

Approved
DPC meeting 9/15
26/8/15

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 9th Meeting of 2015 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 26th August 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)
 - Mrs J Howitt (JH)
(Environmental Safety Group)
 - Mr J Mason (JM)
(Rep Commander British Forces, Gibraltar)
- In Attendance:**
- Mr P Naughton-Rumbo (DTP)
(Deputy Town Planner)
 - Miss K Lima
(Minute Secretary)
- Apologies:**
- Mr C Viagas (CV)

Approval of Minutes

452/15 - Approval of Minutes of the 8th meeting of 2015 held on 22nd July 2015

The Commission approved the Minutes of the 8th meeting held on 22nd July 2015 subject to the following amendments in bold:

Minute 412/15 – Page 5

JC **informed** the Commission that **although** JH declared an interest and **chose not to participate** in the discussion, she was aware that the Rosia Dale Residents Housing Association objects to the proposal but have not been able to send representations in writing due to members being on holiday. The Rosia Dale Residents Housing Association objects as works have been carried out to the roof of the properties and this proposal might affect the works.

Minute 414/15 – Page 6

CAM said that the Heritage Trust is **disappointed with the Tribunal’s decision as a great deal of study, consideration and effort goes into reaching decisions and views held on applications**. KB agreed.

Minute 417/15 – Page 9

CAM said that the Heritage Trust is concerned about the loss of the doorway as in their opinion the replacement lacks **traditional** character.

Minute 418/15 – Page 11

CAM said that the Heritage Trust objects to the demolition of houses in the south district which **characterise the area with their colonial architecture set in large grounds**. She said that **although** this property was built in the 50s/60s, **it is** an example of architecture of that **time**. CAM said that most properties in this area, with the exception of New Aloes, were Officers Quarters and represents that specific period, **and are proposed for listing under the new Heritage Act as such**. She said that Leases refer to maintenance **of properties**, not demolition. She said that this is becoming a recurring issue with many of these properties.

Minute 418/15 – Page 11

CAM told the Commission that this property has been flagged for listing in the past and that it is in the list compiled by the Heritage Trust. She said that it shows the evolution of officers’ quarters over the years and that in the future it will gain in heritage/historical value. CAM said that there is scope to improve on the original building **and perhaps integrate it into a scheme such as has been achieved at Beaulieu House**.

Minute 420/15 – Page 13

DTP said that the Ministry of Heritage has objected on the basis that traditional features with heritage value will be lost and this is contrary to policy. The Heritage Trust has also highlighted that the proposal is contrary to policy **and has registered an objection**.

Minute 422/15 – Page 15

The Heritage Trust has not objected to the **redevelopment of the site** but has stated that the new building should be in keeping in terms of massing. They have also requested a Desk Based Assessment on the World War II bunker.

Matters Arising

None.

Major Developments

453/15 – BA13692 – North Mole Road – Proposed new Power Station Building, Gate House, Car Parking and Ancillary Facilities – Application and Environmental Statement

The Commission welcomed Mr Stephen Barea representing the Petitioners from Waterport Terraces.

With regards to true background noise, Mr Barea said that despite Waterport Power Station and 13 of the 20 temporary generator sets having been turned off during data collection, noise still emanated from the remaining 7 temporary generators. He questioned whether this is now considered as true normal background noise. Mr Barea also referred to weather conditions and said that easterly winds would reduce noise from the temporary generators, especially from sheltered locations. He said that data collected within the estate shows that on one occasion there were gusts of 30km per hour winds. He said that there is no mention of wind direction on certain days when data was collected and how this would affect noise. Mr Barea also noted that data on noise levels has been provided to Engain by a third party and that therefore, Engain cannot quantify actual noise emissions at this stage. Mr Barea also highlighted that the residents feel that the expected night time noise level is too close to the intolerable margin. He said that the predicted night time noise levels from the new power station are 44dB (A), whilst the European night noise guidelines are 40 dB (A) outside and 35 dB (A) for a quiet bedroom.

Mr Barea said that with regards to residual significant effects, other than selective mechanical designs to mitigate emissions, there are eight mitigation statements referring to the proposed North Mole Industrial Park. He questioned what would happen should that project not proceed. Mr Barea also noted that the Environmental statement suggests that the outline planning application for the North Mole Industrial Park does not provide data; hence it is not possible to quantify possible changes from the proposed industrial park with the proposed power station. He said that this questions the validity of relying on the proposed North Mole Industrial Park in acoustic mitigation.

Mr Barea told the Commission that stack heights have been reduced to 21.79 metres from ground level compared to the stack heights designed by Engain in April 2008 for the Lathbury Power Station which were proposed at 40 metres from ground level.

Mr Barea also referred to Figures AQ6.5 and AQ 6.6 of the EIA which he said show significant impacts from Annual Mean PM2.5 Process Contributions in 2017 and 2027. He said that these emissions have been declared as carcinogenic. He also said that PM10 Process contributions cannot be discounted either.

Mr Barea concurred with Mr Simon Argyle of the Ministry of Defence in his response to the scoping report, where he states that it is not clear whether the off-site storage of the fuel (both LNG and oil) is included in the study. He said that the EIA should cover both the proposed power

Approved
DPC meeting 9/15
26/8/15

station and the storage of fuel for the power station, as well as the cumulative effects of both aspects of the project.

Mr Barea told the Commission that the Petitioners are against the proposed location for the new power station and stated that why should they should live in fear due to this development.

The Commission did not have any questions and thanked Mr Barea.

JH asked how many signatures had been collected from residents. The Chairman said that there are several hundreds of signatures and that a copy had been circulated to the Commission members. JH said that she had not seen this.

The Commission welcomed Ms Nicky Wood and Mr Alex Newton from Engain.

Ms Wood told the Commission that three main issues have been highlighted; air quality, noise and LNG storage.

In terms of assessing LNG storage, Ms Wood said that Government has not taken a decision on this yet and therefore, it is not possible for them to assess LNG storage from a technical perspective. Ms Wood said that their EIA is compliant with EU legal requirements and practice. She said that they have followed the scoping report and opinion provided by the Town Planner and that all statutory bodies, including the Department of Environment and the Environmental Agency, have been consulted. Ms Wood said that they have complied with all legislation and that when Government takes a decision on LNG storage they will be able to conduct further investigations.

With regards to air quality, Ms Wood said that they have gone through the assessment criteria and that this has been checked by Government. Mr Newton said that any significant impact cannot be discounted even if it is an incremental figure of 1% above health based standards. He said that results show that impact from the new power station will be relatively low and that this is stated in Chapter 6.6 on air quality. Mr Newton said that predicted level impact is smaller than what would affect people's health and that no significant effect is envisaged on humans, even though there is a slight increase.

Ms Wood explained that they have had to base their assessment on background and future impact and that this has been assessed by Government and externally in the UK. She said that they have assessed possible impact against two baselines; when the power station will first be put into operation and in the future should another engine be added. She said that the Institute of Air Quality guidelines have been taken into account and that they have included meteorological data. She said that the proposed power station will operate below EU values.

Mr Newton said that they have used current baseline data from the substation at Rosia Road which is on the roadside and added this to predictive data. Ms Wood said that automatic monitoring is not currently available at North Mole and they have therefore, had to use worse case scenarios. She said that for example diesel is only expected to be used for 35 days a year but they have taken it as if it were to be used over a whole year.

Approved
DPC meeting 9/15
26/8/15

JH said that they could compare it to polluting background data from the existing power station which is currently operational.

Ms Wood said that the GEA turned off the Waterport Power Station and 13 generators for them so that they could take data samples. She said that it is not possible or practical to take air quality monitoring using a clean background. She said that they must use models and guidelines.

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

Ms Wood said that their assessment is robust and that data has been collected in Gibraltar. She said that data is affected by different influences so they must ensure that they use the most representative baseline data. Ms Wood said that they have been guided by the Department of Environment.

The Chairman asked whether the power station is being designed to prevent emissions of pollutants. Ms Wood said that it cannot be designed to do that. She said that the AQ6.5 table explains limit values and what has to be complied with legally. Ms Wood said that the power station has been designed to reduce emissions and uses technology to do that. She said that normal operations would be well below limits and that in a worst case scenario where diesel might have to be used, studies have demonstrated that emissions would be below levels affecting human health.

DTP said that Ms Wood mentioned that LNG storage has been excluded from the EIA but that they have obtained their own legal assessment on this matter. He asked her whether she could expand on this.

Ms Wood said that LNG storage has not been excluded but rather that Government has not taken a decision on this aspect. Ms Wood said that they anticipate further investigations once a decision is taken on LNG storage but said that they cannot comment for Government. She said that all planning issues have been taken into account in their EIA. DTP asked whether this was their legal advice. Ms Wood said that how the Government decides to proceed with the storage of LNG would not undermine a decision being taken on the power station.

Regarding noise pollution, Ms Wood said that they knew that this could be a complex issue and realised from the outset that there are existing contributors to current noise pollution that will not exist with the new power station. Ms Wood said that they liaised with the Environmental Agency who provided them with data. Ms Wood said that they have taken into account sensitive receptors who are people in the area that would be sensitive to noise. She said that in order to collect accurate data it was important that they base their findings on a worst case scenario and therefore used the quietest background which was night time. Ms Wood said that they conducted studies over a period of days and took into account cumulative effects of other projects such as the proposed North Mole Industrial Park. She also said that they have provided data based on noise from the power station when it is first put into operation, noise with an additional generator and noise when diesel is being used. She said that they ensured that they met British Standards when conducting their survey. Ms Wood also said that results are based on guidelines because

Approved
DPC meeting 9/15
26/8/15

noise pollution is based on the perception of individual human beings and not levels required under legislation. Ms Wood added that they assessed the level of noise using a baseline and took readings from different shielded locations in the area and from Waterport Terraces. She said that buildings diminish noise power source. Ms Wood referred to table NV7.4 which she said shows that at present the area is very noisy and that the Flying Angel is significantly affected by noise. Ms Wood said that the results of their studies show that there will be a significant reduction in noise levels. However, she said that the Flying Angel will continue to be affected, albeit less than at present, as they would be directly opposite the power station.

The Chairman said that the objector referred to residents' anxiety at living so close to the power station. He asked Ms Wood how she would address this.

Ms Wood said that they have carried out a technical assessment and that it is difficult to discuss individual anxieties. She said that there are other issues of land availability which had to be factored in from the outset. Ms Wood said that there are sensitivities wherever you want to locate a power station in Gibraltar. She said that they have focused on all those that are affected in the area but that this does not conflict with the operation of a new power station particularly if it is run by gas.

JH highlighted that residential estates and tenant committees are not listed in the Environmental Statement as consultees. She said that it would have been beneficial to have engaged with the estates and consider their comments. JH said that residents are the most affected party and that they should be consulted.

Ms Wood said that in terms of sensitive individuals, residents have been taken into account in their technical assessments especially when considering air quality and noise pollution. In terms of Gibraltar law, Ms Wood said that they have to consult listed statutory bodies; a list of which is provided by the Town Planner. Ms Wood said that this is the same practice across the EU and in the UK. Ms Wood added that individual residents are not statutory bodies and do not have to be consulted as part of the EIA process. She said that they are able to make representations at the point when the project is being considered and decisions taken. Ms Wood said that they cannot make their own decisions on who to consult and that they must follow procedures.

The Chairman said that in Gibraltar from a public perspective, the Commission goes beyond requirements as they consult the ESG and GONHS for example, who are not statutory bodies. He also said that the public was informed through Section 21 and 19 notices and that if they divert from that the Commission can be legally challenged.

The Commission did not have any further questions and thanked Ms Wood and Mr Newton.

The Chairman referred to his report on the Environmental Statement which was circulated to members prior to the meeting. He said that the new power station is part of the process of the evolution of power in Gibraltar. He said that the existing power station will be decommissioned and the temporary generators removed. The Chairman said that the new power station should ensure that emissions are reduced and it ought to comply with regulations introduced in January 2015. He said that it will have 6 engines; 3 x natural gas and 3 x dual (natural gas and diesel).

Approved
DPC meeting 9/15
26/8/15

The Chairman advised that the new power station is being designed to accommodate requirements until 2027. Only 4 of 6 generators will be used at a time or 5 of 7, should an extra generator be added in the future. The Chairman said that the proposed location has been found acceptable. He also said that the power station will cover 1 hectare of land and that it will be within a self-secure environment with access from North Mole Road. The Chairman confirmed that the EIA has been carried out as per legal requirements.

The Chairman presented photomontages which show the view of the power station from cruise liners in port, from the sea to the west and from North Mole Road. The Chairman said that existing and proposed trees and the low lying nature of the development will reduce its visual impact. The Chairman also said that panoramic views from Princess Caroline's Battery have also been considered and reveal that the power station would be lost in the background. The Chairman also suggested that the existing power station site may become another development site that would screen further its impact at local level.

The Chairman informed the Commission that representations have been received from the Department of Environment and the ESG, particularly on noise, air pollutants and traffic. The Chairman also said that public representations have been received in the form of a petition signed by several hundreds of residents of the area. He said that issues raised are based on the proximity of the power station to residential estates, noise and vibrations, air quality, ecology and biodiversity, environmental impacts, and flood risks (also pointed out by TSD). The Chairman said that no archaeological and cultural heritage impact is envisaged since it is being built on reclaimed land. He also said that the applicant is required to meet traffic requirements and requirements during cruise liner visits in order to mitigate navigation and transport issues. The Chairman advised that comments raised by individual consultees are included in his report. The Chairman also informed that the MOD comments will be dealt with under the regular MOD/HMGOG forums of discussions in relation to the airfield requirements.

The Chairman advised that planning policies have been studied and that the Gibraltar Development Plan, 2009 makes reference to Lathbury Barracks as a site for a power station because that was the identified site at the time of preparation of the Plan. However, the Plan does not refer or deter any alternative sites for a power station so it means that a power station can be sited elsewhere subject to site suitability. He referred that this is an industrial area and the proposal therefore is not contrary to the uses of the site and policy.

The Chairman recommended that the Environmental Statement should be accepted.

DCM thanked the objectors and environmental consultants for their contributions. He said that he is not an expert in this field which is why in his own assessment he takes on board recommendations made by the Town Planner and the results of the assessment carried out by experts. DCM said that Gibraltar is a small place and geographically there are serious constraints on land uses. He said that it is understandable that people who live in the area want to express their views and that the new Town Planning Act will allow this. He said that he has visited a property at Waterport Terraces and that the noise level is high. DCM said that the Waterport power station and two other substations will be turned off and that the reality is that the new power station will be further away. DCM said that regardless of where it is located, people will be affected in one way or another. He said that he appreciates Mr Barea acknowledging that it is good that people can now comment in an open meeting. With regards to air quality, DCM said

Approved
DPC meeting 9/15
26/8/15

that this will be improved with the new power station as it will operate with cleaner fuel. He said that having read expert advice and the Town Planning Department's views, he considers that he is prepared to take a decision on this matter.

JH told the Commission that the ESG issued a press statement which refers specifically to issues flagged by the group from the EIA document. JH said that the ESG has been campaigning since 2005 on the issue of the power station. She said that they have been pressing for the cleanest solution and the fact that the current situation has to be addressed. JH said that they now find themselves considering a new location and fuel. JH said that the Government has agreed to follow best practice and standards but that the element of LNG storage is very important and information should have been provided, even if a decision has not been taken by Government at this stage, as it is the driver on which the EIA has been designed. She said that the uncertainty over the LNG storage is creating fear amongst residents. JH advised that given that the storage of LNG is such a big issue, the ESG feels that parameters should be implemented, including:

1. Should the EIA on the power station be approved, LNG storage should be a cumulative factor to redress the decision taken at this meeting;
2. Best practice in eliminating emissions, stack monitoring/cleaning and storage of LNG. JH said that there should be a proviso whereby if it is proven that the storage of LNG will create any problems, the approval granted at this meeting can be overruled.

JH also said that design parameters influence emissions and that elimination of emissions is possible using proper technology. JH said that should there be problems, for example supply failure, diesel might have to be used more often. JH questioned the validity of the EIA given that the LNG storage has not been considered when in other projects all factors related to the project are included in the assessment. JH said that the impact of the whole project has to be considered and if it is proven to be against the findings of the EIA, the EIA must be invalidated.

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

JH thanked MEH for his public commitment. She asked what is the envisaged timeframe for the scoping opinion and assessment of the LNG storage. MEH said that the process should start in the next few weeks.

Approved
DPC meeting 9/15
26/8/15

The Chairman said that the EIA on the LNG storage will have to show how they will mitigate issues raised. He said that all EIAs have to show cumulative effects of previous ones.

JH said that she is not entirely convinced by the EIA process. The Chairman said that it is not possible to study something that has not been submitted.

CAM asked if the EIA certificate is granted how the LNG storage issue would affect the commencement of works. The Chairman said that the certificate would be passed to Government and they would have to consider how to incorporate it with the storage proposal.

The Commission approved the issuing of an EIA certificate subject to mitigation measures highlighted being implemented.

454/15 - Ref 1281/48 - Eastside Marina and Breakwater

DTP advised that this is a Government sponsored project. He said that at this stage the Commission will only be considering the Town Planner's scoping report on the EIA process. He said that the Marina Breakwater was approved in December 2014 and since then environmental assessments have been ongoing. DTP said that details of the marina were presented to the DPC in December and agreed upon and that only a few amendments have been made including:

1. Increase in height of the Breakwater to 7m.
2. Seaward extension increased from 360m to 410m.
3. Width North to south increased from 550m to 580m.
4. Foundation width increased to 37m and 25m at the top.
5. Caisson construction involves 1.5 tonnes of infill.
6. Construction of inner filled pontoons.

DTP said that the marina will provide 70 berths for vessels ranging from 40 to 100m in length. He said that details have been provided on vessel movements, fueling, cleaning, workshops, deliveries, helicopter pad, construction time (2 years) and creation of 900 jobs.

DTP said that the main changes to the topics included in the Environmental Statement are emissions from vessel traffic during construction which has now been scoped out and assessment of landscape and visual impact has been included. DTP advised that comments made by the Commission previously have been incorporated.

MEH said that he is fairly happy with the report but that he would like to record that ecological and sensitive receptors such as sandy habitats and mollusks have to be included under section 6.2.3 Subtidal, as they are not mentioned.

The Commission welcomed Ms Nicky Crawford from ERM.

Ms Crawford confirmed that their ecologists have looked at sandy habitats but that it is true that they are not mentioned in the report.

JH said that the ESG was late in sending their submissions and that she was not aware whether Ms Crawford had had sight of them. JH said that although this is just a marina breakwater, it is part of

Approved
DPC meeting 9/15
26/8/15

a massive transformational project and therefore, she would recommend that a detailed model be made available in the town centre for the public to view. JH said that Catalan Bay for example will be affected by both this development and the proposed Caleta Hotel project; she said that it will no longer be an iconic place. JH raised concerns over the height of the breakwater. She recognised the need for a breakwater but said that a photomontage should be provided.

Ms Crawford said that the height of 7m is a conservative estimate but that it is unlikely to be this high. She said that they have provided a photomontage which shows the breakwater at 7m.

JH asked how fuel will be stored and who will use it. She requested technical information on this. Ms Crawford said that they will provide an expanded explanation and plans. She said that although they do not have details on design and refueling, they will use a worst case scenario.

JH asked how they will guarantee that no asbestos will be used. Ms Crawford said that they are liaising with the Environmental Agency on which material can be used from the rubble mound.

JH also asked whether protocols will be implemented to ensure that engines are not run on site by the large boats. Ms Crawford said that the marina will provide power to vessels and provisions for sewage.

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

JH questioned the need for a helipad so close to an airport and said that it will have cumulative effects. JH also highlighted that Catalan Bay residents and businesses in the area have not been consulted on this project. Ms Crawford confirmed that she would hopefully be meeting with residents this week but said that a meeting with businesses has not yet been arranged.

KB agreed with JH and said that the proposal for a helipad seems bizarre. He said that it will create other issues such as disturbance to birds and beach users. He said that it would pose safety issues with breeding gulls. Ms Crawford agreed to inform the developer accordingly.

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

JM asked Ms Crawford where the helicopters will be coming from. Ms Crawford said that as far as she is aware, the helipad is linked to users of the superyachts but that she cannot confirm this.

The Chairman asked when the EIA will be ready. Ms Crawford said that she is hoping to have it ready in a week. She said that the EIA is almost completed and that she just needs to take on comments made by TSD and the developer.

Approved
DPC meeting 9/15
26/8/15

The Chairman said that this development is a long term vision and that changes are bound to be made. He said that a land based EIA has been conducted as this is a 10 year plan.

CAM said that visual impact should be scoped in, including the impact from Catalan Bay and Eastern Beach. Ms Crawford confirmed that this will be included, as well as vistas from the Upper Rock. Ms Crawford said that they have been consulting the Museum on this issue.

DTP told the Commission that an Aeronautical Study is being prepared which looks at safety of the helipad in relation to possible bird strikes. He said that this is being studied by both the RAF and an independent consultant engaged by the applicant.

MEH advised that due to the proximity of this site to southern waters and an area of conservation, the proposal has to be studied by the Department of Environment. He said that this would be done as a separate process.

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

The Commission approved the issuing of the scoping opinion.

Other Developments

None.

Minor and other works - not within scope of delegated powers

None.

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

455/15 - Ref 1196 - Upper Crust, 36 John Mackintosh Square - Request for Tables and Chairs Licence

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

456/15 - Ref 1198/030/15 - Summer Nights, Casemates Barracks - Banner

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

457/15 - Ref 1198/031/15 - Wine Festival - Lampost Banners

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

458/15 - BA12204 - Admiralty Tunnel, Dockyard Road - Revision to approved plan to remove non load bearing partition wall

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

Approved
DPC meeting 9/15
26/8/15

459/15 - BA12853 - 10/14 John Mackintosh Square - Revisions to façade of building including window size, shutters and blinds

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

460/15 - BA13214 - Europlaza, Harbour Views Road - Request by applicant to consider gates alone

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

462/15 - BA13232 - 2/1 Serfaty's Passage - Revision to provide usable projecting balconies instead of approved Juliet balconies

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

463/15 - BA13353 - 19 Governor's Cottage, Dobinson's Way - Request to widen existing opening of existing unit

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

464/15 - BA13463 - 84/90 Main Street - Consideration of details regarding removal of balconies to discharge condition

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

465/15 - BA13521 - 507 Cumberland Terraces - Revised layout plan for internal alteration to property

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

466/15 - BA13559 - 1101 & 1102 Europlaza - Application to install additional windows (Additional plans received)

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

467/15 - BA13605 - 142 Main Street - Proposed conversion of existing jewelry premises into sushi takeaway

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

468/15 - BA13641 - 1-3 Ocean Village Avenue - Proposed change of use from office to medical clinic

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

469/15 - BA13644 - 1 Ellerton Ramp, Buena Vista Estate - Proposed internal and external alterations

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

470/15 - BA13655 - 23 Cornwall's Lane - Revised elevation for shop frontage

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

471/15 - BA13658 - 17/4 Gardiner's Road - Proposed refurbishment and enclosure of terrace

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

Approved
DPC meeting 9/15
26/8/15

472/15 - BA13660 - 601 Europlaza - Retrospective application to install glass curtains on balcony

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

473/15 - BA13661 - 97 Ragged Staff Wharf - Application to carry out minor internal building works

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

474/15 - BA13662 - 42/43 Iberis House, Westview Park - Retrospective application to install glass curtains on balcony

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

475/15 - BA13666 - Orchid House - Replacement of damaged windows to western façade

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

476/15 - BA13667 - 45 Kingsway House, Alameda Estate - Minor alterations and refurbishment of premises

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

477/15 - BA13669 - 12 Mayfair Close, Montagu Crescent - Proposed minor internal alterations

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

478/15 - BA13670 - 38 Main Street - Proposed alterations to shop front

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

479/15 - BA13671 - 306 Main Street - Proposed extension of use class

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

480/15 - BA13672 - 20 Highcliffe House, The Cliftons - Proposed minor internal alterations

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

481/15 - BA13673 - Apartment 7, Ragged Staff Wharf, Queensway Quay - Propose internal alterations and refurbishment

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

482/15 - BA13676 - 10 Bomb House Lane - Proposed internal and external alterations

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

483/15 - BA13677 - Europlaza, Harbour Views Road - Proposed conversion of technical room into communal gym including external staircases

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

484/15 - BA13678 - Car Park spaces 27 - 27, Jumpers Building Garage - Proposed change of position of soil pipes in garage

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

Approved
DPC meeting 9/15
26/8/15

485/15 – BA13679 – Victoria Stadium, Bayside Sports Centre – Application to construct new access gates to stadium – HMGOG Project

JH requested details on the location of the new access gates. The Chairman confirmed that these will be placed on the existing boundary wall, part of which is being removed to provide additional exists for safety purposes. The Commission noted the approval granted by the sub-committee.

486/15 – BA13680 – Loreto Convent School, Europa Road – Demolition of existing rubble retaining wall

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

487/15 – BA13681 – 5 Carter House – Propose change of terrace access gate

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

488/15 – BA13682 – 218 Mauretania, Both Worlds – Proposed replacement of windows and internal roller blinds

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

489/15 – BA13683 – Rosia Plaza, Podium Level – Proposed timber decking with wooden pergola above

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

490/15 – BA13687 – 12 Little Genoa, Sir Herbert Miles Road – Proposed relocation of store and creation of car port

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

491/15 – BA13688 – 45 Iberis House, Westview Park – Installation of glass curtains

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

492/15 – BA13689 – Shanghai Gardens, Ocean Village Promenade, Ocean Village – Proposed new bridge allowing the terrace to open up to the promenade

The Chairman advised that a bridge was approved previously for Laziz and now other tenants are requesting permission to carry out the same works in their premises. The Chairman said that permission cannot be denied since there is precedence.

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

493/15 – BA13690 – 14 City Mill Lane – Application for change of use to Class A3 & minor alteration to shop front including signage

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

494/15 – BA13691 – Former Kikki Lounge, Ocean Village Promenade, Ocean Village – Proposed new bridge allowing the terrace to open up to the promenade

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

495/15 – BA13693 – Unit 6, Ocean Village Promenade – Addition of use class to café element to current business operation and proposed alterations

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

Approved
DPC meeting 9/15
26/8/15

496/15 - BA13694 - 11 Gardiner's Road - Proposed rock breaking to widen car parking bays

JH wanted to know how much rock is being removed. The Chairman said that a minor amount is being removed to widen car parking bays.

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

497/15 - BA13696 - 267 Main Street - Conversion of existing commercial premises into offices, including new signage and alterations to facade

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

498/15 - BA13698 - 8 Merlot House, Vineyards Estate - Proposed internal alterations

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

499/15 - BA13699 - 3 Sunset Close, Windmill Hill Road - Construction of stores at mezzanine level within existing double height garage

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

500/15 - BA13700 - City Hall - Proposed internal lift shaft

JH highlighted this application as an important one given that it is a listed building. The Chairman confirmed that the lift shafts will be located in the kitchen areas.

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

501/15 - BA13715 - 45/2 City Mill Lane - Proposed air conditioning unit and installation of balcony to screen

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

502/15 - BA13728 - 14 Sycamore Lodge, Montagu Gardens - Proposed internal alterations

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

503/15 - Ref 1425 - Green Hills, Mount Road - Request to repaint whole building in a light grey colour

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

504/15 - Ref N/010/15 - Landport Ditch - Remove Eucalyptus Tree and replace with Phytollaca Diocia

KB confirmed that the tree is being removed because it is growing out of the wall.

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

505/15 - Ref N/011/15 - 'Les Olives', 2B Gardiner's Road - Proposed removal of tree and replace with two semi-mature olive trees

The Chairman said that the applicant has been asked to replant the tree in the area where decking was approved.

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

506/15 - Ref N/012/15 - Old St Bernard's Hospital - Removal of planters and two trees to be replanted in a new location

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

Approved
DPC meeting 9/15
26/8/15

Any other business

507/15 - Next meeting

The next DPC meeting will be held on Thursday 3rd August 2015 at 9:30a.m.