full most of the all the time.

The application was deferred and the applicant was to be requested to provide accurate number of public parking spaces available and occupancy levels.

607/15 – F/13825/15 – 8th Floor, International Commercial Centre, 2A Main Street – proposed swimming pool to terrace for apartment seven on 8th floor.

DTP reported that permission was granted in June 2105 for the conversion of the 8th floor into residential use.

The proposal is for a pool to be constructed in unit 7 with a raised tiled deck and timber decking. On the south-west corner of the building the existing balustrade is to be replaced with 5 acrylic panels forming the pool edge. Similar panels will also be installed on the north-east, north-west and south-east corners of the 8th floor.

The DOE would require dust control measures and energy efficiency measures
Ministry for Heritage and TSD had no objections
LPS confirmed they were in negotiations.

The Commission approved the application.

608/15 – F/13852/15G – New Police Barracks Housing Block, Willis’s Road – External refurbishment of existing Government housing block, to include installation of three new passenger lifts, insulation and rendering to façade, new fenestration to replace existing and new mono-pitched roof (GoG project)

DTP informed the Commission that this is a GoG application which is seeking recommendations from the Commission to undertake a comprehensive external refurbishment of this existing Government housing block.

The proposals seek to undertake the following works to the building: installation of three new passenger lifts on the public highway to be located in front of the existing stairs with access platforms. The installation of the lifts will result in the loss of one street car parking space and the relocation of the existing disabled on-street disabled car parking space opposite.

Highways and road safety measures are to be provided as a result of the lifts being positioned in the public highway. These are to include the provision of speed bumps, bollards in front of the lift shafts to provide additional protection from possible collision and traffic mirrors to allow views of oncoming traffic when exiting ground floor garages. The proposals will result in a refurbishment similar to those that are currently being undertaken at the Glacis, Laguna and Moorish Castle Estates.

Consultee comments were: DOE did not object to the proposals but recommended that the refurbishment of the New Police Barracks must meet energy performance standards and the production of renewable energy on site. There should be integrated heat recovery systems and solar panels in the project’s design. They should also consider energy efficient lighting and water saving measures implemented throughout and require a dust control plan and a swift and bat survey to be undertaken prior to any works commencing.

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LPS do not have any objections to the proposals subject to town planning and building control permissions being obtained.

A site meeting with members of the Traffic Commission was held on December 2015 to discuss the external lifts on the public highway.

TP recommended that the scheme be approved subject to the Traffic Commission's recommendations.

CM commented that care was needed to ensure that the individual identity of estates was not lost as a result of the same colour schemes being used throughout the various Government housing estates refurbishment programmes.

The Commission approved this application subject to the recommendations raised.

609/15 - O/13797/15 - 25/5 South Barrack Road - Proposed open air car port/parking facility at the above address to provide one car parking space.

Please refer to item 599/15 - BA13778 - 25/5 Mount Pleasant, South Barracks Road

The DPC refused the proposed scheme following the recommended refusal by the highways authority as there would be a loss of on-street public parking in preference for the same number in private gain.

610/15 - O/13806/15 - Buena Vista Park Villas - Proposed use of stone block and out building as part office and part housekeeper's apartment

DTP said that this is an outline application which is seeking an in-principle approval to establish that the outbuildings, which form part of the Stone Block at Buena Vista Barracks, could be used as private dwellings, an office and an apartment for the housekeeper of the prospective buyer.

The prospective buyer would purchase the site and occupy the Stone Block as a single dwelling and the outhouses would be used as proposed in this application. Works consists of the conversion of the Stone Block outhouses, to be used by around 4 to 5 office workers as part of the owner's personal businesses. A one bedroom flat for the housekeeper, a laundry and garage for two cars space would be designed into the scheme.

DTP added that the Consultee comments received are: MOH have no objections to the application. DOE do not object to the proposals but require a Dust Control Plan, Predictive Energy Assessment and a Swift and Bat Survey to be submitted prior to any works commencing. LPS have confirmed that the application is being considered by the landlord in view of lease issues.

TP asked the Commission to provide their comments.

CM proposed that the Stone Block is included in the Listed Buildings Heritage and Antiquities Act.

JH recommended that the potential proprietor should confirm that the office is only used by the owner.

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DTP added that the property has provision for six outdoor car parking spaces, which could be used by the office works and housekeeper. He also recommends that the owner should incorporate more landscaped areas into the design.

TP had no issues with the office proposal within the household but states that the Commission needs to be careful so that the office is not sold as a business separate to the residential lease at any future date. He recommended to the Commission for approval subject to conditions, ensuring that the approved green space is completed and submitted in the full planning application.

The Commission approved this outline application subject to the recommendations raised.

611/15 – 1198/040/15 – 1/11B Casemates Square – Proposed PVC banner for Domino’s over entrance to Casemates Square

DTP explained that the applicant proposes to place a 3m x 0.9m banner over the Casemates tunnel entrance that leads to Landport Tunnels to advertise his unit which is located behind the Barracks.

DTP referred members to the written justification provided by the applicant.

DTP advised that the Commission did not normally allow advertising on premises which are not the premises to which the advert relates. Additionally, Casemates Barracks already suffers from visual clutter and an abundance of advertising banners. This proposal could set a precedent for similar proposals and would only add to the visual clutter.

DTP instead suggested that a standard sign indicating the location of all the businesses should be placed on the side of the entrance of the Landport Tunnel.

The Commission refused the application.

Minor and other Works – not within scope of delegated powers

TP recommended approval to schemes BA13328/BA13601/F/13869/15, unless the Commission had any comments from the proposed schemes.

612/15 - BA13328 – Apt 1603 Majestic Ocean Plaza, Ocean Village – Proposed replacement of existing patio doors to increase external terrace space

The Commission approved this application.

613/15 – BA13601 – 10 Naval Hospital Hill – Architectural and structure modification of the property (Outline application)

The Commission did not have an issue with this application.

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614/15 - F/13869/15 - 3 Sunnyside House, Naval Hospital Road - Proposed glass curtains to balcony

The Commission approved this application.

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

615/15 - Ref 1198/032/15 - 30 Irish Town - Cork & Fork signage

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

616/15 - Ref 1198/035/15 - Winston Churchill Avenue - Directional sign for Sunborn Yacht Hotel

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

617/15 - 1198/036/15 - Line Wall Road/Kind's Bastion - Proposed development sign for Rosia Bay Leisure Centre

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

618/15 - 1198/038/15 - Casemates Square - Banner to advertise annual exhibition

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

619/15 - 1198/039/15 - Ground floor, Jumpers Building, Witham's Road - Proposed office/shop sign

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

620/15 - A/13803/15 - 8-10 Queensway - Proposed plaques for STM Group

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

621/15 - A/13807/15 - Queensway an South Barracks Road - Application for lamp post banners to advertise 2nd International MMA Cage Fight Night

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

622/15 - A/13809/15 - Bus stop, Market Place - Bus stop sign to support Movember Campaign

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

623/15 - A/13830/15G - Queensway, Waterport and North Mole Road - Lamppost banners to advertise Gibraltar Snooker open

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

624/15 - A/13840/15 - The Gibraltar Museum, 18-20 Bomb House Lane - Application to install wall plaques

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

625/15 - A/13841/15G - New Police Barracks Housing Block, Willis's Road - Billboard to be placed on scaffolding to advertise refurbishment

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

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626/15 - A/13844/15G - Montagu Bastion - Installation of signage panels advertising Gibraltar Exhibitions of Modern Art at Montagu Bastion

The Commission noted the approval granted by the Sub-committee. Subject to agreement with GHT on exact location.

627/15 - BA12219 - 5 Rosia Lane - Request to extend validity of planning permit

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

628/15 - BA12330 - 2 Ellerton Ramp - Amended plans to regularize works that have been carried out to basement, patio side walls and patio floor

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

629/15 - BA12856 - 26B Elliot's Battery - Amended plan for the enclosure of terrace

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

630/15 - BA12974 - 9/1 Naval Hospital Hill - Proposed change of windows

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

631/15 - BA13116 - Hesses Demi Bastion, Landport Ditch - Revised proposal for new location of salt water pipe

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

632/15 - BA13116 - 4 Straits View Terrace, Naval Hospital Hill - Amended to include external spiral staircase

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

633/15 - BA13212 - 10 Main Street - Amended to approval shopfront including installation of roller shutter

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

634/15 - BA13232 - 2/1 Serfaty's Passage - Consideration of drainage options, colour scheme and minor amendments to internal layout

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

635/15 - BA13251 - Devil's Tower Road WT station - Request to extend validity of outline planning permit

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

636/15 - BA13274 - Rock Cottage, South Barracks Road - Amendments to approved scheme including provision of porch at main entrance to dwelling and provision of pool house and Jacuzzi swimming pool

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

637/15 - BA13278- 402 Europlaza - Amendment to remove partition wall to create open plan kitchen and dining area

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

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638/15 - BA13338 - South Plot Eurotowers, Europort Road - Amendment altering the number of apartments within the proposed building and allocation of additional car parking spaces

Comments from the Committee included that the proposed change of dwellings to single bedroom apartments should address the situation that more parking spaces should be provided. DCM requested the applicant to provide the number for the proposed scheme.

The Commission noted the approval granted by the Sub-committee, subject to conditions.

639/15 - BA13443 - 2 Koehler's Ramp (formally known as 17A Devil's Tower Road) - Amendments to approved scheme including minor internal and external alterations

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

640/15 - BA13447 - 124-128 Main Street - Revision to shop front proposals following DPC Comments

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

641/15 - BA13463 - 84/90 Main Street - Amendment to provide new access on Main Street

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

642/15 - BA13599 - 12 Catalan Gardens, Sir Herbert Miles Road - Amendments to scheme including the installation of glazed patio door on north facing wall of bedroom extension at first floor level and squaring off the proposed pool

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

643/15 - BA13627 - 1 Rosia Cottages, Rosia Road - Amendment to scheme seeking to change approved pitched roof and introduce a flat roof

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

644/15 - BA13628 - Lathbury Barracks Unit 25 - Construction of new staircase and mezzanine

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

645/15 - BA13633 - Waterport Terraces Unit 16 - Amendment to construct new openings into internal light well

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

646/15 - BA13640 - 4 Shorthorn Estate Europa Road - Amendment to approved balcony detail at first floor

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

647/15 - BA13684 - 18 Churchill House, Witham's Road - Installation of air conditioning unit

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

648/15 - BA13714 - 40 Cornwall's Lane - Proposed lift and staircase

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

649/15 - BA13716 - 10 Library Gardens - Proposed alterations and extension to building

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

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650/15 - BA13724 - Flat 6, 244 Main Street - Refurbishment of apartment and subdivision into two residential units

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

651/15 - BA13730 - 1200 Europort Road Eurotowers -- Proposed extension and internal alterations

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

652/15 - BA13731 - 44/2 Turnbull's Lane -- Refurbishment of apartment

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

653/15 - BA13732 - 26 John Mackintosh Square -- Full refurbishment of restaurant premises

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

654/15 - BA13737- 4 Chatham Counterguard fish Market Lane -- Proposed new fixed external weather canopy in front of vault unit.

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

655/15 - BA13746 - Europort Avenue Eurotowers -- Application to convert two store areas into office and relocation of existing a/c units

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

656/15 - BA13747 - Law Courts Town Range -- Deployment of 4G wireless equipment at the Law Courts, replacing existing antennas with 4G capable multiband antennas

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

657/15 - BA13750 - 31 Victoria House 26 Main Street - Proposed refurbishment of office and erection of partition

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

658/15 - BA13752 - 198 Main Street -- New external signage and proposed internal alterations.

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

659/15 - BA13753 - Rosia Plaza -- Proposed replacement of shutters on the east elevation of the building next to Nelson's View

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

660/15 - BA13754 - 46 Irish Town - Application to install two air conditioning units in with iron screen.

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

661/15 - BA13757 - Unit 4 Portland House -- Proposed internal office refurbishment

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

662/15 - BA13758 - 302/303 Atlantic Suites -- Minor internal alterations to apartment

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

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663/15 - BA13761 - Unit 1, 1 South Pavilion Road - Proposed internal alterations

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

664/15 - BA13762 - 25 Rodgers Road - Change of use from hairdressers to stores and refurbishment of apartment

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

665/15 - BA13763 - Apartment 29, Block 2, Ragged Staff Wharf - Proposed internal alterations to apartment

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

666/15 - BA13764 - 35A Referendum House Glacis Road - Proposed conversion of commercial premises into storage units and refurbishment of premises

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

667/15 - BA13766 - Apt 903, Block 6 Europlaza - Internal alterations

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

668/15 - BA13767 - 1201 Europlaza - Proposed minor extension to existing rooftop solarium

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

669/15 - BA13768 - 8A Crutchett's Ramp -- Application to create new storage areas.

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

670/15 - BA13769 - 1106 and 1107 Crystal Ocean, Grand Ocean Plaza, Ocean Village -- Installation of glass curtains.

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

671/15 - BA13770 - 78B Main Street -- Proposed fit-out of commercial premises including new shop-front

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

672/15 - BA13771 - 606 Cumberland Terraces -- Proposed Internal Alterations

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

673/15 - BA13773 - Suite 9A, Leanse Place, Town Range -- Minor works refurbishments and installation of air conditioning units

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

674/15 - BA13773 - Admiral Casino, 23 Leisure Island - Creation of exchange bureau at ground floor of Casino

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

675/15 - BA13777 - 14 Eurotowers, Europort Road - Proposed pergola on terrace with solar panels

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

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676/15 – BA13779 – Rosia Road - Proposed opening of outer wall and installation of glass door to the consumer section

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

677/15 – BA13782 – Villa Venezia, 5 Little Genoa, Sir Herbert Miles Road -- Installation of glass curtains of east facing façade

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

678/15 – BA13784 – Watergate House Line Wall Road -- Installation of two 'omnidirectional' 3 element wall mount antennas on each end of the roof area of Watergate House

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

679/15 – BA13785 – 405/406 Trafalgar House -- Proposed conversion into two apartments

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

678015 – BA13787 – 33B Europa Road -- Proposed steel beams to provide structural opening for removal of an internal load bearing masonry wall

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

681/15 – BA13788 – 705 Royal Ocean Plaza, Ocean Village -- Installation of glass curtains

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

682/15 – BA13789 – 905 Royal Ocean Plaza, Ocean Village -- Installation of glass curtains

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

683/15 – BA13791 – Europa Retreat Centre, 11 Windmill Hill Road -- Application to construct covered walkway

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

684/15 – BA13792 – Unit E/1, Devil's Gap -- Glazed conservatory extension to house in upper rock nature reserve

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

685/15 – BA13794 – Suite 802, Europort - Proposed minor internal alterations

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

686/15 – BA13795 – Hadfield House Library Street -- Application to construct internal access ramp.

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

687/15 – BA13796 – Suites C, D & E Regal House -- Proposed internal alterations for office fit out

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

688/15 – D/13854/15 – 1 Corral Road – Partial demolition of building including perimeter roof structures and the penthouse on top of the north wing of the property to facilitate two storey extension and demolition of some internal, non-structural partitions to facilitate relocation of lift and stair wells.

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

689/15 – F/13798/15 – 9 Glacis Road – Change of conversion of former Odoobo offices into gymnasium

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

690/15 – F/13801/15 – Flat 507, Bayview Terrace, Rosia Road – Retrospective application for minor internal alterations

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

691/15 – F/13802/15 – Flat G, 10 Pitman’s Alley -- Proposed minor building alterations.

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

692/15 – F/13808/15 - The Cuban, Unit 21B, Ocean Village -- External alterations to entrance approach to improve entrance.

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

693/15 – F/13810/15 - 633 Watergardens—Enclose part of balcony on the north elevation and minor internal alterations.

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

694/15 – F/13811/15 - Flat 38, Cormorant Wharf, Queensway - Installation of glass curtains and blinds on terrace of property

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

695/15 – F/13814/15 - 114 Ocean Heights -- Internal alterations and refurbishment of existing 1 bedroom maisonette.

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

696/15 – F/13816/15 - Unit 15, Ocean Village Promenade -- Minor internal refurbishment and replacement glazed windows

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

697/15 – F/13818/15 - 15 Moorland House, Ordnance Wharf -- Installation of glass curtains and one vertical roller sunblind to enclose existing covered balcony and replacement of all external windows and doors with UPVC units to match existing

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

698/15 - F/13821/15 - Vaults No.11 and No.12, Chatham Counterguard, Fish Market Lane - Minor internal alterations

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

699/15 – F/13822/15 - 256 Main Street - Refurbishment of café premises to be occupied by Costa Coffee

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

700/15 – F/13823/15 - 16 South Barrack Ramp – Construction of swimming pool and other

APPROVED

DPC meeting 12/15

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external alterations in garden

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

701/15 - F/13824/15 - Cafe Fresco, Ocean Village Promenade -- Extension to existing pergola, installation of polycarbonate rain cover and retractable side panels (vertical awnings)

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

702/15 - F/13826/15 - Unit 5, Ocean Village Promenade -- Internal fit out of existing unit for office use

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

703/15 - F/13832/15 - 69 The Anchorage, Rosia Road - Change of use of bedroom into store room for business

The Commission noted the approval granted by the Sub-committee. The Commission commented on this application as the applicant is applying for approval for Trade License. The Commission suggested that Government Departments should meet to discuss procedures in order to facilitate processing of working from home conditions.

704/15 - F/213835/15 - Apartment 2B, 2nd Floor, 116 Main Street -- Conversion of office unit into a two bedroom apartment

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

705/15 - F/13837/15 - 48 Cormorant Wharf, Queensway Road - Internal alterations

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

706/15 - F/13838/15 - Flat 18C, Elliot's Battery, Elliott's Close - Take down 3 metal railings and block in openings

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

707/15 - F/13842/15 - 1D Town Range - Application to install new door and gate.

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

708/15 - N/13834/15 - Devil's Tower Camp -- Removal of 6 trees from New Parade Ground site

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

709/15 - N/13748/15 - Mons Calpe Mews -- Removal of two pine trees and replacement with three new Livistona pine trees

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

710/15 - N/007/15 - Witham's Cemetery - Various tree works include removal and replacement of eight trees as well as pruning and maintenance works to ten other trees

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

711/15 - N/015/15 - 39-41 Flat Bastion Road -- Removal of tree on edge of cliff

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

712/15 - N/016/15 - Catalan Bay -- Removal of palm tree

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

APPROVED

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713/15 - N/017/15 - Glacis Road -- Removal & relocation of tree

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

714/15 - REF 1196 - My Wines, Chatham Counterguard - Regularising tables and chairs area

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

715/15 - REF 1196/14 - Snack Time, 28 Parliament Lane -- Request for tables and chairs license

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

716/15 - The Garrison Library -- Removal of tree growing from wall

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

717/15 - Any other business

JH would like to add she approves of the pruning of trees in Burger King's triangle at Casemates Square and would like to take this opportunity to express that the scheme is 'looking good'.

718/15 - Next meeting

The Chairman informed the Commission that a meeting has been scheduled for 19th January 2016 at 9:30am.