

Approved

DPC meeting 12/17

31st October 2017

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 12th Meeting of 2017 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 31st October 2017 at 9.30 am.

Present:

Mr P Origo (Chairman)
(Town Planner)

The Hon S Linares (MSCHY)
(Minister for Sports, Culture, Heritage and Youth)

The Hon. Dr John Cortes (MEHEC)
(Minister for Health, the Environment, Energy and Climate Change)

Mr H Montado (HM)
(Technical Services Department)

Mr G Matto (GM)
(Technical Services Department)

Mr I Balestrino (IB)
(Gibraltar Heritage Trust)

Mr Kevin De Los Santos (KS)
(Land Property Services)

Mr Keith Bensusan (KB)
(Gibraltar Ornithological & Natural History Society)

Mrs J Howitt (JH)
(Environmental Safety Group)

Mr C Viagas

Mr Viv O'Reilly
(Rep Commander British Forces, Gibraltar)

In Attendance:

Mr P Naughton-Rumbo (DTP)
(Deputy Town Planner)

Mr. Robert Borge
(Minute Secretary)

Apologies:

The Hon Dr. J Garcia (DCM)
(Deputy Chief Minister)

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Mrs C Montado
(Gibraltar Heritage Trust)

Mr M Cooper
(Rep Commander British Forces, Gibraltar)

Matters Arising

580/17 - Approval of the Minutes of the 9th meeting of 2017 held on 6 September, the 10th meeting held on 28th September 2017 and the 11th meeting held on 18th October were all deferred as they had not yet been drafted.

581/17 - F/14995/17 - 16 Europa Mews - Europa Road - Proposed construction of single storey pergola hut.

Request for Commission to reconsider application following submission of justification for proposal

MSCHY recused himself due to being the applicant's neighbour.

DTP informed the Commission on this application which had been deferred from the meeting of the 28th September 2017 where the Commission had invited the applicant to redesign with a flat roof, provide a landscaping screen and undertake the necessary geotechnical assessment. The applicant was seeking permission retrospectively for the construction of a single storey pergola hut and wished to address the Commission.

The applicant, Mr Jimmy Ellul, and his agent Mr Daniel Rios, from AKS Architects explained to the Commission that the pergola hut was in replacement of a garden shed that had been in place for 15 years. The pergola hut is one metre higher than the garden shed that was there previously. Mr Ellul commented that the pergola hut was constructed in order to shelter from bad weather, seagulls and apes. Mr Ellul added that 10% of roofs in the area are pitched and that he was opposed to the recommendation to build a flat roof. Mr Ellul apologised to the Commission for constructing the pergola hut without permission and explained that he had been wrongly advised on the planning process.

Mr Rios explained to the Commission that Mr Ellul preferred to keep the pitched roof and was willing to enhance the area with further planting. Mr Rios asked whether it would be possible to continue with the project and then ask the Commission to visit the site and judge whether the works were adequate.

CV asked Mr Ellul whether he had permission to build the shed that he was now replacing.

Mr Ellul responded that he did not have permission to construct the original shed, adding that around the estate there were constructions which did not have any planning permission. Mr Ellul also said that there was a problem with apes and seagulls and a flat roof would exacerbate the problem, stating that this would constitute a health hazard.

MEHEC asked Mr Ellul what kind of plants he would be planting due to the challenges the climate

presents.

Mr Ellul replied that he welcomed any advice on what plants would be suitable. JH commented that the changes Mr Ellul had made were visible from walking in the area.

Mr Rios added that they would be taking measures in order for the structure to blend in with the surrounding area.

There being no further questions the Chairman thanked Mr Ellul and Mr Rios.

DTP informed the Commission that Mr Ellul had submitted written reasons why he wished to retain the pergola hut, together with sketches, concept on screening and the photographs which had been shown to the Commission. DTP reported that the concern the Commission had was that the building was not authorised and its visual impact. He described the thatched roof was not in keeping with the rest of Europa Mews and replacing it with a flat roof would minimise the visual impact. DTP added that there were ways to deter seagulls from using the roof to nest such as the use of nylon wires. Technical Services had objected to construction of the pergola hut due to it being at the base of a cliff and that a geotechnical survey would need to be carried out.

The Chairman mentioned that the Commission had the choice to defer the application awaiting submission of screening proposals from the applicant or make a decision with the information presented.

MEHEC commented that he considered the fact it was built without permission important but felt very strongly on the visual impact the construction had on the area. MEHEC added that if the geotechnical assessment concluded that works to the cliff would be required he did not consider that works should be allowed for building that should not have been there in the first place.

The Commission decided that this application should be deferred pending submissions of screening proposals and the results of the geotechnical survey.

Major Developments

582/17 - O/15028/17 - Rosia Gardens, Rosia Lane - Proposed construction of residential accommodation and car parking.

The Chairman recused himself from participating in any discussion and decision on this application as a family member had presented an objection to this application, but that he would remain as Chair.

Ruth Massias-Greenberg and Abel Munoz addressed the Commission to explain the proposal.

Ms Massias-Greenberg described the area as in need of a social hub and stated that the site was sandwiched between two green areas surrounded by derelict buildings. The proposed residential development ranged between 6 and 13 storeys.

Mr Munoz defined the current state of the plot as risky due to abandoned buildings and a health hazard due to the presence of rats and the access to the site was narrow and would be addressing these issues in their proposal.

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Ms Massias-Greenberg and Mr Munoz went on to explain:

- 40 Residential flats would be provided, consisting of 2, 3 and 4 bedrooms. 7 flats would have roof gardens, 18 flats would have balconies and 15 affordable flats would look into the central gardens.
- A total of 92 parking spaces would be provided; 40 for Residents, 52 extra for neighbours, 30 of which are free parking spaces, as per tender requirements.
- A level change of 2 storeys.
- A public podium with a courtyard form which would allow light and ventilation into the building.
- A social hub with public access for all.
- Building would be stepped down in order to allow more light to the rear buildings.
- Private Gardens for each apartment.
- Children's playground on podium level.
- The building would be highly sustainable, would use renewable energy and green construction methods would be used.

Virtual Reality Goggles were passed around to members of the Commission in order to show the context of the building within the surrounding area. Ms Massias-Greenberg added that they were using the topography of the site going from lower to higher in order to break up the mass of the building.

KB asked Ms Massias-Greenberg to qualify what she meant by affordable housing.

Ms Massias-Greenberg replied there would be different tiers; the rooftop garden apartments would be more expensive than the courtyard facing apartments. She added that light materials would be used which would make for affordable construction and affordable selling.

JH commented that she did not feel these apartments would be considered affordable.

CV added that the prices for these apartments may be competitive but not necessarily affordable.

IB commented that after the site visit he was struck by the protrusion of the building above the surrounding buildings. He felt that the mass of the building would be too big.

Ms Massias-Greenberg answered that toward the left the building would probably be lower than the building line of surrounding buildings. She also mentioned that there was a difference of two storeys from one side to the other which she felt would suit the building and surrounding areas. Ms Massias-Greenberg added that this suited the topography much better.

GM commented on the form of the building stating that the floors seemed skewed thus reducing the size of habitable areas within the apartments.

Ms Massias-Greenberg replied that they had gone for a dynamic shape and there was no need for the typical rectangular shape. She felt that this design would allow the apartments to have optimum views and allow more light in.

The Chairman thanked Ms Massias-Greenberg and Abel Munoz for their presentation.

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Mr Jason Ellul and Mr Freddie Muscat were then invited to present their objections to the Commission. Mr Ellul said that they were both representing the residents at Rosia House who all objected to this development going forward. He stated that he felt that this development would encroach onto Rosia House as had happened previously with other buildings. Mr Muscat added that the proposal did not meet the requirements set out in the tender awarded to the developer. He believed that any future developments should be sensitive to the area and its present occupiers. Mr Muscat added that the biggest problem was that the terrain the development would be constructed upon moves and no one has done anything about it. He also felt that residents of the area deserved better than what had been proposed and there would be some privacy issues as the building proposed was too close to Rosia House.

The Chairman thanked Mr Ellul and Mr Muscat.

DTP continued to report on this application stating it would have two levels of parking and a further seven floors with a total of forty apartments. Sixteen letters and four petitions had been received objecting to this development. The main concerns stated by objectors were that a low rise development and public park should be constructed; loss of views and privacy as well as the amount of noise pollution the construction would create. Counter representations had been submitted by the applicant stating that there was a range of building heights in the area and a geotechnical survey needed to be undertaken. Green areas and parking would be granted. The applicant would also be re-modelling the junction at Transport Lane. DTP referred members to copies of the representations and counter representations circulated with the agenda.

Feedback had been received from various departments. Department for Environment, Heritage and Climate Change had made standard comments adding that there should not be any impact on adjacent gardens. Heritage Trust commented that this development was not in keeping with the tender awarded and that a Desk Based Assessment was required. Ministry for Heritage noted that there may be some archaeological interest in the site and concurred with Heritage Trust that a Desk Based Assessment was needed. Technical Services replied that the building's volume would be excessive and also required details of the proposed re-modelling of the junction. The Traffic Commission also wanted details on the re-working of the junction.

DTP considered that this development would constitute overdevelopment of the site and would be dominant over the area. He also recognised that in concept the area would be open to the public but buyers may want to close off the area. He believed that the building's height and mass would be excessive and that the Commission should consider whether they wish to defer the application in order for the applicant to reconsider the concept of the development or refuse outright.

MEHEC commented that in his view the Commission should not accept the development plan presented and that Government needed to get involved taking into consideration the objections made by residents of the area. He considered that the application should be deferred.

MSCHY concurred with MEHEC's comments adding that there should be a development on the site but not this type of development.

The Chairman asked the Commission whether they agreed to refuse this application as submitted and on the grounds presented by the public and in the planning report.

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The Commission unanimously agreed to refuse this application.

The Chairman referred that it was in the interest of the Applicant that the new application should meet the expression of interest detailed in the tender award.

A break was held from 10:55 to 11:10.

583/17 - No's 10 & 12 Arengo's Palace Lane - Proposed construction of apartments, car parking and roof gardens.

DTP reported on this application for a residential building and car parking at 10 & 12 Arengo's Palace Lane. The building will consist of 8 storeys, 2 of which will be parking, and will have 62 apartments. There will be one access point for the garage and will also include personal stores and a gymnasium.

Since Outline Planning permission balconies have been introduced from the second to the sixth floor, larger patios would be built on the eastern side of the building. At roof level the stair cores had been extended and photovoltaic panels proposed on the roofs. Changes to the fenestrations have also been made from the approved outline application. The applicant is also planning to open the gardens to the public, as well as reinstating walkways and reopen access to the Upper Rock. Removal of waste and dead undergrowth would be carried out with the supervision of the Botanical Gardens. Personal stores would be at the rear of the site. Two electrical car charging points would be included in the garage. Swift boxes would be included in the northern elevation. After a Desk Based Assessment it was determined that the site had lost its value, but material from the retaining walls at 12 Arengo's Palace was to be reused.

Department for Environment, Heritage and Climate Change welcomed the re-installment of the passage to the Upper Rock and that an ecological survey should be carried out.

Ministry for Traffic commented that more than two charging points should be provided.

Technical Services commented that a Geo-Technical survey should be carried out.

Ministry of Heritage remarked on the potential impact on the Upper Rock and an Archaeological Watching Brief would be required.

DTP commented that this planning application met all the conditions which had been set out at the outline planning stage and recommended approval with conditions relating to sight lines for access, landscaping plan, ecological survey, geotechnical survey and Transport Construction Management Plan.

MEHEC commented that some of the plants recommended for landscaping were acidic and may die. He added that a licence would be required under the Nature Protection Act if it was confirmed that the gardens fall within the Nature Reserve.

This application was unanimously approved with conditions.

Other Developments

584/17 - O/15063/17 - Admiral's Place, Old Naval Hospital - Proposes installation of loft windows throughout the estate.

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DTP informed on this application to install skylights at various properties throughout Admiral's Place and four dormer windows on a building on the west of the site.. Some properties have been previously allowed to install skylights in August 2014. The window measurements would be 660cm x 1180mm. Houses 1 and 3 currently have dormer windows on the western elevation. The applicants were also seeking approval to construct porches over their front doors. Photo montages were shown.

Heritage Trust commented that a holistic approach should be taken and a standard size and pattern should only be allowed.

DTP reported that in principle this type of application has previously been approved by the Commission. DTP told the Commission that they should consider not approving those on the outer side of the estate as they would have a visual impact when looking onto Admiral's Place and that only three windows should be allowed per unit in the inner courtyard as the current proposals seemed excessive. He also reported that there was no in-principle objection to the dormer window on House no. 3 but the proposed size and width seemed excessive and should be more sympathetic. DTP commented that in respect of the entrance porches these would not be very visible due to garden hedges and that there was no in-principle objection to the porches but that they would need to be considered on a case by case basis. DTP also informed the Commission that the estate management company wanted to have an approved design in order for there to be uniformity across the estate.

The Chairman informed the Commission that they could approve the application or allow individuals to submit different applications each.

The Commission approved the application unanimously in line with the recommendations put forward.

585/17 – F/15072/17 – Apartment 9 Moorland House, Ordnance Wharf, Queensway Quay – Proposed construction of conservatory to side of property.

DTP informed the Commission that the applicant wished to construct a conservatory at 9 Moorland House. In August 2017 the applicant was given permission to raise the roof height in order to make use of the loft space as a habitable area. The proposed conservatory would be constructed over a terraced area and would provide 25 sqm of floor space. The conservatory would have a pitched roof.

DTP reported that the architectural context of Ordnance Wharf was three distinct towers of gradual height from east to west. The addition of a conservatory would erode the gap between both towers and it would have a greater mass visually and did not recommend approval of this application.

Daniel Rios, the agent for the applicant, addressed the Commission and informed them that the applicant wanted to replicate the same scenario as block one and this proposal would be allowed by the management company.

CV commented that based on Mr Rios' information he had no objections to the application.

The Chairman asked the Commission whether they concurred with DTP's recommendation.

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The Commission voted on this application as follows:

In favour as submitted: 4

Against: 5

Abstentions: 1

This application was refused.

586/17 – F/15075/17 – 8 Rodger’s Road – proposed single storey extension to existing residential premises.

DTP informed the Commission on this proposal to build a single storey extension to this three storey residential property which had been recently refurbished. The extension would cover part of the roof area but would still have a roof terrace. The applicant had made some changes to their proposal and omitted an external staircase which they would now build internally; the lift would now also extend to the roof level. The external treatment on the eastern elevation would be the same as below; on the western elevation some changes would be made to add some character. The extension would be set back from the rear of the building. The applicant would also be integrating Swift boxes into the extension.

Department for Environment, Heritage and Climate Change commented that the exact location of Swift boxes still needed to be determined. No further comments or objections were received. DTP reported that the revised scheme was much more sympathetic than the original proposal and the external treatment complimented both elevations and recommended approval subject to the condition of submission of plans for the third floor.

This application was unanimously approved.

587/17 – F/15077/17 – 6 St. Christopher’s Alley, Europa Point – Proposed refurbishment of property, including new extensions, external works, swimming pool and new access.

DTP informed the Commission that application F/15077/17 & F/15121/17 should be considered together due to them being similar. Both are Post-WW2 Houses and have distinctive arched front facades. The Commission had previously considered a similar application for 2 St. Christopher’s Alley. The rear and side two storey extension at No. 6 would accommodate a garage. There would be a new access road to the west. This extension would give the house an ‘L’ form. The changes to the south facade on the ground floor involved altering the current door and window configuration so that there would be a central double door with a window on either side. The first floor would have the same configuration. The windows on the south elevation would be re-aligned. A window on the west elevation, first floor would be lost. Due to the addition of the access road one tree would be lost, Department for Environment, Heritage and Climate Change requested that four mature trees be planted to make up for this loss. The exterior of the property would now have terraces and a pool on the south facade.

In terms of relevant planning history DTP reported that the application for No.2 Christopher’s Alley included a 2 storey extension terrace area and pool whilst the originally proposed hipped roof and projecting front terrace on the south facade had been subsequently omitted. The applicant also proposed to block a first floor window on the side elevation and the Commission determined that the window should be retained.

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DTP summarised the proposal for application F/15121/17. No. 4 St. Christopher's Alley proposed to also build a two storey extension and swimming pool. The extension would have a staggered form. The applicant would be removing the windows and installing sliding doors on the ground floor. They would be changing the designs of all windows and installing windows made of aluminium or PVC, which had been allowed on No.2 St. Christopher's Alley. Full landscaping details for the exterior were required.

DTP welcomed the proposal for No. 6 as it was sympathetic to the character of the building but that a condition should be added for a green roof to be incorporated. Highways Department would have to look into the details of the new access road into the property. An Archaeological Watching Brief would also be needed. DTP recommended approval for No. 6 as it was similar to what had previously been approved at No. 2.

IB asked for a condition to be set with regard to the external balustrade. He asked for it to be the same as No. 2 in order for there to be some uniformity.

Application F/15077/17 was approved unanimously by the Commission with conditions for PV panels to be included, the retention of the 1st floor west elevation window, sparrow and starling boxes, UPVC windows, detailed landscaping plans to be agreed, submission of details for approval by highways and undertaking an archaeological watching brief.

In respect of application F/15121/17 DTP recommended that a green or brow roof be provided over the extension, the windows should retain the existing design; the ground floor south façade window arrangement should reflect what had been approved at no 4.

Application F/15121/17 was deferred to allow the applicant to address the issues raised.

At 12:20 MEHEC and KDS excused themselves from the meeting.

588/17 - F/15087/17 - 69-70 Catalan Village - Proposed construction of a four storey apartment block and refurbishment of existing cottage.

DTP reported that Outline permission had been granted to the applicant to construct a three storey building with a stair access core and terrace which was now presented as a four storey building. The block, which would be 12.25 metres in height, would consist of a mix of studio, one bedroom and two bedroom apartments. The scheme was similar to the previous scheme but the stair core up to the terrace had now been omitted and replaced with a full storey with flat roof which would only, have access for maintenance of the proposed green roof. There was permission given for a single storey extension to a three storey building to the north of the site. In February 2016 permission was also given to a similar application for a four storey building which was then revised in September 2016 to a three storey building. The cottage would be refurbished mixing different styles that could be found in the village. Department for Environment, Heritage and Climate Change had requested for this building to have Swift boxes and bird boxes for sparrows to be installed. DTP reported on the results of an archaeological desk based assessment which concluded that the proposal would be similar to its surroundings but that a record of the cottage would be required.

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An objection to this application had been presented by Mr Jackson, who was allowed to address the Commission. Mr Jackson stated that the application should be refused as it had deviated from approved outline application to now include a further storey. He added that the mass of the building was too great for the area and would also dominate the cottage. Mr Jackson also raised the issue of privacy as there would be a balcony 2 to 4 metres from his lounge.

DTP reported that other objections had been received stating that the proposed building would be too high and would be overwhelming to the area. The objector felt that a three storey building would be much more in keeping with the area and that due to privacy issues it was not necessary to install windows on the extension which would be facing the rear buildings. Specific objections were raised in relation to an encroaching window. DTP reported that encroachment issues were for the private parties to resolve but that it was considered that the proximity of the window to the adjacent properties' existing windows raised privacy concerns and that if the application were to be approved this window should have opaque glazing and/or be fixed or replaced with glass blocks. DTP referred members to copies of the representations and counter representations circulated with the agenda.

DTP added that at outline Town Planning's recommendation had been for a four storey building to be approved but the Commission felt that a three storey building would be better.

Mr Dominic Harvey, representing the applicant, informed the Commission that he felt that there was a misconception in relation to heights in the area. Buildings in the area range from 9-13 metres and that the height of this building has only changed by three metres since outline in order to include another apartment.

MSCHY replied that seeing as the outline application had been approved the full application should meet those criteria.

DTP commented that the impact of the increase in height would not be that substantial.

The Chairman told the Commission that they had the choice to accept the full planning application presented or the application could be deferred in order to allow the applicant to present a proposal which is closer to the approved outline application.

The application was deferred to allow the applicant to review the proposal so that it reflected what was granted at the outline stage.

589/17 - F/15121/17 - 4 St. Christopher's Alley, Europa Point - Proposed refurbishment of property, including new extensions, external works and swimming pool.

This application was considered with 587/17 - F/15077/17 - 6 St. Christopher's Alley, Europa Point - Proposed refurbishment of property, including new extensions, external works, swimming pool and new access.

590/17 - O/15128/17 - Ex toc-H Site, South Bastion - Proposed development of site to provide an 'eco-friendly' hostel, restaurant, pub, bakery, health spa and shop.

Mr Paul Passano from WS Architects presented this outline application for a development at the

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ex TOC-H site. Mr Passano stated that he had worked closely with GONHS and Heritage Trust on this project. The development would consist of an eco-friendly hostel with various amenities which would regenerate this site and become an activity hub for locals. He added that his client wanted to make use of the unique natural and historical context of the South Bastion. His client intends to retain, refurbish and restore most of the structures except a timber structure which is to be demolished. The entry from Line Wall Road would also be demolished in order to build a more appropriate road entrance. Blast walls from the Powder Magazine would be restored. Some trees would have to be removed for the installation of a lift. An underground tunnel and sully port would be retained. Sustainable materials would be used for construction throughout the site. Mr Passano stated that his client's intention was to create a community space. The ground floor of the powder magazine would house a spa and a wholefoods bakery. An eco-pub and boutique style hostel rooms would be included within the sheet house. The roof of the powder magazine needs replacing and the applicant is looking to offset the roof and articulate between the old and new roof. The applicant would be leaving a gap between Charles V wall and the new buildings as Charles V wall is a listed monument. Photovoltaic panels and water collection would be used throughout the site. The ethos of the scheme is to use environmentally friendly materials and for it to be sustainable.

The Commission commended and welcomed the scheme proposed.

MSCHY commented that it was a modern concept which he welcomed for the TOC-H site.

The Chairman asked Mr Passano how high the glazing would be over Charles V wall. Mr Passano replied that the glazing would be 1.4 metres tall and have a mono pitched roof. The Chairman recommended inclining the pitch of the roof would avoid any intrusion into the wall.

IB commented that the Heritage trust would not approve of any protrusions above the top of the wall or of adding a floor to the powder magazine and removing the roof as it was the oldest building at the site.

GM added that the roof of the powder magazine is an integral part of the magazine and instead the roof could be enveloped in order to make the project commercially viable and also mitigate the Heritage Trust's concerns. The top floor could be brought in and allow light into the lower floor creating a sun canopy.

The Chairman welcomed the sensitive redevelopment of the site proposed.

DTP continued to report on this scheme. Department for Environment, Heritage and Climate Change had made standard comments and requested an ecological survey be carried out. Ministry for Heritage mentioned it was next to a listed monument and a Heritage Licence would be required. Ministry for Heritage also stated they require a Desk Based Assessment to be carried out for the barracks and that the powder magazine is left as close to the original. The proposed floor above the magazine was considered to be a severe impact and not acceptable.

No public objections were received. Although reference was made to a late comment from Mr Murphy highlighting the existence of the sully Port.

DTP described the current state of the site as derelict and deemed the scheme as sensitive to the area as South Bastion is a listed monument. DTP added that the third floor of the scheme projects above Charles V wall and should be omitted as it detracts from the appearance and

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setting of the listed wall. DTP considered that the changes to the magazine were an interesting adaptation that clearly allows appreciation of the original building and distinguishes between the new and old. He commented that the entrance to the sully port should be protected. DTP recommended approval with conditions to use materials which were sympathetic to the area, that the applicant must liaise with Town Planning and Heritage Trust to develop the design, the North wall of South Bastion should be repaired as part of the project with advice from the Heritage bodies, a heritage license would be required, surveys should be carried out to identify what needs to be retained as well as an ecological survey and landscaping details to be submitted.

IB commented that the historical value of the magazine and the roof should also be taken into account.

CV replied that he welcomed change and that possibly we could just have one gunpowder store in Gibraltar. He added that this scheme would show the original and the new, and that the roof of the magazine may not be the original.

The Chairman commented that from a holistic point of view the scheme proposed seemed sympathetic and that the magazine was similar to those found at the Northern Defences. He also said the applicant could come back with a different design for the powder magazine.

MSCHY remarked that he felt the proposal was very sensitive and the Commission could accept the design and then discuss further at the full planning stage.

The Chairman stated that they could check whether the roof of the magazine was original and then place a condition for it not to be touched or defer the application to allow the applicant to present a more sensitive treatment for the magazine.

This application was deferred to allow the applicant to develop more sensitive proposals.

591/17 - F/15166/17 - 2 & 3 Kavanaghs Court & 81 Prince Edwards Road - Proposed retractable glass panels behind balustrade to staircase and lift tower.

DTP informed the Commission on this application which had been previously considered at the September meeting where the Commission rejected the applicant's proposal to install a glass curtain wall in order to protect the lift lobbies. The applicant was now proposing sliding glass panels to be fitted behind the balustrades at each level.

The Commission approved this application.

Minor Works - not within scope of delegated powers

592/17 - F/15129/17 - 118 Flat Bastion road - proposed construction of new swimming pool and terrace and associated works.

The Commission approved this application.

593/17 - D/15158/17 - No.s 10 & 12 Arengo's Palace Lane - Proposed demolition of two existing one-storey residential properties.

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The Commission approved this application.

Applications Granted by Subcommittee under delegated powers (For Information Only)

594/17 – BA13219 – Calpe Lodge, Town Range – Proposed installation of three windows to inner courtyard.

Request to renew Planning Permit.

595/17 – BA13338 – West One, South Plot Eurotowers, Europort Road – Proposed 12 storey building including 2 levels of commercial space to match adjacent development.

Consideration of revised landscaping plans to discharge Condition 12 of Supplemental Planning Permit 4726B.

596/17 – O/14313/16 66/68 Devil's Tower Road – Proposed construction of extension to existing building.

Request to renew Outline Planning Permit

597/17 – F/14778/17 – Villa Napoli, 21 Little Genoa, Sir Herbert Miles Road – Proposed minor alterations to ground floor balcony area.

Consideration of colour scheme to discharge Conditions 2 and 3 of Planning Permit No. 6003.

598/17 – F/15059/17 – 5 Cornwall's Court – Proposed minor internal and external alterations to apartment.

599/17 – F15061/17 – 22 Knightsbridge Close, Montagu Crescent, Devil's Tongue road – Retrospective application for internal alterations.

600/17 – F/15062/17 – 1 Basha Lodge, Mons Calpe Mews – Proposed installation of glass curtains.

601/17 – F/15068/17 – 1204 Sand Dune House, Beach View Terraces – Proposed installation of glass curtains.

602/17 – F/15069/17 – 203 Seamaster Lodge, Mons Calpe Mews – Proposed installation of glass curtains.

603/17 – F/15070/17 – 3 Seamaster Lodge, Mons Calpe Mews – Proposed installation of glass curtains.

604/17 – F/15073/17 – 407 Seamaster Lodge, Mons Calpe Mews – Proposed installation of glass curtains.

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605/17 - F/15073/17 - 206 Express Lodge, Mons Calpe Mews - Proposed installation of glass curtains.

606/17 - F/15082/17 - 202 Seamaster Lodge, Mons Calpe Mews - Proposed installation of glass curtains.

607/17 - F/15083/17 - 3236 World Trade Centre, Bayside Road - Proposed internal alterations.

608/17 - F/15084/17 - 905 Sand Dune House, Beach View Terraces - Proposed installation of glass curtains.

609/17 - F/15086/17 - 206 Seamaster Lodge, Mons Calpe Mews - Proposed installation of glass curtains.

610/17 - F/15088/17 - 15 Merlot House, Vineyards - Proposed installation of glass curtains.

611/17 - F/15089/17 - 301 Ocean Heights - Proposed subdivision of two bedroom apartment into two studios.

612/17 - F/15092/17 - 12/1 City Mill Lane - Proposed change-of-use from beauty salon/spa to office unit.

613/17 - F/15099/17 - 7 Lord Napier Mews - Proposed extension to lower terrace area and associated minor works.

614/17 - F/15102/17 - 29 Crown Daisy House, Waterport Terraces - Proposed replacement of balcony door and replacement of kitchen window from single pane to double pane sliding window.

615/17 - F/15107/17 - 4/3 Serfaty's Passage - Proposed conversion of two bedroom flat into one bedroom flat and refurbishment of premises.

616/17 - F/15109/17 - 306 Seamaster Lodge, Mons Calpe Mews - Proposed installation of glass curtains.

617/17 - F/15111/17 - 1004 Sand Dune House, Beach View Terraces - Proposed installation of glass curtains.

618/17 - F/15112/17 - 313 Sand Dune House, Beach View Terraces - Proposed installation of glass curtains.

619/17 - F/15113/17 - 904 Seashell House, Beach View Terraces - Proposed installation of glass curtains.

620/17 - F/15115/17 - 5/1 Jumpers Building, Withams Road - Proposed installation of glass curtains.

621/17 - F/15117/17 - 10 Flat Bastion Mews, 14 Flat Bastion Road - Proposed installation of glass curtains.

Approved

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622/17 - F/15118/17 - Laguna Estate - Proposed construction of plinth and installation of telecommunications cabinet adjoining existing U-mee cabinet with interconnecting duct to provide necessary expansion to provide U-mee fibre services to the whole of Laguna Estate.

623/17 - F/15119/17 - 607 Seamaster Lodge, Mons Calpe Mews - Proposed installation of glass curtains.

624/17 - F/15137/17 - 2e Bellevue House, Vineyards - Proposed internal alterations.

625/17 - F/15139/17 - 15 Sea Clover House, Waterport Terraces - Retrospective application for replacement balcony door and installation of an awning.

626/17 - F/15144/17 - 19 Horse Barrack Lane - Proposed refurbishment of unit as barber shop and installation of signage.

627/17 - F/15149/17 - 506 Abyla Lodge, Mons Calpe Mews - Proposed installation of glass curtains.

628/17 - F/15151/17 - 1218 Sand Dune House, Beach View Terraces - Proposed installation of glass curtains.

629/17 - F/15152/17 - Rear Yard Area of Eurotowers 1, Europort Avenue - Proposed new substation housing, transformers and switchgear for use by West One development.

630/17 - F/15153/17 - 1102 Grand Ocean Plaza, Ocean Village - Proposed installation of glass curtains.

631/17 - F/15170/17 - 19 4/5 Rodgers Road - Retrospective application for proposed amalgamation of two flats into one.

632/17 - A/15138/17 - Queen's Cinema, Casemates and Winston Churchill Avenue Bridge - Proposed installation of banners to advertise Magic festival.

633/17 - A/15143/17 - Boux Avenue, 45 Main Street - Proposed installation of light box sign for campaign imagery.

634/17 - A/15181/17G - Winston Churchill Avenue, Waterport Roadway, Queensway - Proposed installation of banners to advertise Gibraltar International Jazz Festival.

635/17 - Any other business

GM raised an issue on item 49. He stated that this is an application outside the site of a new build and inconveniencing the residents of Eurotowers estate. Additionally, there has been a systematic reduction in car parking in Eurotowers. West One development has provided its bin store within Eurotowers estate with the resulting loss of a parking space. There has also been no notification to any tenants.

Approved

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Discussion ensued on the issue of notification of residents by the management company of Eurotowers which seems to be failing to notify its residents.

GM would write to the Chairman on the matter.

636/17 - Next Meeting

The next meeting will be held on 28th November 2017.