

Approved

DPC meeting 13/17
28th November 2017

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 13th Meeting of 2017 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 28th November 2017 at 9.30 am.

Present:

Mr P Origo (Chairman)
(Town Planner)

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

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

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 (KS)
(Land Property Services)

Dr 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 Cortes (MEHEC)
(Minister for Education, Heritage, Environment &
Climate Change)

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Mr M Cooper
(Rep Commander British Forces, Gibraltar)

637/17 – Approval of Minutes

Approval of the Minutes of the 9th meeting of 2017 held on 6th September were approved. The minutes of the 10th meeting held on 28th September 2017, the 11th meeting held on 18th October and the 12th meeting held on 31st October were all deferred as they had not yet been drafted.

Matters Arising

638/17 – O/15011/17 – Icom House, 1 – 5 Irish Town – Proposed two storey office extension.

Consideration of revised plans for single storey extension following deferral of application by the Commission.

This application had previously been considered at the meeting on 18th October and had been deferred. The Commission recommended that the applicant reduce the extension to one storey instead of two. The applicant was now proposing one additional storey only with a flat roof. The extension would have a glazed frontage in a similar design as previously submitted. The previous objector had presented objections on the same issue relating to the rear windows overlooking his property, the Commission felt this was a Building Control issue and not a planning issue.

No objections had been received from departments.

DTP reported that Town Planning welcomed the reduction by one storey of the proposal but had concerns regarding the design of the additional storey. If the additional storey is to be built on the front plane of the building then it should continue the same architectural treatment. If the extension is to have a different architectural treatment then it should be set back from the front plane... In this case, the extension is a different architectural character but built on the front plane. DTP referred to the objections received, copies of which, together with counter representations had been circulated to members, and noted that a legal agreement existed between the two parties that protected the rights of the objector. The new storey would not represent a worsening of the existing breach.

DTP recommended that if the extension is to be built on the front plane it should continue the existing architectural treatment of the building otherwise it should be set back. Conditions should be included covering the provision of a green or brown roof, PV panels, environmental conditions and swift and bat boxes.

The Commission agreed with DTP's recommendations and the application was approved based on these.

639/17 – F/15121/17 – 4 St. Christopher's Alley, Europa Point – Proposed refurbishment of property, including new extensions, external works and swimming pool.

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Consideration of revised plans following deferral of application by the Commission.

This application had been considered at the meeting on 31st October and had been deferred as the Commission felt that the fenestration of the south ground floor elevation should be reconfigured in order to be in line with another application for No. 6 St. Christopher's Alley which had been approved, the replacement windows should match the existing windows and sedum roofs to the extensions. The applicant had revised the application and now the ground floor matched the first floor proposal. The applicant would be setting back the proposed extension and would also be incorporating a green/brown roof. The windows design had been revised to match existing other than east and north which were not very visible. DTP recommended approval of this application with conditions that the proposed windows UPVC to match requirement on other similar buildings, landscaping plan to be agreed with the Department for Environment, Heritage and Climate Change (DoEHCC) and for an archaeological watching brief to be carried out.

This application was unanimously approved by the Commission.

Major Developments

640/17 – O/15184/17 – 5-9 Shackleton Road – Proposed demolition of existing single-storey warehouse premises and proposed construction of a multi-storey residential development.

This Outline application to construct a multi-storey residential development was presented to the Commission by both the developer, Mr Peter Cabezutto and his agent, Mr Jonas Stahl.

Mr Stahl informed the Commission that the site was setback from Devil's Tower Road and was currently being used as an industrial unit which they wanted to demolish in order to construct the development. Previously the Commission had approved an application to construct a mixed use building made up of apartments and offices. They were now seeking approval for a residential building, consisting of small studios with shared amenities such as a gymnasium and laundromat. Mr Stahl felt that the prices for these studios were competitive and would suit first time home buyers and young professionals. There would not be any car parking facilities onsite but would have a dedicated indoor area to park bikes and scooters, as well as delivery/drop off bay. Bus routes are close to the site and they also wanted to include the Government's Redibike scheme. Mr Stahl added that they were not opposed to residents purchasing or renting the flats.

Mr Cabezutto commented that there was a need to bring in new living concepts to Gibraltar which is available all across Europe. He added that as Government is dealing with the Housing List, these flats would cater for those on the Housing List. Mr Cabezutto informed the Commission that the starting price would be £119,000.

JH commented that she felt that it was an attractive concept and asked whether there would be any landscaping.

Mr Cabezutto replied that they were still looking into landscaping details and into using renewable energy.

DCM remarked that it was an interesting development as they were tapping into a market that had previously not been catered for. DCM commented that a high rise development for the site had already been approved and what was being changed was the type of development from

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luxury flats to something more affordable.

JH asked if the height was a lot more than the previous scheme.

DTP informed the Commission that the height of the building would now be 45 metres; the previously approved application was for a building which was 40 metres in height. This building would have 15 storeys.

MSCHY asked whether the studios would be available to purchase or rent and whether they were looking into allowing short term rentals, possibly for tourists.

Mr Cabezutto replied that rental prices could be about £700 per month but they were aiming to cater for workers and students returning from university.

The Chairman remarked that if they were catering to young people there was the possibility of a constant turnover of people moving out and asked how they would be managing that possibility.

Mr Stahl replied that they were trying to make this attractive to a certain demographic and would try to control the rental price for it to remain at £700 a month.

Mr Cabezutto added that they were not looking into selling the flats with High Net Worth Individuals in mind.

The Chairman thanked Mr Cabezutto and Mr Stahl.

DTP reported that there would be three car sharing bays (one for disabled persons) on the ground floor, twenty five motorbike parking spaces, an area for bike racks and one loading bay. The first floor would house the communal areas as well as an open terrace on the north façade, which would be set back. The typical layouts for the other floors were eleven flats per floor with balconies on the south and east elevations. The balconies would have glazed balustrades, with different colours to contrast.

The following comments were received from consultees:

- Traffic Commission – Lack of parking which should be provided as per the Regulations..
- Civil Aviation – Aeronautical study should be carried out.
- Heritage Trust – Archaeological watching brief required.
- Technical Services – No objection to residential use but proposed building model was very restrictive.
- DoEHCC – Landscaping, 5% should be allocated.

DTP commented that Devil's Tower Road was undergoing significant change with a number of other tall buildings built or permitted and that this building would be assimilated into the townscape and would only be seen intermittently from Devil's Tower Road and from a distance from the Airport with the North Face of the Rock as a backdrop. A design statement had been submitted together with the application. DTP commented that the west elevation was blank and may need some design input. He also commented that they have proposed a building to the maximum height permitted by the airfield height limitation. DTP considered that the roof termination needs to be reconsidered as there is no articulation to the top of the building and as

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presented is very square and uninteresting. If outline permission is granted then the scheme should be developed further to ensure that the roof is well articulated and presents an interesting termination to the building.

DTP commented that the applicant is requesting virtually a total relaxation of car parking requirements and argues that the design concept means that parking is not required. It is a different style of living where residents will not own or need cars. Instead parking is provided for bicycles and scooters and a car sharing scheme is proposed.

JH asked whether any plans to use renewable energy had been submitted.

DTP replied that LED lighting would be used and some renewable energy submissions had been made. Full assessments would be required as part of the full application.

The Chairman asked the Commission whether they agreed to waive parking requirements for this development.

The Commission approved this application including the reduced car parking requirements for the reasons set out.

Other Developments

641/17 - F/13897/15 - 9 South Pavilion Road - Proposed conversion of rough plot of land into garden area.

DTP informed the Commission that the prosecution had been successful and the applicant had been fined £1000.

642/17 - F/15002/17 - 91 Main Street - Proposed redevelopment of the site including the retention of the Main Street façade to provide a new building for commercial, office and residential uses.

Mr Stephen Martinez, representing the applicant, was asked to address the Commission in order to present this application.

Mr Martinez informed the Commission that his client had been trying to repair his building for the past twenty years. The building is currently mostly vacant and is becoming more and more dangerous and derelict. His client was intending to gut the building and maximise on the footprint and construct more floors whilst only increasing the height of the building by 800mm. Mr Martinez added that the building currently has a very bland façade and was looking into improving the façade and painting it in a bold colour. There would be a four metre set back on the fifth floor with a further four metre setback on the sixth floor. Railings would be used to soften the set back. There would be green roofs on the terraces. His client intended to incorporate a lift as well as solar panels on the roof and air conditioning units.

The Chairman commented that with this proposal the applicant would be reducing the floor to ceiling proportions and that as far as the Commission was concerned existing facades could be retained and works carried out internally.

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Mr Martinez replied that he felt the building's façade was bland and they were trying to maximise on the space within the building.

GM remarked that this proposal would be squashing the building and that the current façade and that of adjoining buildings form part of the uniformity of the streetscape.

CAM commented that in some buildings Mr Martinez has previously maintained the floor to ceiling ratios.

Mr Martinez replied that due to the extent of deterioration the building needs to be gutted and can embrace adding further floors and the proportion of windows and floors can be revisited in future.

GM commented that although the height of the front of the building would not be increased significantly the applicant was proposing going an extra nine meters higher on the rear of the building and this would set a precedent if approved.

Mr Chairman thanked Mr Martinez and welcomed Mr Belilo who was representing an objector.

Objections were presented by Mr Mesod Belilo who was representing the owners of 85 Main Street. Mr Belilo said that there were structural implications to the works proposed by Mr Martinez. He mentioned that this building abuts three other buildings and was supporting each other. Mr Belilo added that the applicant would need to demolish the ground floor and there were no cross walls to provide lateral support and could result in cracking the adjacent buildings.

CV commented that works at the Gibraltar Law Courts were riskier as a single façade was kept and were completed successfully.

Mr Belilo replied that this was not a proper comparison as there was no lateral support for this building.

The Chairman said that surely there was an engineering solution and asked whether the Commission should no longer allow demolitions of cross walls or gutting of ground floors within old buildings without demolishing the façade.

Mr Belilo replied that it could be done but was risky, but if the applicant wanted to achieve more floors per level the Commission would need to allow additional height.

The Chairman thanked Mr Belilo and welcomed Mrs Yvette Zarb another objector.

Mrs Yvette Zarb, from 95 Main Street addressed the Commission. Mrs Zarb wished to add to Mr Belilo's comments that her family has lived at 95 Main Street for about a hundred years and her family home should not be compromised in order for the applicant to make profit.

The Chairman thanked Mrs Zarb.

The Chairman allowed Mr Martinez to make counter representations to the objections presented.

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Mr Martinez replied that safety was paramount and the contractor would find a solution. He added that drawings showing a skeleton structure to strengthen the load bearing walls had been submitted with the application.

The Chairman thanked Mr Martinez.

DTP referred members to copies of the objections, counter representations and design statement that had been previously circulated to members. He reported that the retail area and access on the ground floor was to be altered. From the first to the fourth floor would be used as office space. The fifth and sixth floor would both be setback from Main Street. . The building would have a mono pitched roof incorporating photovoltaic and solar heating panels. The terraces would have metal balustrading and sedum tiles to introduce some greenery.. The façade and load bearing walls would be kept as well as the introduction of a skeleton structure to help strengthen the load bearing walls. The window openings would be changed and an additional floor would be introduced within the building envelope.

The following comments were received:

- Technical Services Department – Had architectural objections to the proposed increase in height of the building.
- Gibraltar Heritage Trust – the proposed height was excessive and contrary to policy but felt that the addition of one more floor, set back, was possible.

The application was open to public participation and three objections were received. DTP referred to the copies of the representations and to the addresses made by two of the objectors.

As per planning policy a design statement must be submitted for any building over five storeys within the old town. The design statement submitted tried to justify the addition of further storeys by reference to heights of other buildings and also referred to the need for an economically viable scheme.

DTP reported that the refurbishment of the building was welcome as it was in a very poor condition. There were concerns on the proposed increase in height, the proposed alterations to the original façade to be retained and the new shopfront proportions. DTP reported that the application had originally involved the complete demolition of the building but following discussions with the applicant it had been revised to retain the Main street façade. However, whilst the façade is being retained the character of that façade is being altered due to changes in the fenestration.

DTP referred members to recent examples at Cannon Lane and Turnbull's Lane where it had required the retention of facades in their original state. DTP recommended that the original façade should be retained in its original form including the location of window openings.

DTP added that the Commission needed to consider the height of the building in the context of the old town generally and not just from main street where the proposal would be less visually intrusive. When viewed in the wider townscape it was considered that the proposal would jut out above the general roofscape and would have a significant visual impact. There were also concerns regarding the safety of the structure which would need to be checked by Building Control. DTP added that façade should be retained and that the proposal should be revised to only include one further storey with a generous set back.

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The Chairman asked the Commission whether they supported DTP's comments and if so then the applicant should be asked to revise his plans and resubmit.

The Commission agreed and deferred the application to allow the applicant to submit revised plans in line with the Commission's decision.

A fifteen minute break was held at 11:00 am.

643/17 - F/15050/17 - 1 Catalan Gardens, Sir Herbert Miles Road - Proposed construction of extension to existing east-facing terrace.

This application for an extension at 1 Catalan Gardens follows the same design as a previously approved application for an extension at 2 Catalan Gardens, although it would not need to be as deep as it does not need to accommodate a pool. The extension will be a slab structure supported by columns.

The following comments were received from consultees:

- Ministry for Heritage - Objected to the application as with previous application due to negative impact on wall and approach to village. Desk based assessment to be carried out on heritage value of wall.
- Technical Services - Had no objections.
- DoEHCC - An assessment of the wall needs to be carried out.

DTP stated that the proposed terrace would be infilling the gap left between the newly constructed terraces at Nos 1 and 2. The design replicates that adopted at No 2, the possibility of this scenario occurring having been discussed at the time of consideration of the application for No 2. DTP recommended approval of this application.

JH commented that the Commission had previously been misled when it came to Catalan Gardens as the montages presented at the time did not reflect the plans. She added that at ground level the works looked extensive.

CAM remarked that she maintained her objections to these works.

The Commission voted on this application as follows:

Approve: 8
Against: 1
Abstain: 1

This application was approved.

644/17 - O/15110/17 - 12/2 Castle Steps - Proposed single storey extension.

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This building is part of a group of buildings built in the late 19th Century with pitched roofs and flat roof extensions. The applicant wishes to construct a single storey construction over the main building with a pitched roof and a flat roof on the rear. Four new windows will be looking into the central courtyard. The extension would follow the architectural character of the building.

In June 2016 planning permission was given for balconies to be constructed on the west façade of one of the buildings comprising this group.

The following comments were received from consultees:

DoEHCC – Swift and Bat survey required.

Gibraltar Heritage Trust – The building had been renovated 10 years ago and was not against the addition of an extra floor but it will change the roof character of the building.

Ministry for Heritage – Objected to the proposal as the property has had the same proportions since the 19th century and the extensions will change the proportions of the building.

DTP reported that the extension would cause some disruption to the existing roofscape but that the visual impact would be limited because it is difficult to view this property from any public area and from Castle Steps itself it is difficult to view because it is at the rear of the building. The site would be shielded by existing buildings adjacent.

The impact would be limited to the integrity of the building and if approved could set a precedent for other extensions on the remainder of the building.. On balance approval was recommended.

The Commission unanimously approved this application.

645/17 – O/15134/17 – 3 Hargraves Ramp – Proposed erection of fence at terrace level to provide privacy and security from adjacent development on the north boundary of the property.

This application was deferred at the request of the applicant.

646/17 – F/15140/17G – Above Fountain Ramp, Line Wall Road – Proposed construction of fully enclosed refuse cubicles.

GoG Project

DTP informed the Commission on this application for the construction of fully enclosed refuse cubicles at Line Wall Road. The cubicles would be a mono pitched structure with steel doors. Seven parking spaces and a loading bay would be lost in order to make space for the cubicles.

The Traffic Commission objected to this proposal stating that the pavement was too small and insufficient, the loss of parking spaces and that due to the proposed ramped access to the cubicles the refuse bins could easily roll out.

Technical Services concurred with the Traffic Commission's comments adding that there could potentially be debris and oil spillages on the highway.

DTP reported that it was acknowledged that a proper enclosure was needed but that the current

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design would have a negative visual impact on the streetscape. DTP added that the Department for Environment, Heritage and Climate Change should consider using Fountain Ramp to place the refuse cubicles which would lessen the visual impact and would avoid the highway issues.

MSCHY commented that Fountain Ramp could be narrowed; half of the cubicles could go on Fountain Ramp and half on the road which would be safer and cleaner.

The Chairman commented that overall the Commission recommended that Government reconsider their plan.

Apologies were given by KDS and HM as they had to leave the meeting.

647/17 – F/15147/17 – 7 Casemates House, 16 Casemates Square – Proposed refurbishment works and change of use from shop to restaurant premises.

This application was for the proposed refurbishment and change of use from a shop to a cafeteria. When this application had previously been presented to the Commission there were concerns expressed over proposed tables and chairs outside the property and the application had been refused. The current application is limited to the property itself and there are no external tables and chairs proposed. Objections and counter representations to this application have been submitted and DTP referred members to the copies that had been circulated with the agenda. DTP summarised the application as being for the conversion to a cafeteria Class A3 use. The first floor of the unit would be used for storage purposes and an office. The unit would now have an open frontage and ramp access which is standard to other units.

Mr Daniel Benyunes, representing the objectors, Mr Michael Bautista from Crown Pharmacy and Mr Karnani from Laxmi Limited, addressed the Commission. Mr Benyunes told the Commission that this was the third time that they appeared before the Commission as they had already refused this application twice. He remarked that this proposal was unfeasible and both his clients felt that by adding another cafeteria/restaurant their livelihoods would be affected. Mr Benyunes added that the east side of Casemates was meant to be a parade of shops and the addition of another cafeteria was a dilution of the original concept as there were now 22 establishments serving coffee, 16 of which have tables and chairs outside. He stated further that if this application was approved the applicant could apply for tables and chairs licence, going over the Commission's decision.

Mr Dustin Joyce, representing the applicant, Mr Shawn Gulraj, addressed the Commission to make counter representations. Mr Joyce specified that this application was solely for the change of use of the premises to a cafeteria and that his client's business plan was feasible. He described Mr Benyunes' statement exaggerated adding that there were no laws concerning the change of use of premises at Casemates House. Mr Joyce remarked that Casemates Square was used by tourists and locals alike to dine and it was unfair on his client to deny him the change of use.

Mr Gulraj added that other restaurants and cafeterias had gone over their licensed tables and chairs area and the Commission had previously said they would be reviewing the problem which was the reasoning behind him diverting from his previous application. Mr Gulraj also mentioned that he had no intention of being a nuisance to other businesses in the area.

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The Chairman commented that the planned use was of concern to the Commission but that Government had the last say on issuing of tables and chairs licences.

DTP clarified that there were different uses within the retail classification and a cafeteria would still come under retail. The general policy is against changing the use of premises from retail to non-retail. A cafeteria use would therefore be an acceptable use in a shopping area. As a general rule the Commission does not get involved in whether a business will be feasible or not. The business proposal is the applicant's prerogative. DTP added that the Commission may want to consider that there is a mix of uses at a retail centre such as Casemates Square. Casemates House currently has a mix of uses; 7 A1 uses, 5 A3 uses and 1 A2.

DTP reported that there were precedents for these units to have open frontages. The proposed signage maintained the standard design adopted throughout Casemates House. DTP recommended approval of this application, adding that consideration of a tables and chairs licence will have to be made by the relevant department.

MSCHY commented that he did not have an issue with the proposed change of use and that the applicant would most likely apply for a tables and chairs licence. MSCHY considered that the issue of tables and chairs should be sorted out before the application is approved.

DTP agreed that the main reason for refusing the application previously was because of the concern with the uncontrolled management of tables and chairs in the area and that if that was addressed the Commission may come to a different decision.

The Chairman replied that since this was last discussed in September 2017 Government had delegated tables and chairs management in casemates to environmental Agency and to DoEHCC who will monitor and police licensed areas. He added that it was not the Commission's role to manage tables and chairs and as the applicant had now removed the proposal to have tables and chairs outside their premises there were no grounds to refuse the application.

The Commission voted on this application as follows:

Approve: 4
Refuse: 1
Abstain: 4

This application was approved for change of use only.

648/17 - F/15155/17 - 1A Humphreys Bungalows, 7 Engineer Road - Proposed demolition of existing timber frame house and construction of new bungalow with parking and vehicle access.

This application was for the demolition of an existing timber frame house in order to construct a new bungalow with parking and vehicle access which would act as a guest house to the adjacent White Water House. The proposal comprises tiered retaining walls with the new bungalow constructed on the top tier. The architectural treatment is similar to that of White Water House. The retaining walls would comprise a range of materials to contrast and differentiate between the tiers together with soft landscaping.

The following comments were received from consultees:

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DoEHCC – No additional refuse requirements were needed. Comments on the proposed landscaping were awaited.

Technical Services: Geotechnical survey required.

DTP commented that the removal of the existing building was welcomed as it has a significant visual impact. The new bungalow had been sensitively designed to blend in with White Water House and would not be very visible from Engineer Road directly below or from the Nature Reserve when looking back along the road. The retaining walls had been redesigned following discussions with the applicant and the scale and stepping back meant that the development would not result in a sheer wall which was originally of concern. The development was low density and had little visual impact and it was not considered that it would affect the setting of the Nature Reserve and did not conflict with policy.

DTP recommended approval of this proposal with conditions for the applicant to submit a detailed landscaping plan following consultation with DoEHCC on species selection, submit details of sight lines, to carry out a geotechnical survey, for adequate protection of existing trees and make provisions for Swift and Bat boxes.

KB added that climbers and native plants should be used.

The Commission unanimously approved this application.

649/17 – F/15160/17 – 5 Governor’s Parade – Proposed construction of temporary removable canopy.

This application was for the construction of a removable canopy which would be 3.5 metres in height over an existing licensed tables and chairs area. The canopy would incorporate insulated roof sheeting.

The applicant, Mr Francis Avellano, addressed the Commission. He mentioned that he was not proposing roof sheets but that it would just be an awning roof. Mr Avellano added that as the Parade is due to be refurbished he would like a temporary solution. The proposed attachment to the floor would be minimal but was open to any suggestions on how to fix the canopy.

The Chairman informed Mr Avellano that the canopy would have to be removed when Government said so and a new design would be considered but not necessarily approved.

DCM and MSCHY agreed with the Chairman’s comments.

DTP recommended that seeing as the general consensus of the Commission was to agree to a temporary canopy as proposed by the applicant he should enter into a legal agreement with Government, as had been done on other properties in the area, stating the canopy would be removed on instruction by the Government.

The Commission concurred with DTP’s recommendation and the application was approved on this basis for a temporary period.

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650/17 – F/15167/17 – 20 Medview Terrace, Catalan Bay – Proposed loft conversion and extension to property.

This application was to construct a two storey extension over a lower patio area, which belonged to another resident, and a two storey extension over the main part of the building. Internal alterations would be made and the existing roof removed.

The following comments were received from consultees:

Housing Department – Clarification was needed on ownership of the property.

DoEHCC – A green space was required due to the loss of the planter on the ground floor.

DTP commented that there were no objections to the two storey extension over the lower patio but the extension over the main building would be excessively high for Catalan Bay Village and would not relate well to the character of the village. The first floor extension would project above the level of Sir Herbert Miles Road resulting in the visual closing off of the open aspect from the road. The increased height would also overshadow the narrow alleyways even further than currently.

DTP recommended that the main extension be limited to a single storey, set back from the front of the building and with a ridge height similar to the adjacent roof ridge. This would mean only part of the floorplate could form the extension and the remainder could be used as a roof terrace.

The Commission approved this application with conditions as per DTP's recommendations.

651/17 – F/15183/17G – Land adjacent to and including the Industrial Park, Waterport Road – Proposed stores/target shooting club and car park.

This application was deferred at the request of the applicant.

652/17 – F/15227/17G – Ex 4 Dock Site, Queensway – Proposed general temporary facility relocations to a consolidated site, including the provision of two temporary buildings, re-use of the existing buildings, and other associated site works.

This application from Government was for the relocation of uses that are currently located on the site proposed for the Comprehensive Schools to this site on a temporary basis. The proposal was for two two-storey buildings and the re-use of the existing building currently on the site. Fifty nine car parking spaces will be provided as well as spaces for motorcycles and bicycle racks. Vehicular access will be on the northern boundary of the site and a loading bay will be provided on Queensway Road. The temporary buildings were industrial in nature and would have pitched roofs.

The Commission had no objections and recommended that appropriate signage was provided along Admiral Rooke Road.

653/17 – D/15204/17 – Old Casino Building, 7 Europa Road – Proposed demolition of existing

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building in poor structural condition located above water tanks.

This application was for the demolition of the old Casino Building which sits above the water tanks and which is in poor structural condition and an eyesore. It was understood that an full application for the site would be submitted in January 2018.

The Commission approved this application.

Minor Works – not within scope of delegated powers

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

654/17 – O/15123/17 – Cumberland Terraces – Proposed installation of awnings on apartment balconies.

The Commission approved this application.

655/17 – F/15145/17 – 56-58 Main Street – Proposed renewal of building façade.

Recommend approval of proposed installation of composite shutters to replace existing timber shutters.

The Commission approved this application.

656/17 – F/15157/17 – 144/146/148 Main Street – Proposed renewal of building façade.

Recommend approval of proposed installation of composite shutter to replace existing timber shutters.

The Commission approved this application.

657/17 – F/15175/17G – Ground Floor/Podium, Atlantic Suites, Europort Road – Proposed internal alterations to existing unit and extension of single storey building.

Recommend approval subject to recommendation requiring installation of green or sedum roof on proposed extension.

The Commission approved this application subject to the recommended condition.

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

658/17 – F/14372/16 – Villa Florence, 6 21 Little Genoa, Sir Herbert Miles Road – Proposed minor internal alterations to premises.

Consideration of colour scheme to discharge Condition 2 of Planning Permit No. 5647.

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659/17 – F/15079/17 – South Plot Eurotowers, Europort Road – Proposed construction of small glass conservatory in the north side of the West One Penthouse level.

660/17 – F/15141/17 – 270 Main Street – Proposed refurbishment and conversion of shop to bar/restaurant premises.

661/17 – F/15156/17 – 105 Viking Lodge, Mons Calpe Mews – Proposed internal alterations.

662/17 – F/15169/17 – Unit G02 and G03, West One, Europort Avenue, Gibraltar – Proposed pergola element to external seating area, with moveable roof louvers.

663/17 – A/15210/17G – Unit A, Blue Wave House, Mid-Harbours Estate, Bishop Caruana Road.

664/17 – N/14554/16G – Four Corners, Winston Churchill Avenue – Proposed relocation of 23 Palm Trees, removal of 45 trees and planting of 45 new trees in compensation.

MOD Project

Consideration of additional MOD requirements to remove a palm tree to be replaced by two additional trees and removal of seven dead palm trees to be replaced by seven new trees as recommended by the Department of the Environment. Following a number of amendments a total of 19 palm trees will have been relocated and 48 trees will have been removed and this is to be compensated through planting 48 new trees on site and an additional 48 trees to be planted elsewhere within the MOD estate.

665/17 – Any other business

666/17 – Next Meeting

The next meeting will be held on 15th December 2017.