

Approved

DPC meeting 112/18

12th December 2018

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 12th Meeting of 2018 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 12th December 2018 at 9.30 am.

Present:

Mr P Origo (Chairman)
(Town Planner)

The Hon Dr J Garcia
(Deputy Chief Minister)

The Hon Steven Linares (MCMYS)
(Minister for Culture, Media, Youth & Sport)

Mr H Montado (HM)
(Chief Technical Officer)

Mr G Matto (GM)
(Technical Services Department)

Mrs C Montado (CAM)
(Gibraltar Heritage Trust)

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

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

Mr C Viagas (CV)

Mrs Janet Howitt (JH)
(Environmental Safety Group)

In Attendance:

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

Mr. Robert Borge
(Minute Secretary)

Apologies:

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

Mr M Cooper (MC)
(Rep Commander British Forces, Gibraltar)

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704/18 – Approval of Minutes

The Minutes for the 10th meeting held on 30th October 2018 and for the 11th meeting held on 20th November 2018 were approved subject to some minor changes to be made by JH.

Major Developments

705/18 – O/15176/17 – Devil’s Tongue, Queensway – Proposed multi-storey mixed use development to include residential, commercial, retail, café/restaurants and underground car park.

DTP informed the Commission that the applicants would be making a short presentation to explain their proposal. Two objectors would also be addressing the Commission.

Mr Michael Carlton (MC) and Mr Alain Navarro (AN) addressed the Commission. AN explained that the development would be a mixed use development. There would be two levels of subterranean parking. The development site is surrounded by two main roads and a spur road.

This development would be at a very prominent site, outside the entrance to town. In February 2018 this development was presented to the Commission for consultation. The applicants had previously tried to change the road network surrounding the site but had been advised by the Commission to stay within the site.

AN described the additional points which had been given by the Commission in February 2018:

1. Set back the building from Petrol Station site to keep view of Moorish Castle.
2. Impact on City Wall.
3. Impact from the west – flat façade.
4. Orientate entrance to the north.
5. Car parking requirements to be met.

AN explained that this building would be a focal point in the area and were now breaking the building up into two components. The building would be seen as a sculpture; they were intending to carve space from the bottom to create an amenity. The bottom of the building would be broken up in order to see through the building. In order to achieve the floor space required the facades would lean outwards and cantilever over the public highway. AN claimed this would create space and light. The applicants also wished to create a link between the building and the market. They had spoken to the Heritage Trust and there was the possibility to open an embrasure on the City Wall. An open roof terrace, swimming pool and restaurant would possibly be open to the public.

A video displaying the development was shown.

JH commented that there were some interesting aspects to the project but still looked very big on approach from Waterport Road and affected the view of the Rock. She asked whether a traffic assessment had been conducted as the development would be surrounded by a very busy road. JH also asked whether there would be any use of renewable energy technologies.

AN commented that at this stage they were still considering which renewable energy technologies they would use but wanted to get some planning principles. He also explained that after conducting a Traffic Assessment they considered that cars should enter their garage via the

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quiet side and that they did not consider that there would be a massive impact on traffic. They had tried to mitigate the building's impact on the view from Waterport Road by setting the building back. AN added that they assumed this was a prime site for development.

CAM asked what demand they saw for the 88 units they were proposing.

MC replied that the units were for owner occupier.

AN added that first 4/5 floors would be offices.

MSCHY asked whether they were aware of the new traffic plan that would be coming into effect and the amount of people who pass through their site from the Port. He added that he considered the opening of the embrasures safer for passengers and that the building needed to be as carbon neutral as possible.

AN replied that these considerations would be detailed once they applied for Full Planning permission.

KB commented that he also had some concerns as detailed by JH and CAM. He asked whether they had considered any anti-collision measures for birds concerning the use of glass panels.

AN responded that they were not aware that this could be a problem but were willing to work with KB to find solutions.

DCM commended the design proposed by the applicants and described it as innovative and bold but that they should consider a reduction in massing. DCM added that from a Government perspective mass bridges did not work. He also mentioned that seeing as this site is outside the City Walls the Commission should be flexible when considering this application and that opening the embrasures may be useful and could be made into a condition. DCM asked how tall this building would be.

AN replied that this building would be 54 metres tall, similar to Ocean Village.

The Chairman asked whether they would be embarking on building subterranean parking.

AN responded that they had engaged Belilo's Limited and considered that their proposition was achievable.

CAM noted that they would require an Archaeological Watching Brief as there was a need for there to be provision for any artefacts found.

AN mentioned that they had been advised to remain within site boundaries and possibly not go down two levels but possibly dig down one level and extend but were not aware of new Highways Plan.

GM commented that he would like to add his support to the design and the architectural merits would be substantial. However, GM considered that they should reconsider the arches and redesign them to resemble arches of openings elsewhere.

MC explained that they did not have a relationship with Management Operator of the Petrol Station but had a direct relationship with the owner of the Petrol Station.

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Messrs Haresh Budhrani QC (HB) representing Bahia Bar Limited, and Robert Fischer QC (RF) representing the Petrol Station's Management Operator addressed the Commission.

HB explained that Bahia Bar Limited had been the tenant of the building for the last thirty years and was entitled to know what was happening to the site. He added that the applicants had been in contact with his client and as his client had renewed his tenancy contract in May 2015 a new purchaser would not be entitled to take possession until 5 years after, namely mid 2020. HB considered that the Commission should refuse the application as the applicants had come before the Commission before they could take possession of his client's premises. He added that his client had possession of the ground and first floors. HB also mentioned that there had not been adequate dialogue between his client and the applicants.

RF explained that in February objections had been made by his client and was also supporting HB. He commented that the applicant's plans did not provide for the Petrol Station and the shop provided a facility to the surrounding community. RF also mentioned that his client's buses came to the Petrol Station and could affect his business.

The Chairman asked them both whether they would be willing to speak with the applicants.

Both objectors responded that they would be willing to discuss plans with the applicants as long as there were provisions made for their clients to continue working.

All objections and counter-representations submitted had been circulated to members beforehand. Three objections had originally been submitted but one had been withdrawn.

DTP reported that in February 2018 a few issues had been identified when this application was presented to the Commission for feedback. Firstly, the Commission asked the applicants to limit the development to the footprint of the site. Previously, they proposed closing Queensway, this revised application did not exceed the footprint. Retail elements presented previously were inward focused and were now included on the outward boundary. The vista from Waterport Road had now been opened up but would still have an impact. The applicants had now broken up the massing on the west facade and had taken an innovative approach. Concerns about the sheer height of the building next to the City Walls had also been an issue but the applicants had now created some permeability on the ground floor and included two very light floors above, creating the illusion that the superstructure was floating above.

115 parking spaces would be required for this building but the applicants were currently proposing 87 car parking spaces. An accurate topographical survey of the site was still required. The applicants were requesting a dispensation on parking requirements so that perhaps one bedroom flats may not require a parking space or the office/retail requirements could be waived. The applicants had proposed subterranean car parking but may encounter some heritage items and were proposing reducing this number to 45 parking spaces on just one underground level. The applicants were also proposing a car sharing scheme within the 45 spaces, with some available for purchase on a first come first serve basis.

The following comments had been received from consultees:

Department of Environment, Heritage and Climate Change (DoEHCC) – Welcomed green roofs proposed, should also be included over restaurant. Should aim for 0% carbon footprint. Should

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consider collision of migratory birds.

- Traffic Commission (TC) – Should meet Highway requirements of Technical Services Department (TSD)
- Ministry of Infrastructure and Planning (MIP) – Should make provisions for Electric Vehicle charging and a cycle lane across the front of the site.
- Ministry for Heritage (MH) – Archaeological Watching Brief (AWB) required, especially when opening embrasures.
- Heritage Trust (HT) – Expressed some concerns with proximity of building to City Walls, should have greater appreciation of City Walls.

DTP continued to report that the applicants had listened to the Commission's recommendations after coming before them for consultations. DTP added that structural shapes had been used to assimilate the building into its immediate environment. If the application was approved, he would not like to see a dilution of its design. DTP proposed soft and hard landscaping.

DTP explained that there were some commercial matters to be resolved concerning the developers and the objectors but that this development would likely have a positive impact on the area. DTP commented that if the Petrol Station were to be moved it would be beneficial to the area in terms of traffic circulation. He also mentioned that the applicants should look into mitigation measures concerning migratory birds. DTP also commented that parking concerns should be considered as well as making provisions for bicycles within the development. DTP recommended approval of this application.

CAM commented that the applicants had been sensitive to the area and the design was clever but on balance still had an issue with the height of the building and the impact it would have on the vista of the Rock.

JH concurred with CAM's comments, adding that ESG had worked hard to protect the vistas and this building would be like a wall as you come into Gibraltar. JH added that she would have to abstain on this application.

CAM stated that if this application was approved the Commission should have further discussions concerning vistas in general.

KB stated that he felt he must abstain on this application from an environmental perspective until measures against bird collisions have been investigated.

The Chairman commented that parking should be respected on a par with the total number of residential units and offices could use public transport. He made this a condition for approval, together with the applicant having to look into glazing and migratory birds issue.

The Commission voted as follows:

In Favour: 7

Against: 1

Abstentions: 2

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This application was approved.

A fifteen minute break was held at 11:20 am.

Other Developments

706/18 – F/15678/18 – 267-269 Main Street – Proposed fifth floor extension and creation of roof terrace gardens, installation of lift and internal refurbishment to common areas of property.

DTP informed the Commission that Application F/15843/18 (the next item on the agenda) was for the same building but had been submitted by different applicants.

This application was for internal and external refurbishments of 267-269 Main Street. The number of apartments would be increased from fourteen to sixteen. On the ground floor the applicant wished to install a lift. The first floor would be made up of three studios. One 2 bedroom apartments and a three 3-bedroom flat would make up the second floor. The 3rd floor would comprise one studio, one 1-bed and 2 3-bed apartments. A 1 bedroom, 2 2- bedroom and one 3-bedroom apartment would be constructed on the fourth floor. A small extension to the terrace area would be constructed on the fifth floor. The applicant wished to demolish a small outbuilding on the terrace and replace it with landscaping and a pergola. A metal framed glazed cover would be constructed over the internal patio void. A small roof garden would be installed over the 4-bedroom apartment on the top floor.

The elevations would be refurbished with stonework cladding with metal balustrading at 4th and 5th levels and glazed balustrading at top garden level. New windows would also be installed.

The following comments were received from consultees:

- DoEHCC – Swift/Bat surveys were to be conducted prior to construction and nests to be installed.
- MH – AWB in area where the lift was to be installed with photo records to be submitted.

One objection was submitted from the leaseholder of the commercial unit on the ground floor relating to the A/C Plant to be installed. The applicant had revised his plans to find a solution to the objection.

A second objection had been received relating to a proposed vent for the ground floor unit which reaches the roof of the building. No revisions had been submitted but this issue was to be resolved by both parties.

All objections had been circulated to members of the Commission.

DTP reported that this was a welcome refurbishment and there was no objection to the cladding proposed. Landscaping details were to be submitted. The issue with the chimney would need to be resolved between the two parties and if no agreement could be reached then the ground floor applicant would need to find an alternative solution. DTP recommended approval of this application.

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The Commission unanimously approved this application.

707/18 – F/15843/18 – 267/269 Main Street – Proposed conversion of part-commercial premises into cafeteria/restaurant and stores and refurbishment of first floor offices.

This application was to change the use of the ground floor premises to a cafeteria and part first floor refurbishment. Access to the building would be separate to the cafeteria. The applicant would also change the windows of the establishment. There was an objection submitted from the freeholder of 269 Limited claiming that the cafeteria would cause noise disturbance and that the use differs from that of a private club which was the previous use. The applicant counter argued that the property was previously a restaurant and that this set a precedent. Objections had been previously circulated to members of the Commission.

DTP reported that there were no objections to the change of use in principle as there would already be ambient noise from Main Street and it was not unusual for there to be a cafeteria in a building with residents. Additionally, issues of noise and disturbance can be controlled through other agencies such as the Environmental Agency. There would also be an office level between the Cafeteria and residential levels which would dilute the noise. The issue of the ventilation flue mentioned in the previous application was a landlord issue which would need to be resolved by the parties concerned. DTP added that if the application was approved the treatment of the ground floor façade would need to be agreed by both parties as each application proposed different treatment.

The application was unanimously approved by the Commission.

708/18 – O/15886/18 – 9 Poca Roca, Upper Rock – Proposed demolition of existing structures on the site and construction of dwelling.

This application site lies within the Nature Reserve and Special Area of Protection so is subject to statutory protection. The applicant wished to demolish the existing outbuildings and construct a part-one and part-two storey dwelling. In September an extension had been considered and approved by the Commission. The Town Planning Department had recommended refusal of the application as the proposal was considered to be contrary to the planning policy and in particular it exceeded the volume that was allowable under the policy. The Commission however, did not accept the recommendation and approved the application although it did state that this should not set any precedent. Outline permission was granted with a condition limiting occupation of the extension to be used as ancillary accommodation to the main dwelling.

In October 2013 a replacement dwelling was allowed on the other side of the main dwelling.

The current proposal was for a separate dwelling which on the lower ground level would be open plan with access on to a terrace. The upper floor would house a bathroom, study, terrace and the master bedroom. The dwelling would have pitched roofs with solar thermal panels and would follow the same style as previously approved for the replacement dwelling on the other side of the main dwelling. There would be three parking spaces serving two bungalows. The normal regulation is for there to be two per household but the Commission could consider waiving the regulation in this instance.

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Mr Stephen Martinez (SM), who designed this dwelling and the applicant, Ms Galadriel McGrail (GMG) addressed the Commission.

SM explained that this was the original proposal which they wished to submit in May and felt were not allowed to due to the policy in place regarding the Nature Reserve. He added that this proposal was for a single family dwelling and the extension would not meet GMG's requirements. He clarified that this proposal was of the same volume as what had previously been in place at the site and proposed demolishing the adjacent water tank.

GMG requested that the Commission consider her request to construct her family home and although her request for an extension to be constructed had been approved she was not entirely happy as this proposal was more adequate to her family's needs and what she envisioned to be her father's legacy. She explained that when her parents bought the site at Lower Poca Roca they had intended to split it into three parts between themselves and their two children. After very difficult times concerning her father's health they had to put their plans to construct this dwelling on hold and in that time the Nature Reserve Act 2009 had come into effect and her proposal would now be affected by the Planning Policy also.

GMG also clarified that this dwelling had been designed with nature in mind and would not be encroaching on any green areas. Poca Roca has been developed since the early 1900's and had previously been known as Poca Roca Huts. None of the trees on site would be taken down as the dwelling would wind around any trees and follow the profile of the rock face.

The Chairman asked where the four families who used to live at Poca Roca were now living.

SM replied that the applicant's brother had taken two dwellings for his family and one dwelling had been demolished.

GMG added that the water tank on site was in a state of disrepair and was on a concrete slab on which they could construct.

CAM asked whether the water tank was still in use.

GMG replied that it was not and was the property of the Ministry of Defence.

JH asked SM whether the height of the proposed dwelling complied with current policy.

SM answered that the height would be aligned with the other dwelling on site and they had also carried out a topographical survey.

CV commented that the design of the dwelling would break up the massing. The Chairman added that the architecture would be better than that of the proposed extension.

CAM asked whether there was any feasibility to salvaging the water tank.

SM replied that they had considered salvaging the water tank but deemed it impossible.

The following comments had been received from consultees:

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- DoEHCC – Welcomed the use of solar panels adding that no green areas should be affected and Ecological and Tree surveys should be undertaken.
- MH – AWB to be undertaken as artefacts from Poca Roca caves may be found during construction.

DTP commented that although members and Town Planning was sympathetic to the applicant's comments they must consider this application objectively within the planning framework and legislation. Policy Z9.3 of the Development Plan would apply in this case and it is a very restrictive policy aimed at ensuring there is no increase in households in the Nature Reserve. The policy does not allow new dwellings although there is an exception for replacement dwellings provided amongst other criteria it does not result in a volume of more than 20% of the existing dwelling. However, in this case there is no existing dwelling on site to be replaced and it is therefore contrary to the policy. Additionally, the applicant's inclusion of outbuildings and water tanks in their calculation of the volume of the original dwelling cannot be accepted as these are not part of any dwelling. DTP explained that there were no objections to the design proposed and taking into account all the other relevant factors it was considered that these factors did not outweigh the policy objection. With the utmost respect to the applicant's personal circumstances he had to recommend refusal as approval could set a dangerous precedent for construction within the Nature Reserve.

CV commented that this was not a normal case where the applicant's aim was simply to construct property, but a very unique case and was aware that it could create some precedent. However, for a number of reasons including the fact there are existing foundations and the site is not virgin land he would consider approving this application.

DCM remarked that he would tend to share CV's view on the application but there was a very narrow window in which he would consider approval adding that even though it would set a precedent he could not foresee that there would be many similar applications submitted in future.

DTP commented that there was no doubt that this application did not comply with the policy concerning the Upper Rock. The policy was aimed at preventing new dwellings in the Nature Reserve but exceptions were allowed to allow reasonable replacement of existing dwellings.

After some debate the Commission voted as follows:

In Favour: 1

Against: 5

Abstentions: 4

This application was refused by majority.

709/18 – F/15889/18 – 6 Cumberland Steps – Proposed extension to building with an additional floor to form 7 new apartments and ancillary areas.

This application had previously been considered by the Commission in June and September of this year but due to procedural matters had been withdrawn. This extension would be constructed over two different levels. The property fronts onto Cumberland Steps with Elektra Flats directly behind it. All objections submitted had been circulated to members of the Commission.

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On the upper second floor level the applicant wished to convert the existing washhouse into two apartments. The extension had been pulled back since the last application so as to not be so close to Electra Flats. Two windows are proposed onto a terrace which has a solid parapet wall. On the upper level in the south-east corner the building line had been pulled back compared to the previous and no terrace was proposed. There would be one small terrace for one apartment as currently exists. The design had also been revised to provide access hatches to the roof instead of stair cores and wash houses and a glass balustrade for the terrace had also been included.

Mr Stephen Martinez (SM) and Mr Dustin Joyce (DJ) addressed the Commission, representing their client Cumberland Rise Limited.

SM explained that his client had purchased the roof of the building with the condition that any extension constructed would not be detrimental to the building. The applicant would be installing a new draining system for the building. After a survey was carried out by Belilo's Limited they reconsidered the design and were including a communal drying terrace as it was a requirement.

DJ commented that there were three leasehold properties and the rest were rental properties. He explained that this did not prohibit this development going forward. After making some enquiries they noted that lawyers were aware that there were proposals for development when the applicant bought the roof. DJ also said that his clients had reached out to residents and objectors to try and resolve their issues. DJ explained that construction time would be short and expected it to total a year and a half. He added that his clients were intending on beautifying the common areas of the building which would be of benefit to the leaseholders.

SM added that they had to decide to set back the development due to privacy issues affecting Electra Flats but there were still some issues concerning the drying terrace.

After some discussion it was determined that they had not met with objectors. DJ stated that he had communicated with the agents and lawyers.

Mr Roger Perez (RP) from Flat 4/6 Cumberland Steps addressed the Commission to detail his objections. He was representing six of the seven households. He explained that the freeholders were opposed to the scale and mass of the extension. RJ added that this extension would also constitute a loss of light, to an amenity and to privacy. He also explained that during construction Cumberland Steps would be obstructed by lorries bringing materials and getting rid of waste as there is no adequate parking in the area. The amount of noise and new residents would also increase. RP also mentioned that there were stress fractures in the building and if construction were to go ahead the building may suffer a partial or total collapse.

Ms Joanne Hughes (JH) from 12 Cumberland Steps also addressed the Commission. JH owns the entire building and explained that it adjoins No. 6 and the proposed extension would encroach onto her roof. She added that the dimensions on the plans displayed were wrong as the extension would be 2 metres taller than her building.

Ms Cathy Garrett (CG) addressed the Commission representing Mr Hubert Caetano from 2 Electra Flats. She explained that their flat would be enclosed by the extension and that they would lose all privacy and light. She added that Mr Caetano had been residing at Electra Flats for over 40 years.

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The Chairman added that for the benefit of those members who had not been on a site visit Mr Caetano's windows would be facing this property.

DTP explained to the Commission that in comparison to the previous application there were some welcome improvements. The applicant had now brought the extension back to the building line and the distance from Electra Flats was now 4.2 metres. The third floor had now been pulled back and there would not be an additional terrace. There would be no possibility of additional parking on site and the Commission would have to consider whether waiving parking requirements considering there would be an additional seven flats. DTP described the exterior design of the extension as sympathetic to the current building. He added there would be noise during construction but statutory bodies could limit working hours. The applicant had made attempts to fix the issues concerning the privacy of Electra Flats residents. Structural and building quality issues mentioned were not for the Commission to consider as they were Building Control issues.

JH commented that she was not convinced they were seeing the revised impact on residents based on the information that was being presented.

CAM seconded JH's comments.

The Commission voted as follows:

In Favour: 4

Against: 4

Abstentions: 2

The Chairman cast the deciding vote reasoning that he considered the setbacks were not appropriate to the neighbours of Electra Flats amenities.

710/18 - Ex-King George V Hospital, South Barrack road - Proposed conversion of the old King George V Hospital into a care home, including alterations to the existing buildings and construction of a new building.

This application was to convert the current King George V Hospital including Bishop Healey House into a care home.

The applicant also wished to construct a three storey building to the north of the site. Bishop Healey House would undergo some refurbishment. Some trees on site would need to be removed, similar to those listed in the approved Outline Plan.

DTP summarised the main changes from the outline scheme. The applicant proposed to open up the ground floor further for increased permeability. The previously submitted extension to Bishop Healey House had now been omitted. The current pitched roof would be raised higher to make use of attic space. Increase the size of the rear extension to the KGV building. On the roof of the new building there would be full coverage of PV panels. Ten to eleven parking spaces would be included on site.

All retained buildings would mainly have a white rendered finish with extensive use of glazing. Both pitched roofs of King George V Hospital and Bishop Healey House would be covered with

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cement tiles to imitate the original.

DoEHCC were aware that a Swift/Bat survey had not yet been undertaken and that after seven trees would be removed, twelve new trees would be planted. They had submitted comments that they welcomed the use of solar power and recommended they aim for an A rating. They also recommended green/brown roofs and that before allowing removal of the additional tree which affected emergency vehicular access; the applicant should first clear larger limbs and aerial roots to allow access. If that was not possible then uprooting and relocating to be considered rather than removal.

KB commented that this tree was rare in Gibraltar, and that it might be the largest one locally and should be retained. He added that it may not survive as this species did not respond well to pollarding or transplanting.

A Fire Strategy still needed to be agreed upon with the Fire Brigade. DTP explained that some small changes may need to be made to the application as a result of that.

DTP recommended approval of this application adding that materials and landscaping details would need to be agreed and a Swift/Bat survey be carried out.

CAM commended the retention of form mentioned at Outline and that there were fireplaces left at Bishop Healey House which should be either retained or salvaged and this should be conditional.

The Commission approved this application unanimously.

JH excused herself at 1:15 pm

711/18 - F/15903/18 - House 7, 1 South Pavilion Road - Proposed replacement swimming pool to terrace area and structural works/extension to basement below residence.

DTP explained that this application was to replace a small plunge pool with a small swimming pool at the rear upper terrace at this property together with the creation of a basement in the voids beneath these properties. Other neighbours had done the same as proposed. DTP added that there were no objections to the proposed basement works.

The Commission approved this application.

712/18 - F/15923/18G - Bayside Sports Complex - Proposed installation of a semi-permanent modular structure to accommodate a multi-use sports complex.

This application is for the installation of a semi-permanent structure on the site which is currently fenced and open to the elements. Gibraltar Sports and Leisure Association wanted to maximise the use of this area. The structure would have an open plan internal area. Civil Aviation Authority commented that the structure should not be higher than the hockey stands, the covering material should have a reflectance value of less than 10% and the ridge should be fitted with measures to prevent birds roosting. MH commented that a DBA was required.

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DTP reported that this structure was a very functional building with little architectural merit, however due to its location it would not be highly visible and its semi-permanent nature indicates that it could be removed in the future. DTP recommended that solar or PV panels be incorporated.

MSCHY commented that this structure would be semi permanent due to it most probably be used only during the winter months.

The Chairman requested that the applicant consider choosing a different colour scheme instead of grey.

713/18 - D/15891/18 - The Caleta Hotel, Sir Herbert Miles Road - Proposed demolition of five storey building.

DTP explained that the applicant wished to demolish the annex on the south side of this site. Permission had previously been granted in January 2015 on appeal for redevelopment of this site. Whilst the normal policy was not to approve demolition applications until a full permission has been granted for redevelopment of the site, in this case it was considered that there would be no adverse effect of demolishing the existing buildings which would actually open up views towards the sea.

714/18 - D/15931/18 - 92 Devil's Tower Road - Proposed demolition of single storey concrete block-work wall and remaining masonry piers supporting redundant pipes.

DTP explained that this demolition was minor in nature and was required in preparation for development on site. DTP recommended approval referring to the reasons given by the applicant for the need to demolish.

Approval was granted by the Commission.

Minor and Other Works - not within scope of delegated powers

(All application within this section are recommended for approval unless otherwise stated).

715/18 - F/15850/18G - Gibraltar Airport and Frontier Access Road (Gafar2) Tunnel Project - Proposed construction of airside control building and landslide control room associated with the existing Fuel Farm.

GoG Project

The Commission raised no objections.

716/18 - F/15879/18G - Royal Gibraltar Yacht Club, Coaling Island - Proposed refurbishment of existing building currently occupied by customs into a sailing school, storage, toilet and shower facilities. construction of a new hardstanding with a dedicated boat haulage crane as well as a new slipway, an extended sun deck and new floating pontoon berthing.

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GoG Project

The Commission raised no objections.

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

717/18 - BA12356 - 4 Ellerton Ramp, Buena Vista Estate - Proposed internal alterations/modification, including repositioning & replacement of external rear windows.

Consideration of revision to ground and lower ground floor plans to amend Condition 1 of Planning Permit No.3774C

718/18 - F/14947/17 - Third Floor, 21-23 Engineers Lane - Proposed change of use of third floor residential unit to office and associated infill extension.

Consideration of amendments including change of internal windows facing light well to amend Condition 1 of Planning Permit No. 6269.

719/18 - F/15195/17 - 8 Winston Churchill Avenue - Proposed construction of a three storey building of serviced apartments with reception area and parking.

Consideration of options for colour scheme for vertical panels to discharge Condition 2 of Planning Permit No. 6352.

720/18 - F/15203/17G - Laguna Site Complex - Proposed new Saint Anne's and Notre Dame Schools at the Laguna Site Complex.

Consideration of proposals to relocate nine Indian Laurel Tree's in order for the footprint of the new school to be accommodated on site.

GoG Project

721/18 - F/15372/18 - 117 Main Street - Proposed modification to approved planning application F/14880/17.

Consideration of minor alterations to proposed ground floor plan including incorporation of kitchenette and accessible bathroom, raising floor level and installation of ramped access and works to expose well to vary Condition 1 of Planning Permit No. 6437.

723/18 - O/15396/18 - 92 Devil's Tower Road - Proposed construction of a multi-storey residential development including ancillary commercial accommodation and automated car-parking system.

Consideration of agent's request for minor amendments to wording of Condition 13 and Condition 14 of Outline Planning Permit No. 6825.

724/18 - F/15729/18 - 241 Main Street - Proposed installation of an ATM.

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725/18 – F/15738/18 – 17-21 Cannon Lane – Proposed refurbishment and alterations to existing premises including change of use of upper floors from office to residential use and construction of an additional floor.

Consideration of revised floor plans re-configuring housing mix from 12 x studios and 1 x three bed flat to 4 x one bed and 2 x three bed flats to vary Condition 1 of Planning Permit No. 6824.

726/18 – F/15796/18 – 3 Convent Place – Proposed extension to existing second floor, replacement of all windows to aluminium double-glazed windows and doors to match existing, installation of new external decking on roof terrace level, extension to first floor internal light well with skylights and associated internal alterations to office building.

727/18 – O/15813/18 – Commercial Units, Ground Floor, Eurotowers – Proposed installation of moveable glass partitions with planters around pergola area.

728/18 – F/15821/18 – Block 9, Europort – Proposed installation of new GSM antenna array on eastern side of building.

Application approved on basis that the proposed development with Government policy.

729/18 – F/15824/18 – 6 St. Christopher's Close – Proposed internal alterations.

730/18 – F/15829/18 – 1207 Sand Dune House, Beach View Terraces – Proposed internal alterations.

731/18 – F/15844/18 – 16/1 Main Street – Proposed change of use to revert commercial premises to residential and associated internal alterations.

732/18 – F/15856/18 – Europa Road – Retrospective application for installation of catch netting to existing wall.

733/18 – F/15861/18 – 605 Grand Ocean Plaza, Ocean Village – Proposed installation of glass curtains.

734/18 – F/15865/18 – G1 Waterport Place, Europort Avenue – Proposed fit out of office.

735/18 – F/15866/18 – Unit G2 Waterport Place, Europort Avenue – Proposed fit out of office.

736/18 – F/15867/18 – Units 3.4 & 3.5 Waterport Place – Proposed fit out of office.

737/18 – F/15869/18 – Unit 5.1a Waterport Place – Proposed fit out of office.

738/18 – F/15870/18 – Unit 5.1b Waterport Place – Proposed fit out of office.

739/18 – F/15871/18 – Unit 6.1 Waterport Place – Proposed fit out of office.

740/18 – F/15872/18 – Unit 6.3 Waterport Place – Proposed fit out of office.

741/18 – F/15874/18 – 14 St. Christopher's Court, 27 Europa Flats – Proposed internal alterations and change of windows and doors.

Approved

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742/18 – F/15878/18 – Burns House, 19 Town Range – Proposed fit out of office.

743/18 – F/15880/18G – Rooke House, Mount Road – Proposed installation of spiral staircase, cat ladder, handrail and internal alterations.

GoG Project

744/18 – F/15887/18 – 8 Orchid House, The Clifton's – Proposed replacement of four x timber sash double hung windows with composite windows.

745/18 – F/15888/18 – CP1301 and CP1301A, Waterport Circle – Proposed ground floor glazed lobby extension to the apartment's entrance of Imperial Ocean Plaza.

746/18 – F/15890/18 – 9/6 Lynch's Lane – Proposed internal alterations.

747/18 – F/15894/18 – 4 Rosia Plaza, Rosia Parade – Proposed installation of timber terrace extension.

748/18 – F/15895/18 – Unit 13 Chatham Counterguard – Proposed change of use from office to restaurant and minor associated alterations.

749/18 – F/15901/18 – 2 Park View House, 21 Queensway – Proposed external doorway and construction of a boundary wall.

750/18 – F/15907/18 – 46 Catalan Bay Village – Retrospective application for creation on flat at ground floor and associated alterations.

751/18 – F/15910/18 – 1103, Block 1, Eurotowers – Proposed internal alterations.

752/18 – F/15928/18 – 1002, Block 2, Europlaza – Proposed installation of glass curtains.

753/18 – D/15881/18 – Ex Police Station, 120 Irish Town – Proposed demolition of existing structures at roof level and internal partitions within building.

754/18 – A/15849/18 – 30 Ocean Village Promenade – Proposed installation of fascia sign.

755/18 – 92 Devil's Tower Road – Proposed hoarding.

756/18 – Any other business.

There was no other business.

757/18 – Next Meeting

The next meeting will be held on 15th January 2019.

Approved

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