

Approved
DPC meeting 2/15
18/2/15

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 2nd Meeting of 2015 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 18th February 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
(Chief Technical Officer)
- Mr G Matto (GM)
(Technical Services Department)
- Mrs C Montado (CAM)
(Gibraltar Heritage Trust)
- Dr K Bensusan (KB)
(Gibraltar Ornithological & Natural History Society)
- Mr J Collado (JC)
(Land Property Services Ltd)
- Mr C Viagas (CV)
(Heritage & Cultural Agency)
- Mrs J Howitt (JH)
(Environmental Safety Group)
- Mr W Gavito
(Rep Commander British Forces, Gibraltar)
- In Attendance:** Mr P Naughton-Rumbo (DTP)
(Deputy Town Planner)
- Miss K Lima
(Minute Secretary)
- Apologies:** Mr J Mason
(Rep Commander British Forces, Gibraltar)

Approval of Minutes

64/15 – Approval of Minutes of the 1st meeting of 2015 held on 28th January 2015

The Commission approved the Minutes of the 1st meeting held on 28th January 2015 subject to the following amendments in bold:

Minute 17/15 – page 11

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

Minute 29/15 – page 16

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

Minute 62/15 – page 19

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

Matters Arising

65/15 – BA13192 – The Boardwalk, Tradewinds – Proposed replacement of timber flooring – Consideration of alternative materials

DTP reminded the Commission that a permit was granted for the use of Calsada Stone to replace the existing timber flooring. He said that a revision to the proposal has been received following discussions between the residents of Tradewinds and the Head Lessor. DTP said that they are now proposing to use clay pavers in a grey colour. DTP provided a sample of the pavers and said that there are no planning objections to this proposal.

The Commission approved the revised proposal.

66/15 – BA13359 – Unit 23, Leisure Island, Ocean Village – Proposed replacement of doors

DTP said that this application was considered at the previous meeting and that it involves the replacement of fenestration on the first floor of the Casino premises to introduce bi-folding doors. He said that the application was deferred as the members were minded to refuse the application and requested justification as to why the applicant is proposing these changes. DTP referred to the letter from the applicant previously circulated to members, where the applicant has suggests that by changing the fenestration they will be able to improve access especially for wheelchair users and to increase the amount of natural ventilation entering the premises. DTP also said that the applicant has referred to similar framed doors which have been installed in premises on the ground floor. He said that the existing handrail shields the windows from view.

Approved
DPC meeting 2/15
18/2/15

The Commission welcomed Mr Mitchel on behalf of the applicant.

Mr Mitchell told the Commission that the premises on the ground floor, previously The Island, already have bi-fold doors. He said that they feel that this type of door fits into the façade. Mr Mitchell said that they are carrying out refurbishment works on the restaurant and that by changing the fenestration, they will provide better access and improved ventilation.

The Chairman asked Mr Mitchell whether a change in fenestration could lead to an increase in noise emanating from the premises. Mr Mitchell confirmed that there will not be an increase in noise levels as he said that the restaurant is situated on this side of the premises.

DTP asked Mr Mitchell whether they have considered using a frameless system within the existing frame. The applicant's engineer confirmed that the manufacturer has confirmed that this would not be possible as the glass panels would be too large.

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

2 in favour

0 against

9 abstentions

The Commission approved this application.

67/15 – BA13399 – Windmill Hill Road – Construction of a warehouse/industrial unit with ancillary offices and facilities

DTP said that at the previous meeting the Commission was concerned that the proposed layout did not represent the best use of land and that there would be competing demand for car parking. He said that discussions with the relevant departments and interested parties are ongoing and suggested that this matter should be deferred.

The Commission deferred this application.

68/15 – BA13405 – Waterport Desalination Plant, North Mole Road – Retrospective application for extension of exiting containerized reverse osmosis plant

DTP told the Commission that this application was deferred at the last meeting as further details on the proposal were requested due to the plant being additional to the existing ones on site. DTP said that since the last meeting, JH has visited the site with the Town Planning Department and that she was satisfied with the information provided. DTP recommended approval as the plant is similar to the other units already on site.

JH said that she raised concerns as she thought that it was unusual that no technical specifications had been provided. JH said that the site visit proved useful in seeing the plant and how much it has progressed from the old one. However, she said that a simple technical profile would be useful when applications such as this one are presented to the DPC.

The Commission approved this application.

Major Developments

69/15 – BA13253 – Sir Herbert Miles Road, Both Worlds South Site – Proposed construction of a nursing home – To consider EIA Scoping Opinion only

DTP advised that the proposal is for a nursing home to be built partly on a previously developed area, the beach and the cliff edge. DTP said that 60 rooms will be provided within 7 storeys, as well as a car parking deck. DTP said that the Town Planner's scoping opinion was circulated to members prior to the meeting.

The Chairman said that his scoping opinion is similar to the one prepared for a previous application in 2003. He said that both coincide with most of the points. These include: significant effects on the landscape and visual impact; potential significant impact on the local habitat and natural Rock face and cliffs above and below the site, that would be necessary to carry out cliff stabilisation measures and to prevent rock falls; significant vehicular access problems along this narrow stretch of Sir Herbert Miles Road both during construction and operational; and significant physical encroachment of the development onto the beach even though the applicant claims that part of the beach is within their Lease. The Chairman also advised that the Minister for Planning now has to take a decision on the screening direction process in view that the applicant has not accepted that the proposed development undergoes an EIA process.

The Commission did not have an issue with the Town Planner's EIA Scoping Opinion.

Other Developments

70/15 – Ref 1528 – Gibtelecom, LTE (4G) – Deployment Plan

DTP said that a copy of Gibtelecom's deployment plan for 4G mobile telephone network was circulated to members prior to the meeting. He said that they intend to reuse existing sites where possible and that HMGOG's policy on antennas, for example proximity to schools and hospitals, has been taken into account. DTP said that they will have to use new sites where network is limited by topography. He also said that they will be using the lowest power possible and that Gibtelecom sites are already below recommended levels. DTP said that they will be consolidating technology within single antennas.

DTP said that the Commission is being asked to consider whether individual applications can be considered by the Subcommittee or whether they should be brought for consideration by the DPC.

JH told the Commission that the ESG has held meetings with Gibtelecom and that although there are some outstanding issues, the meetings have been very productive and plenty of progress has been made. JH said that the ESG campaigns to lower emissions and that they will continue to work with Gibtelecom on outstanding issues. She said that Gibtelecom has mentioned that they are taking down existing sites to replace them with new ones and to lower emission levels. JH said that the proposed plan is what they intend to do today and asked whether if any changes are made, these changes would be presented to the DPC. She said that if any major changes are shared with the Commission, then she would have no issue with single applications that are in accordance with the plan, being considered by the Subcommittee.

Approved
DPC meeting 2/15
18/2/15

The Chairman suggested that all existing approved sites could be considered by the Subcommittee and any new ones brought to the DPC for consideration.

JH said that one of the ESG's main issues is with the mast above Albert Risso House with regards to residents of Mons Calpe Mews and Waterport Terraces. The Chairman said that information on this mast would not have been supplied to Mons Calpe Mews or Waterport Terraces respective management companies as the antenna is not located on a building pertaining to them.

The Commission agreed that the Subcommittee can deal with applications relating to existing sites included within Gibtelecom's master plan, but that the new sites will be presented to the Commission for consideration. Any major changes to the plan should also be presented to the DPC.

Finally DTP informed the Commission that the Department of Environment has requested more information on habitat effect from the proposed antennas at the Buffadero and Windmill Hill sites. He also said that the GRA had confirmed that they were aware of the proposals and confirmed that they carry out inspections at the different sites to ensure that they are compliant.

71/15 – BA13466 – Road to the Lines – Part demolition of boundary wall – HMGOG Project

DTP advised that the proposal is to demolish part of a historic boundary wall as the area is being cleared and there is a concern over the structural stability of the wall. DTP said that the wall in question is believed to be an 18th Century wall with later additions. DTP told the Commission that the works are related to the restoration of the Northern Defenses which envisage linking these to the town area. DTP said that a site visit was held with the relevant parties. He said that at the visit there was a general feeling that the wall should be removed.

DTP said that since the meeting, the Ministry of Heritage has raised concerns over the loss of the wall and said that they feel that the Commission should defer a decision and ensure that steps are taken to make the wall safe in the meantime. They consider that the wall is of historical importance and they would prefer it be retained. They have also raised concerns that the proposal to demolish the wall is premature as there is no definitive plan and said that there should be further consultation before a decision is taken.

DTP also said that the Heritage Trust prefers to retain the wall but that if demolition is the only option, they would prefer partial demolition rather than full demolition.

DTP said that the Gibraltar History Society has also commented saying that the wall has an important structural element as it divides the Northern Defenses from the town area and that the decision to demolish is premature.

DTP told the Commission that during the site visit it was clear that the wall is in a bad condition. He said that the gateway itself would be retained. DTP said that CV is leading on the Northern Defenses project and that he has recommended demolition to open up a link to the Northern Defenses.

Approved
DPC meeting 2/15
18/2/15

CAM said that there is debate over the date of the wall and its significance. She said that it is different to other city walls. CAM said that she can see the pros and cons of both sides of the argument but that she does not want to take a decision and regret it later on.

The Chairman asked CV whether the wall has been structurally assessed. CV said that it has been assessed and that the recommendation is to demolish it.

CV told the Commission that the Development Plan focuses on this area as an asset and that it suggests that the possibility of opening links to the area should be explored. He said that the idea is to link Casemates up to the Puerta de Granada site. CV said that the site is currently abandoned and has become a dumping ground with anti-social behaviour common in the area. CV said that a pillbox was revealed whilst clearing the area. He said that the rubble has caused the wall to fracture and it is now unsafe. CV also told the Commission that he is usually vocal against demolition but that he fears that the engineers' report is correct. CV said that the wall could be fixed but that works would be costly. He said that the wall is not listed and that no attempt has ever been made to list it. CV advised that the proposal is to retain part of the wall but demolish the part which is unsafe. He said that Second World War features will be retained and that open areas for community use are being created. CV said that he would also welcome further studies but that he fears that the wall will fall imminently and questioned who will take responsibility should anything happen.

KB said that since the World War II pillbox is the only one that points into town, it should take priority over the wall.

CAM said that it is important to decide where access should be provided. CV said that these defenses were designed not to allow access. The Chairman said that openings have been made on other city walls.

CV said that the question is whether we want to open up a site which up to now has not been appropriately managed.

JC said that the Northern Defenses is crying out for regeneration.

The Chairman suggested deferring this application pending discussions to be held with the interested parties.

CAM thought that this matter should be discussed further but felt that the wall should be made safe in the meantime. The Chairman suggested that all unsafe structures should be cordoned off for safety.

CV said that the site is notorious for anti-social behaviour and that people will not be put off from entering the area by even if it were cordoned off.

DCM said that he is a historian and that his view is to preserve and restore where possible. He said that this project is very exciting in terms of its heritage, historical and tourist value. DCM

Approved
DPC meeting 2/15
18/2/15

said that if the experts are recommending demolition of a section of the wall the Commission has a health and safety duty to ensure that the area is secure. He said that his instinct would be to preserve but that regrettably in this case safety is an issue.

MEH said that his first reaction would be to retain the wall but questioned the point of this if the wall is unsafe and buttressing will make it look worse. He said that he is concerned that the wall is unsafe and that an accident might happen. MEH said that if this were a medieval wall perhaps it would have been a different issue. However, he said that he did not like the idea of removing it.

CAM suggested that the wall could be rebuilt.

CV said that Golders and Belilos have both confirmed that the wall is unsafe. He said that it could be demolished and rebuilding submitted as a later application. CV highlighted that the main issue is safety.

MEH said that the wall cannot be demolished and not rebuilt later on.

The Chairman said that a proper recorded report of the wall should be carried out.

CAM highlighted that the value of the wall and the character of the area are important. She said that if the Commission wants to retain the character of the area there would be an argument for rebuilding the wall.

The Commission recommended sensitive demolition and materials to be kept on site for possible reconstruction.

72/15 – BA13382 – 18 Lower Castle Road – Construction of additional storey with flat roof terrace above and subdivision of property into 3 dwellings

DTP told the Commission that this site is screened by buildings on the west and that the east façade faces on to Lower Castle Road. He said that the proposed architecture replicates the existing and that proposed fenestration is in line with the Development Plan Policy. DTP also said that no parking has been proposed due to site limitations.

DTP said that the Heritage Trust has requested that an original arch should be retained. CAM said that this is no longer necessary as it has been found that the arch is a later addition to the building.

DTP also told the Commission that the Ministry for Heritage has commented on their usual requirements for materials and timber fenestration.

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

DTP recommended approval from a planning perspective.

The Commission approved this application.

73/15 – BA13407 – Buena Vista Barracks – Proposed communal swimming pool

DTP advised that the proposal is to locate the swimming pool on the cliff face. He said that the site forms part of a vegetated cliff area and historic walls. DTP told the Commission that the application does not comply with the Development Plan Policy for example in that the scale and massing is not in keeping with the setting and it is not integrated into the landscape. DTP said that the proposal is not sympathetic to the area and contravenes maintaining open spaces. DTP also said that the proposal would require major engineering works and that there have already been issues with cliff stability in other sites in the area. He said that the instability of the land could be an issue. DTP also advised that a policy of the Development Plan is to protect the natural land and biodiversity and that this project will have an impact on this.

DTP said that the Ministry of Heritage has commented on the impact on historic boundary walls and advised that if the Commission were to approve this proposal, a desk based assessment would have to be carried out.

DTP also said that the Heritage Trust has stated that this proposal will have a great visual impact and that if approved, heritage features overlooking Camp Bay should be assessed.

DTP recommended refusal for the reasons stated.

The Commission refused this application.

74/15 – BA13412 – 5-13 Flat Bastion Road – Proposed restoration and refurbishment, with an additional floor, to create 10 apartments and parking

DTP advised that this is a full planning application for the restoration and refurbishment of 5-13 Flat Bastion Road and creation of 10 apartments with limited car parking. DTP said that the provision of car parking would involve opening entrances on Flat Bastion Road. He also said that courtyards will be maintained and that an additional storey will be constructed to provide maisonettes set back on some areas. DTP advised that representations have been received from residents of the area and referred Members to the correspondence circulated with the Agenda

The Commission welcomed Mrs Navarro on behalf of the local area tenants association.

Mrs Navarro provided the Commission with photos of the area which she said she wanted included in DTP's presentation but was told that it was too late.

DTP referred that these were received at the last minute and it was no longer possible to include them in the presentation.

Mrs Navarro told the Commission that 5-13 Flat Bastion Road has been neglected for the past 25 years and that the residents of the area have had to put up with it. She said that GM has been to the site on many occasions and that numerous surveys undertaken have deemed the building uninhabitable. Mrs Navarro said that all of these surveys have been paid by the tax payer. She informed the Commission that the tenants' have made numerous proposals to Government for possible uses for this area. She said that one of their proposals is for a bus stop as the nearest bus

Approved
DPC meeting 2/15
18/2/15

stop is by the Astoria or by Willis' Road, the latter which would then take them all the way to Moorish Castle Estate adding around 20 minutes to their journey. Mrs Navarro said that these bus stops are not suitable for persons who are not young or fit. Mrs Navarro also said that the Tenants Association was formed 20 years ago and that they have since tried to agree on amicable solutions with Government. She said that the area could be beautified and made safer as there is currently no pavement and people are forced to walk on the road. Mrs Navarro also said that their request for further parking in the area has always been ignored. She also told the Commission that she has an email from Minister Balban in which he agrees to work with the tenants and involves himself in the matter but that this decision was later derailed by someone else. Mrs Navarro highlighted that the road is so narrow that there is no space for pedestrians, no space for buses and no space for a pavement. She said that the area has been forgotten and that the residents are only trying to improve the area. Mrs Navarro said that the successful tenderer does not intend to live in the property and that therefore they are only intending to make a business profit. Mrs Navarro provided a copy of the email sent to her by Minister Balban as evidence supporting the residents' claim.

JH asked Mrs Navarro what the residents feel is missing the most in the area. Mrs Navarro said that it is hard to pinpoint one issue when there are many that need to be addressed. She said that one of the main issues is that the road is too narrow and dangerous. She also said that with the proposal to provide car parking spaces within the new development, the road will become even narrower.

Mrs Navarro said that the residents would like the building to be demolished as proposed in meetings held with Government. She said that she represents all residents of the area that have had to deal with rodents, pests, etc from this derelict building for years. She asked the Commission to read her letter of representation which was submitted on behalf of all of the tenants.

The Commission did not have any further questions and thanked Mrs Navarro.

Mr Dominic Harvey (architect representing the applicant) said that he sympathised with the tenants but that he had been briefed by his client to carry out the proposed project.

DTP told the Commission that a further 5 representations were received and that objections are based on loss of light, privacy, parking, bus stops, loading/unloading bays, beautification of the area and relocation of bin stores.

DTP also advised that counter-representations have been received which suggest that this is a derelict building which will be put to use and that there will be no increase in footprint. DTP also said that the applicant has confirmed that a bin store will be provided within the building and that the additional storey will be kept to the minimum possible height to reduce impact. The applicant has also claimed that this property has not been bought for business but by an individual through tender. The applicant claims that they are not aiming to maximise profit and that the proposed project is just economically viable. The applicant has also stated that the building used to be divided into 5 addresses, although there was evidence suggesting that these had been further subdivided and therefore the proposal is not different in terms of residential density. They have

Approved
DPC meeting 2/15
18/2/15

also confirmed that 6 parking spaces are the most that can be provided and that the rest of the residents will be encouraged to walk, use the bus or cycle.

DTP told the Commission that the Ministry for Heritage has requested that timber fenestration is used and that the architect aims to minimise the impact from the parking.

DTP said that the Heritage Trust does not have an issue with this application. They have stated that they would have resisted the inclusion of parking but that the benefit of refurbishing the property outweighs this. They have requested that fenestration be uniform.

DTP also said that LPS has not raised any objections and the Traffic Commission has requested that vehicles should be able to reverse into the parking spaces.

DTP told the Commission that the proposal is in line with the Development Plan which encourages bringing derelict buildings into use. He said that although there will be some impact on the streetscape the road will not be made narrower than what it already is and the upper levels have been designed to minimise impact. DTP recommended approval.

MEH said that this is an unfortunate situation as he would normally welcome regeneration of derelict buildings but that this is the first time that residents are objecting to this. He said that he wondered whether there is room for compromise if both parties were to get together. He said that perhaps a pavement could be provided if the building was slightly set back.

DTP said that the architect did mention that the garage entrances will provide refuge for pedestrians as these will not be enclosed.

MEH asked whether the two sides have sat down together to discuss this proposal and the concerns of residents. The Chairman said that no discussions have taken place.

The Chairman suggested that perhaps pedestrians could walk along the ground floor of the building if the applicant removes the parking area and creates pedestrian walkways instead. He said that he has seen examples of this in other European cities and it was also being proposed along the Castle Road sections of the ex-Police barracks development. It would assist in alleviating pedestrian access along this narrowest stretch of Flat Bastion Road. Instead of providing car parking the applicant may be dispensed with this requirement in preference to the walkway and motor bike parking,

MEH said that the views of the residents are very important to him and that he would suggest deferring this application to allow discussions to take place.

The Commission deferred this application and asked the Town Planners to arrange a meeting with the developer and the residents.

75/15 – BA13418 – 10 Clifton Mews, Europa Road – Minor extension to main bedroom onto existing balcony area

DTP informed the Commission that this is a retrospective application for an extension on the penthouse level. DTP said that a copy of the letter from the applicant's lawyer has been circulated to members. DTP explained that the works were carried out 10 years ago without permission and that since then the property has been sold twice. DTP said that the current owner is seeking planning permission for the extension which has a glazed frontage after it was brought to his attention that no planning permission had been sought by the previous owner when the works were carried out.

DTP advised that the original intent when the building was constructed was for the penthouse level to be set back. DTP said that the extension therefore is contrary to the original design intention and contrary to planning policy. DTP said that allowing this could set a precedent.

DTP said that the lawyer's letter states that it is not his client's fault that the extension was built without permission and that his client is only trying to resolve the situation. It suggests that the applicant expects the Commission to grant approval.

DTP told the Commission that they need to consider the application on its own merits even if they sympathise with the new owner. DTP said that LPS and the Heritage Trust have not raised any objections. He said that from a planning perspective this type of extension would not normally be allowed or recommended.

CV said that he is not so worried about creating a precedent as the extension is on a penthouse. He questioned whether the Commission has the power to refuse permission given that the extension was constructed 10 years ago. The Chairman said that at the Magistrates Court they permit an application for summons if it was known to the authority not more than 6 months from notification and although the development occurred over ten years ago it was not known to the authority before 6 months ago.

The applicant's lawyer, Mr Charles Lavarello, told the Commission that this is a 10 year old build and that the property has been sold on two separate occasions. Mr Lavarello said that when purchasing the property, his client asked whether any alterations had been made and that he was told that none had been carried out. He said that the extension cannot be seen from any point except from Ocean Views which is opposite Clifton Mews. Mr Lavarello also highlighted that the Commission has approved similar enclosures in other buildings in the area. He said that the extension does not impinge on historical elements and asked the Commission not to blame his client for something that is not his fault and to approve the application.

JC said that he would not object to the application but that perhaps approval could lead to further applications being received.

The Chairman suggested that the applicant could be asked to replace the storeroom doorway which is currently painted white with glazing. CV said that he would not recommend this as the storage contents will then be visible from outside.

Approved
DPC meeting 2/15
18/2/15

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

10 in favour

0 against

1 abstention

The Commission approved this application.

76/15 – BA13423 – Rosia Road, New Harbours – Installation of photovoltaic solar panels on the roofs of the buildings

BA13435 – Europa Business Centre, Dockyard Road – Installation of photovoltaic solar panels on the roof of the building

The Commission considered the above applications simultaneously.

DTP advised that with regards to BA13423 the intention is to provide approximately 7000m² of photovoltaic cells to feed into the normal grid systems. He said that the solar panels will be fitted to cover entire roofs. Reference BA13435, DTP said that approximately 4400m² of roof space will be covered with solar panels and that these will be installed mainly on the south side of pitched roofs. DTP also advised that there will be further similar applications as these are part of a larger programme. DTP said that the applicant has asked whether future applications can be dealt with by the Subcommittee. He said that other sites may include Mid Harbour Estate, St Joseph's School, the Air Terminal and the Frontier loop.

DTP told the Commission that the Director of Civil Aviation needs to be satisfied that there will be no issues with glare from the solar panels if they are introduced at the Air Terminal, Western Beach car park and Frontier loop. If glare is an issue, mitigation measures would have to be put in place.

KB said that this is a great scheme but that the maintenance of these due to gull droppings should be considered.

JH said that the implementation of this scheme is excellent news.

CAM suggested that the solar panels at Europa Business Centre are visible in some areas and that perhaps it would be better to set them back slightly and use the thinnest technology possible.

The Chairman informed the Commission that the applicant might not necessarily be the same for the other sites as the Government is giving the opportunity to different contractors.

The Chairman suggested that the Subcommittee should be able to determine other similar applications unless they raised specific issues.

JH said that even if future applications are considered by the Subcommittee, it would be good for the Commission to be informed about them in the minor works section of the agenda.

The Commission approved both applications and also agreed that future applications could be dealt with by the Subcommittee.

Approved
DPC meeting 2/15
18/2/15

77/15 – BA13432 – Dusk Bar, leisure Island, Ocean Village – Proposed internal alterations, front and rear extensions

DTP informed the Commission that the proposal is for general improvements of facilities and installation of sound proofing to minimise nuisance. DTP said that the proposal also includes improvements to the emergency exit route from the Sunborn. He told the Commission that a permanent extension will be built but that the architectural character will match the existing. DTP said that the building will have a thatched roof with solar panels. DTP also said that the structures will be soundproofed and a sound lobby introduced at the entrance to the premises. He also said that an area for storage of empty bottles will be provided on site to avoid disposing of these in the communal bins at night as this causes noise nuisance to residents. DTP also said that landscaping will be introduced.

DTP also advised that representations and counter-representations have been received and referred Members to the copies of these previously circulated. One of the representations was in support of the applicant's proposals to take measures to reduce noise levels.

DTP also said that the applicant has confirmed that they have met with one objector and that they will be discussing issues with another. He also said that Ocean Village has confirmed that they will be liaising with the other establishments to try to reduce noise levels.

DTP said that the Director of Civil Aviation has requested confirmation that the solar panels will not create problems with glare for aircrafts.

DTP also said that LPS has no objections to this application and that from a planning perspective the proposal is welcomed and approval recommended.

MEH welcomed the initiative to sound proof the establishment and said that he hopes others will follow.

The Commission approved this application.

78/15 – BA13454 – John Mackintosh Hall, Main Street – Proposed extension to cafeteria – HMGOG Project

DTP told the Commission that the proposal is to extend the cafeteria forward slightly, replace the pebble drainage and redo the grid around the tree as it is causing issues with the roots. DTP also said that the proposal is remove and replant the tree.

DTP said that no comments have yet been received from the Department of Environment on the relocation of the tree.

CAM said that she thought that the trees which will be relocated were two smaller trees and not the large one.

KB said that clarification should be sought on the tree as if it is the large one, relocation would not be possible.

DTP raised a concern for the loss of the pebble drainage channel.

Approved
DPC meeting 2/15
18/2/15

CAM said that the Heritage Trust has been consulted and that given that the cobbled area is being retained they have not objected to the removal of the pebble drainage and suggested that white drainage is installed as a compromise.

DTP suggested researching different designs and discussing this with the applicant. The Committee concurred.

79/15 – BA13458 – Victoria Stadium, Bayside Road – Proposed installation of floodlights in hockey pitch facility

The Commission deferred this application at the applicant's request.

Minor and other works – not within scope of delegated powers

80/15 – B13414 – 26 South Barrack Road – Proposed kitchen extension with terrace above

The Commission approved this application.

81/15 – BA13434 – Ex-St Christopher's School, Europa Point – Proposed demolitions

CAM informed the Commission that the Heritage Trust visited the site and that demolitions have been carried out prior to permission being granted. The Chairman said that this will be pointed out to the project manager.

The Commission approved this application.

82/15 – BA13447 – 47/49 Main Street – Proposed internal alterations/refurbishment and construction of new roof structure over existing roof terrace

The Commission approved this application.

83/15 – BA13450 – 2A Mediterranean Terrace, Library Ramp – Proposed single storey front extension

The Commission approved this application.

84/15 – BA13457 – 7 Europa Road – Proposed stripping of internal fittings/fixings and light demolition within and at the rear of the building

The Commission approved this application.

Approved
DPC meeting 2/15
18/2/15

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

85/15 – Ref N/10/14 – Elliot’s Battery Communal Area – Replacement of tree with four others

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

86/15 – Ref N/001/15 – Mons Calpe – Removal of Eucalyptus Tree

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

87/15 – Ref 1198/059/14 – 6 Pitman’s Alley – Reconsideration of projecting sign

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

88/15 – Ref 1198/008/15 – The Tunnel Bar, Unit 1/8 Casemates Square – Sandwich Board

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

89/15 – Ref 1198/007/15 – Baguette City Malaks, 17 Parliament Lane – Sandwich Board

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

90/15 – Ref 1198/006/15 – Rock Fish and Chips, 1 Casemates Square – Sandwich Board

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

91/15 – Ref 1198/005/15 – Little Rock Café, 1 Casemates Square – Sandwich Boards

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

92/15 – 1198/004/15 – Lamp post banners for Darts Competition along Winston Churchill Avenue, Queensway, Waterport Roadway and North Mole Road

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

93/15 – BA11718 – 59/61 Irish Town – Projecting sign

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

94/15 – BA12444 – 175 Main Street – Proposed revised drawings

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

95/15 – BA12500 – Flat 4 Carter House – Proposed replacement gate

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

96/15 – BA12687 – 12 Beaulieu House, Europa Road – Proposed solar panels

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

97/15 – BA13238 – Block 1&2 Sir William Jackson Grove – Consideration of revised design for parapet wall and fencing

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

Approved
DPC meeting 2/15
18/2/15

98/15 – BA13256 – Unit 5 Europa Pass Battery, Europa Road – Amendment to approved scheme to include unauthorised pipework works

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

99/15 – BA13372 – 2 Casemates Square – Change of use and internal and external alterations

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

100/15 – BA13380 – 13 & 14 Eurotowers – Amendment to application to replace wall with glass window pane

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

101/15 – BA13385 – 3 Ebony Lodge, Montagu Gardens – Minor internal alterations

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

102/15 – BA13394 – 20 Trafalgar House, Rosia Road – Minor internal alterations

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

103/15 – BA13401 – 321 Main Street – Retrospective application to regularize changes made to shop front including security roller shutter for air-conditioning unit

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

104/15 – BA13404 – 43 Gardiner’s View – Proposed alterations and new window

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

105/15 – BA13413 – Office 5, Portland House – Proposed office fit out including suspended ceiling and air-conditioning on façade of building

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

106/15 – BA13415 – Unit 3 The Boardwalk, Tradewinds – Proposed external reconfiguration of glazed concertina doors of bar area

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

107/15 – BA13417 – Apartments 601 & 602, Building 6, Europlaza – Joining of duplex apartment with internal layout modifications

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

108/15 – BA13428 – Unit 22, Block 6, Watergardens – Conversion from bar to takeaway, new signage and refurbishment

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

109/15 – BA13429 – 8 Blackwood Tower, Brympton – Proposed internal alterations

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

110/15 – BA13438 – 225 Watergardens – Proposed internal alterations

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

Approved
DPC meeting 2/15
18/2/15

111/15 – BA13443 – 17A Devil’s Tower Road – Internal and external alterations to enable relocation of McCarthy & Sons stores

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

Any other business

112/15 – Next meeting

The next DPC meeting will be held on Thursday 26th March 2015 at 9:30a.m.