

## Approved

DPC meeting 14/17

15<sup>th</sup> December 2017

### THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 14<sup>th</sup> Meeting of 2017 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 15<sup>th</sup> December 2017 at 9.30 am.

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**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)

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

Mrs J Howitt (JH)  
(Environmental Safety Group)

Mr C Viagas

Mr M Cooper  
(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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### 667/17 – Approval of Minutes

The minutes of the 10<sup>th</sup> meeting of 2017 held on 28<sup>th</sup> September and the 11<sup>th</sup> meeting of 2017 held on 18<sup>th</sup> October were approved. The minutes of the 12<sup>th</sup> meeting held on 31<sup>st</sup> October and the 13<sup>th</sup> meeting held on 28<sup>th</sup> November 2017 were deferred as they had not yet been drafted.

### Matters Arising

#### 668/17 – 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.

*Consideration of revised plans for and justification of proposed works to Powder Magazine.*

DTP reported that this application had previously been considered at the 12<sup>th</sup> meeting on 31<sup>st</sup> October 2017. Although members of the Commission had commended the application it was deferred in order to allow the applicant to make some necessary changes to improve the application.

Ms Jessica Leaper, the applicant and her agent, Mr Paul Passano, from WSRM Architects, were invited to address the Commission in order to present their application.

Mr Passano informed the Commission that they had now increased the pitch of the roof of the hall so as to minimise the visual impact as Charles V Wall is a scheduled monument. The hall would still be partially visible and Mr Passano did not feel that the height could be reduced any further and stated that the hall was the heart of the scheme as they wanted to create a community culture. From the east the hall would be partially obscured by vegetation.

Mr Passano told the Commission that the Powder Magazine roof was dilapidated and suffered from water ingress and therefore needed refurbishing. Some of the original tiles would need replacing and the proposal treats the roof such that you could distinguish between the new and old. He added that the use of the Powder Magazine was 30% of his client’s business plan.

The Chairman asked Mr Passano if they would be keeping the ends of the Powder Magazine.

Mr Passano replied that the stonework would be retained and reinforced as much as necessary.

CAM commented that the Heritage Trust had discussed this scheme with the applicants on multiple occasions and asked why they were still proposing adding an extra floor.

Ms Leaper answered that there were positive reasons for excavating, it would enhance and demonstrate how the structure was built and it may be of some heritage value.

Mr Passano added that they would be respecting the original footprint of the buildings currently in place.

DCM commented that he welcomed the modernisation of historical military buildings for civilian use, such as has already been done with the University of Gibraltar and King’s Bastion. He added that there had been numerous submissions made for this site during the tender process and this

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scheme was the best one. The scheme takes care and concern for the site both environmentally and from a heritage point of view. He also mentioned that although the slight protrusion of the hall over Charles V Wall is an issue he was very impressed with the scheme overall.

CAM wished to add that there was a need to push for designs which meet a balance.

CV mentioned that he understood CAM's point of view and asked what uses the Powder Magazine currently had.

Ms Leaper responded that it is currently just a tunnel.

CV added that the structure was designed for war and seeing as it was not a tunnel it could be used for other practical reasons, which was the issue the Commission was now faced with.

MSCHY commented that he felt it was a scheme which was well designed. MSCHY asked whether the roof was original, as if it was not then there might not be a need to keep the roof.

CAM said that there had been repairs to the roof but the fill was original.

The Chairman thanked Ms Leaper and Mr Passano.

DTP reported that when the application was originally presented to the Commission there were two main issues, the visual impact of the hall and the Powder Magazine.

Discussions were held between the applicant, Heritage Trust and Town Planning, where it was suggested that the roof of the hall could be levelled off to reduce the visual impact from the north and the east. The applicant has not adopted this suggestion. After the applicant's revisions there would still be a significant visual impact from the east.

DTP added that the Ministry for Heritage and the Heritage Trust did not have any objections subject to agreeing roofing materials and screening.

In relation to the magazine DTP reported that the applicant was still intending to make some interventions to the Powder Magazine. DTP referred to the statement of significance prepared by the GHT for the original expressions of interest where the Heritage Trust had confirmed that the magazine was not listed but that it was the bastion that was listed. This was important because if that is the case no license is required from the Minister for works to the magazine. However, the Heritage Trust and Ministry for Heritage did continue to feel the changes would impact on the character of the magazine.

From a Town Planning perspective DTP considered that the scheme needed to be looked at as a whole and not just on individual element. He recognised the importance of the magazine proposals for the overall scheme to be viable and he also commented that for old buildings such as these to be brought back into use it was often necessary for some kind of intervention to be required.

DTP described the scheme to be acceptable overall and felt the proposals for the magazine were innovative and allowed the old and new elements to be clearly distinguishable. The value of the magazine would not be lost.

In respect of the hall DTP felt that further consideration was required to reduce the impact further and that there is merit in levelling off the height of the structure. DTP recommended approval of the scheme subject to further consideration on the levelling off of the hall's roof. DTP

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commented that conditions would be required on:

1. Materials and finishes used.
2. North wall to be repaired and refurbished as part of the scheme
3. Heritage licence to be obtained for works to the walls.
4. Agreement to be made with Ministry for Heritage and the Heritage Trust on any heritage assets to be retained.
5. Archaeological Desk Based Assessment to be carried out.
6. Sustainability and other environmental conditions to be put in place.

CV commented that he approved of bringing down the height of the hall and that the applicant was making clever use of the buildings on site, such as the Powder Magazine. Although he understood the Heritage Trust's issue with the changes proposed to the Magazine he considered it an acceptable change of use.

DCM agreed with DTP's recommendations and concurred with CV's comments adding that the site is currently in very bad condition and this scheme was sensitive to the site.

The Chairman commented that this was only an Outline Planning application and that at Full Planning stage any other necessary conditions could be enforced.

CAM remarked that the historical character of each site needs to be considered, she was supportive of the scheme but could not agree with the works proposed to the Powder Magazine.

MSCHY commented that if use was not made of this site then it would enter into a stage of further disrepair and this scheme seemed positive. He added that a holistic view needs to be taken.

CAM replied that the general ethos of the Heritage Trust is to redevelop sites like this one.

The Chairman asked the Commission to vote on this application based on DTP's recommendations.

The Commission voted as follows:

Approve: 10  
Against: Nil  
Abstentions: 1

This application was approved by the Commission subject to the recommendations referred.

### Other Developments

#### 669/17 - F/15038/17 - 2 Hospital Ramp - Proposed construction of four town houses and storage facilities.

*Consideration of options for the interpretation of the existing cultural related graffiti to discharge Condition 4 of Planning Permit No. 6272.*

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DTP reported that this application had been approved in October 2017 with a condition requiring options to be presented relating to the incorporation of the Winston Churchill graffiti into the scheme. The applicant made three different proposals as described below.

1. A stainless steel etching plus a plaque at the North end of the site.
2. Name the development Churchill Mews, together with an informative plaque.
3. An informative photo plaque at the entrance.

Heritage Trust and Ministry for Heritage had both commented that they had a preference for the first option. Heritage Trust added that the steel etching should be placed at the entrance to the development together with some form of interpretation panel on the referendum/wartime graffiti, possibly on the boundary wall. Town Planning had no objection on options 1 and 3, but option 2 would have to go to the addressing committee and there may be issues because the name is similar to existing building names.

DTP said this decision was very subjective but recommended approval of option 3 which would give information on the graffiti together with a visual image of the original site.

The Commission approved the third option unanimously.

### **670/17 – 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.**

DTP informed the Commission that the applicant wished to erect a timber fence for privacy and security purposes as the existing three storey building abuts the new development at Kavanagh's Court. The fence varies in height from 1.5 metres on the west section to 3.9 metres on the east section. The extra height was required due to the proximity of a balcony at Kavanagh's Court where people would easily be able to step onto the applicant's pergola. Daylight on to the new building would be impacted by this fence.

The following comments were received by consultees:

- Technical Services Department – Recommended using opaque glass panelling in order to not affect the amount of daylight onto the neighbouring building.
- Heritage Trust – Fence should not be higher than other fences allowed in this area where similar issues had arisen.

DTP commented that he considered the fence to have a minimal visual impact from outside the site but that there would be some impact on the residential amenity of the occupiers of the new building. A reasonable compromise would be to reduce the 3.9m high fence by 500mm.

The Commission approved the application in agreement with DTP's recommendations.

### **671/17 – F/15154/17 – Western Arm Terminal, North Mole – Proposed installation of a high level pipeline to connect the existing tank to the western arm depot.**

This application was for the installation of a high level pipeline to connect a diesel fuel tank to the

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western arm depot in order to service tankers. The pipeline would be over an access road. It was in two parts, a high level section which would be 6 metres in height and 24 metres in length, and a low level section of 26m length which runs along the ground behind an existing wall, the latter section not being visible. DTP reported that the applicant had been advised that it would have been preferable for it to have been underground but applicant had stated that the Port Authority recommended the pipeline be above ground for ease of inspection, industry advisers agreed with the Port, and that the area was riddled with existing services.. There was a possibility of disturbing contamination if it was installed underground.

the gantry, at 6m in height was higher than the standard clearance height of 4.5m above roads, and should not affect the services of the Port such as cranes and fuel trucks. The pipeline will follow rigorous environmental assessment and the applicant was applying for license under COMAH.

DTP reported that permission had been given to the applicant to remove the tanks on site; in June 2017 and that two tanks had been removed, however, tank 5 will be retained in the short term and brought back into service.

The following comments were received from consultees:

- DoEHCC - All necessary precautions must be taken to ensure that proposed works do not result in any spillages or discharges into the aquatic environment. The applicant must provide details of any contingency plans for the proposed works or in the event of a pipeline rupture.
- Technical Services Department – Objected to the pipeline not being underground as it would have a negative visual impact for an area which is used to berth cruise liners.

DTP reported that overhead structures such as this would not normally be encouraged but that special circumstances existed, especially the risk of disturbing MOD pipelines and others services if they were to be placed underground. Considering that the area is industrial the pipeline may not be out of context especially if mitigation is included to minimise the visual impact, for example by colour choice.

DTP recommended approval with conditions on screening/treatment to reduce the visual impact, require CEMP and OEMP including contingency plans in the event of a rupture.

JH commented that she had met with the applicant stating that they are willing to adhere to all environmental rules and regulations. She added that they had also discussed the installation of vapour recovery technology but wanted confirmation whether they would be using this technology.

The applicant's representative, Mr Ian Martinez, informed the Commission that the pipeline was required to manage fuel on site and they needed to expand on the current storage capacity. He added that there was still not a strategic storage at the moment. Mr Martinez added that they were looking at ways to mitigate the negative visual impact the pipeline would create. Mr Martinez also mentioned that vapour recovery technology was not in built or part of the proposal but that it could be considered.

JH replied that it would be beneficial to have the technology installed before the operation starts.

Mr Martinez replied that it could be retro fitted but it would not be viable at this stage as the tank

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is not new and they are currently using the tanks current orifices. He added that they were proposing to extend a goose pipe to the bottom of the tank so vapours are not redirected to the air.

The Chairman commented that the Environmental Agency would have to enforce conditions necessary so that vapours or any other contaminants are not released into the air. The Chairman asked JH whether she wanted to recommend the use of vapour recovery technology as a condition for this application. He also asked the applicant whether they would be using this technology for the existing pipelines.

Mr Martinez remarked that they were not intending on using the technology on the current pipelines as they were intending on removing the MOD pipelines but the Port Authority recommended not to go anywhere near the MOD pipelines as there was a risk of contamination.

GM asked Mr Martinez whether the company had carried out their own survey.

Mr Martinez replied that they had documentary evidence of excavations in the past and that they had undertaken previous excavations and that it was very difficult. He confirmed that they had not undertaken a specific survey for the route of this pipeline but had been advised by Port not to carry out any excavations because of the risk of disturbance to other services.

GM commented seeing as this was also a tourist site he felt that installing the pipeline over the road would have a negative visual impact on the site and also suggested that the company conduct their own surveys.

MC asked whether they had any face to face contact with the MOD.

Mr Martinez replied that the contractor had had spoken to the MOD 18 months ago to get further information.

The Chairman told the Commission that he wished to defer this application as a more long term vision should be brought forward and further communication is needed to appraise this application on scientific, environmental and technological issues.

The Commission agreed with the Chairman and this application was deferred pending more information.

### **672/17 - F/15183/17G - Land adjacent to and including the Industrial Park, Waterport Road - Proposed stores/target shooting club and car park.**

This application was to build warehouses, car parking and new target shooting club premises. On ground level there would be a 21 double height warehouses and a new access road inside the site to allow access whilst avoiding the restricted port area. On the first floor of the development there would be a new car park deck with 57 spaces over the warehouses. On the 2<sup>nd</sup> floor would be a new 90 space car deck and on the western side would be the first level of the shooting club. On the 3<sup>rd</sup> floor there would be a further ninety two parking spaces and the 2<sup>nd</sup> level of the shooting club premises. The shooting club premises would have a pitched roof over the enclosed part. The additions would follow the architectural treatment of the existing building. Current Town Planning Policy stated that the design would need to be sympathetic to the area as

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Waterport Road is an important tourist route into town.

The following comments were received from consultees:

- DoEHCC – regretted that a multi storey car park would be constructed as more parking would exacerbate Gibraltar’s traffic situation. The development would have to meet standard sustainability conditions adding that 10% of parking spaces should have electrical car charging points.
- Civil Aviation Authority – Had no specific aeronautical concerns but would be subject to Crane, Bird Hazard and Dust Management Plans. Any external lighting during construction or included in the development must be of a type which does not allow upward emission of light.

DTP reported that the proposed design follows that of the existing building. Consideration should be given to installing photovoltaic panels on the roof although this would need to be subject to Solar Glare Hazard Analysis due to its proximity to the runway. The new access road would reduce the pavement to the Port from 5m to 2m and that this would impact on movement of tourists. DTP added that information on health and safety, governing body approvals and noise levels had been requested but not yet received. The boundary walls of the site would be solid creating a negative visual impact, DTP recommended that the current design of the wall should be continued, including some landscaping.

JH commented that since the shooting club was moving to a built up area she had spoken to the chairman of the shooting club, Mr Albert Buhagiar. Mr Buhagiar had informed her of all regulations, history and safety procedures undertaken by the club. JH added that she felt the public should be made aware of how regulated the club is.

The Commission had no objections subject to the points highlighted by DTP forming recommendations.

A break was held from 10:45 am till 11:00 am.

### **673/17 – O/15186/17 – 18-24 Town Range – Proposed demolition of dilapidated buildings at the rear and construction of new building, as well as, refurbishment and extension of existing premises to the front of the site for the conversion into an assisted living residential development.**

This application had previously been considered at the August meeting. The applicant had proposed construction of 19 residential units but was now proposing constructing assisted living accommodation on an enlarged site. . The site comprises a four storey building onto Town Range and a long narrow two storey dilapidated building at the back. The applicant is proposing refurbishing both buildings, adding two storeys to the building fronting Town Range and constructing a six storey building at the rear.

There had been concerns with an initial scheme; on the massing and visual impact of the six storey building and that the applicant had revised the design to address these. .

The ground floor would comprise a central courtyard and communal areas including a cafeteria, physio and laundry. Bedsits with ensuite bathroom, kitchenette and juliet balconies would be constructed on the first three floors. The 4<sup>th</sup> and 5<sup>th</sup> floors of the front building had sizable



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setbacks. The fifth floor of the rear building would have a setback to create a communal terrace on the south façade.

DTP reported that the front building would be refurbished retaining many of the original external features and restoring or replacing timber shutters and replacing windows with composite sash units. DTP described the rear building as contemporary architecture with rendered walls and aluminium cladding to the recessed top floor facade with brise soleil panels to provide shade. The other two buildings would be refurbished; the façade and walls were to be retained.

DTP reported that there was a history of refused applications for this site and had previously recommended a limit of 6 storeys for the rear site. No parking was proposed by the applicant for this proposal. Policy concerning parking is that there should be a ratio of one parking space per apartment but seeing as this proposal was aimed at elderly residents, the site was physically constrained and providing vehicular access would destroy the building frontages DTP recommended that this requirement be waived.

The following comments were received by consultees:

- DoEHCC – Made standard environmental comments and supported that there was no parking proposed.
- Heritage Trust – Commended the applicant’s proposal to retain the façade, façade details such as cornices, shutters, fanlights, should be retained and had no objections to the demolition of the rear building. A Desk Based Assessment would be required.
- Ministry for Heritage – Concurred with comments made by the Heritage Trust. Additionally would require an Archaeological watching brief.

DTP referred members to the copies of representations and counter representations that had been circulated with the agenda. Objections had been received concerning the mass and bulk of the rear building, possible overshadowing, no analysis had been undertaken on noise and vibration, lack of parking, stability of surrounding buildings and concerns on highway safety and inconvenience during construction.

The applicant made counter representations stating that they had reduced the height of the building and the mass was similar to the previous scheme. They also stated that parking was very difficult because of the physical constraints of the site and that there would not be demand due to the nature of the development. They also stated that all structural and safety issues would be addressed by their engineers and they would be following Building Control regulations.

DTP commented that Town Planning had no objection to the revised plans to two storeys on the front building which would be set back and would have minimal visual impact from the street. There were no objections to the demolition of the rear building and to there being no parking provided. There was no objection to the revised design for the proposed 6 storey building to the rear subject to further review of the façade treatment to the south elevation to further reduce the visual impact from main Street .DTP recommended conditional approval with conditions to include the south façade treatment to be reviewed, replacement shutters to be of timber, replacement windows would be composite, historic features on Town Range façade to be retained/restored, details of green sedum roof to be submitted, sustainability statement, bat/swift survey, construction traffic management plan , desk based assessment and an archaeological watching brief.

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This Outline Planning application was approved by the Commission subject to the recommended conditions

### **674/17 – F/15195/17 – 8 Winston Churchill Avenue – Proposed construction of a three storey building of serviced apartments with reception area and parking.**

Approval for the Outline Application concerning this application had been given in February. The Naval Trust wished to construct this three storey building consisting of serviced apartments for temporary accommodation for visiting service personnel. The massing, form and internal layout of this building was generally the same as proposed at outline planning stage. The refuse store had been repositioned so that it was now within the site. Following discussions with the applicant the previous flat roof had been replaced with a hipped roof which increased the height from 10.15m to 12.0m but was a significant improvement in design. Solar panels and skylights would also be installed.

The outline permission conditions had generally been addressed. On design, whilst the roof profile had been revised to a hipped roof there were still concerns with the proposed colourscheme for the vertical elements on the east and west elevations which were not considered in-keeping. Landscaping plans had been submitted and approval from DoEECC was pending. Ten House Martin nests were also being provided.

The following comments were received from consultees:

- Director of Civil aviation – no objections subject to ensuring that there was no exceedance of the height shown, compliance with guidance in the FOD and bird management plans, a crane management plan was required as was a solar glaze hazard analysis plot.
- DoEHCC – Required further information on solar panels, nesting sites and recommended 10% of the spaces to have electric charging points and 5% landscaping.
- Heritage Trust and Ministry for Heritage – Required an archaeological watching brief.

DTP commented that there were some concerns with the blue elements on the façade and a colour scheme which is more in keeping with the immediate surroundings.

DTP recommended approval subject to conditions covering the above.

The Commission approved this application following DTP's recommendations.

### **675/17 – O/15214/17 – Ex-King George V Hospital, South Barrack Road – Proposed construction of a residential care home and assisted living accommodation.**

This application was to convert King George V Hospital (KGV) and Bishop Healey House into a residential care home and assisted living accommodation. DTP commented that KGV was built in 1938 with later wings added in the 1970s.

The proposal was to convert the KGV building and to add a single storey extension on top, a two storey rear extension and a new 3 storey building to the North which would be connected to the main building. Bishop Healey house would be retained and remodelled. Six trees would be lost out of the 50 trees currently existing and 12 new trees would be planted.

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Past accretions would be removed at KGV to bring it back to its original form. The main building would be refurbished and at the rear ad hoc extensions would be replaced by a 2 storey linear extension providing social space. The additional storey to the main building would replicate the façade and roof design of the existing. The third floor would have a communal terrace. The proposed new building to the North was modern in design and reflected the vertical rhythm of the original building. Vehicular access would be through the existing south entrance whilst the existing road from bishop Healy House up to Europa Road would form a secondary (emergency) access.

Eleven visitor parking spaces would be included as well as parking spaces for mopeds. A tree survey detailing species and height had been carried out.

The following comments were received from consultees:

- DoEHCC - Required an ecological survey to be carried out prior to works starting. Also needed confirmation of landscaping details and installation of bat/swift nets.
- Ministry for Heritage – Had no objections to the proposal and felt it was an elegant development but wanted important heritage items such as fire places and banisters to be retained as well as requiring that care should be taken with fenestration and openings also required a Desk Based Assessment to be undertaken.
- Technical Services Department – Commented that there were retaining walls along the site which could be affected by construction. The applicant should ensure that the stability of the walls is not affected.
- Traffic Commission – No objection subject to technical requirements in relation to junction arrangements being approved.

DTP reported that Town Planning welcomed the retention and refurbishment of the buildings and felt that the new building would be sympathetic. They also welcomed the fact that the propped vertical extensions were not excessive and would be largely screened by vegetation from South Barrack Road minimising visual impact. DTP nevertheless recommended that green/brown roofs be installed as well as photo voltaic panels and that the materials and finishes used would need to be sensitive to fit the existing buildings. DTP expressed concerns on the parking spaces provided would be lower than required. He added that the applicant should consider increasing the quantity of parking provided.

DTP recommended conditional approval of this application including conditions on the following:

1. Trees to be physically identified on site to identify those to be removed and those to be retained.
2. A survey to be undertaken with GHT and Ministry for heritage to identify any heritage items that would need to be retained.
3. Desk Based Assessment to be undertaken.
4. Ecological survey to be undertaken prior to works starting
5. Increase in parking provided.
6. incorporation of green/brown roofs
7. landscaping plan to be approved
8. Swift and bat boxes to be provided.

MEHEC commented that he felt this development was sensitive to the area and disagreed with

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DTP's recommendation to increase the number of parking spaces as he felt it was good to promote moving away from using cars. MEHEC was also concerned with the removal of trees as some species could be important and possibly irreplaceable.

KB informed the rest of the Commission that the tree survey was not clear and that it did not provide enough information.

MEHEC further commented that some trees were very old and large and therefore needed to be retained. Adding that the twelve replacement trees should be planted early on and the applicant should implement an Environmental Conservation Plan in order to work around the trees.

Ms Ruth Massias-Greenberg, for the applicant, informed the Commission that they would be replacing Junipers and Palm Trees and were planning on creating a garden for residents at the entrance to the site.

KB commented that he was happy to support this application and to working with the developers.

The Commission unanimously approved this application with DTP's recommendations with the exception of increasing the parking requirements which the Commission did not consider necessary in this case.

### **676/17 - F/15218/17 - Castle Road/Frazer's Ramp - Proposed redevelopment of existing buildings into a new residential development comprising 38 units and ancillary accommodation.**

This application was to redevelop three buildings at Frazer's Ramp. The applicant was proposing two storey extensions on each building. The buildings would consist of 26 one bedroom apartments, 2 two bedroom apartments and 10 studios. The applicant was proposing to demolish internal walls and timber floors. The façade and courtyards would be retained. The courtyards would be landscaped. The three buildings would be staggered in height and have a stepped appearance. The applicant would be installing green roofs on all the buildings. Fenestration would be aligned with the existing window openings and all timber shutters would be replaced like for like. Windows would be replaced with windows of composite material DTP expressed concern with the loss of an entrance door to block H which would be replaced with a window. DTP added that he felt the entrances from Frazer's Ramp had a very solid appearance and their design should be reviewed. To make DTP reported that there would be no parking provided.

The following comments were received from consultees:

- DoEHCC – Provisions should be made for Swift/Bat boxes and they should be consulted on installation of green roofs.
- Ministry for Heritage – Welcomed redevelopment of the site but did not accept many of the changes. They felt the Castle Road façade was completely altered and that very little of the internal structure was being retained. No attempt had been made to salvage or re-use the iron columns from the external walkways and that the development will tower over Frazer's Ramp. It was recommended that the project be completely redesigned.
- Heritage Trust - Also welcomed the redevelopment generally but felt that the conversion of the door to window on the Castle Road frontage destroyed the architectural rhythm of

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the street, that the applicant should review the proposed colour palette and review the proportions of windows, doors and shutters. Concurred with comments made concerning the re-use of the iron columns, adding that any historical features found should be retained.

DTP reported that the redevelopment of the site was generally welcomed and described it as sympathetic. He noted the set back of the additional storeys on Block H minimised the visual impact from the street and welcomed the use of casement windows and shutters. DTP commented that the fenestration and openings are generally respected and that when viewed from the west the proposed extensions would be assimilated into the landscape. DTP also commented that the door to Castle Ramp on Block H being an original feature of the building should be retained.

DTP recommended approval of this application with the following conditions:

1. Cast iron column should be salvaged and re-used on the site.
2. Door to Castle Ramp to be retained even if it is not used as a door.
3. Details of green roofs and PV panels to be approved.
4. Landscaping details to be submitted.
5. Entrance at Frazer's Ramp to be redesigned.

MEHEC commented that he encouraged the Ministry for Heritage and Ministry for Environment to submit their professional opinion and concurred with DTP's comments concerning the door to Castle Ramp. MEHEC added that the character of Frazer's Ramp should not be lost.

The Commission approved this application with conditions, following DTP's recommendations.

At 12:15 pm KB excused himself from the meeting.

### **677/17 - F/15221/17 - Unit 3, Waterport Terraces, North Mole Road - Proposed refurbishment and conversion of nursery into stores.**

This application was for the change of use of Unit 3, Waterport Terraces, from a nursery to 23 individual storage units. Minor alterations would be made to the façade and entrance. There would be an external fascia and the glass panels would be fitted with frosted laminate. DTP had no concerns with physical alterations but felt that the proposed frontage would lead to a dead frontage, something that we sought to avoid by requiring the introduction of commercial units along this frontage as part of the original development. DTP commented that North Mole Road was one of the main tourist routes into town. The units would be used for domestic storage. DTP informed the Commission that the units at Waterport were of mixed use; there were a couple of offices and the rest were retail units.

The Chairman commented that tourist information panels could be installed instead of having non-descript panels.

MSCHY seconded the Chairman's comments. However, other members were not in agreement.

The Commission voted on the application as submitted:

Approve: 5

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Against: 1  
Abstentions: 4

This application was approved as submitted subject to storage being for domestic use only.

### **678/17 – F/15222/17 – 11 The Sails, Queensway – Proposed internal and external alterations to apartment layout and installation of new glass curtains.**

This application was deferred at the request of the applicant.

### **679/17 – N/15245/17 – 9/7 Naval Hospital Hill – Proposed removal of two Eucalyptus Trees and relocation of three Brazilian Pepper Trees.**

An application for refurbishment and an extension at 9/7 Naval Hospital Hill had been approved in 2014. The applicant now wished to transplant 3 Brazilian Pepper Trees to another part of the site. The applicant also wished to remove two Eucalyptus Trees. DoEHCC reported that the two Eucalyptus Trees had been cut back to a stump sometime in the past and these two trees were now deemed unsafe. They should be removed and replaced with five semi-mature cork/Oak and /or Holm/Oak of 5-7m in height. Relocation of the Brazilian Pepper Trees should be successful as they are fairly young and in good health. DOEHCC recommended approval but that the trees are monitored and any that die or suffer be replaced with Brazilian peppers of a similar size.

The Chairman commented that replanting should be done now and not when the project has been completed.

DTP commented that the proposals were part of a larger landscaping plan. Landscaping works in progress and the Brazilian Pepper trees were too close together. He agreed with DoEHCC assessment that the Eucalyptus Trees were unsafe.

MEHEC also seconded DoEHCC's assessment.

The Commission voted on this application as follows:

Approve: 9  
Against: 1

This application was approved with conditions to reflect the recommendations given.

### **Minor Works – not within scope of delegated powers**

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

### **680/17 – F/15190/17 – Phase 1 of 3, Bassadone, 78 Queensway – Proposed conversion of existing buildings into workshops and warehousing.**

*Follows on from Outline Application*

## Approved

DPC meeting 14/17  
15<sup>th</sup> December 2017

The Commission approved this application.

**681/17 – F/15226/17G – Open space area between Buildings 129 & 134 within HM Naval Base, Dockyard Road – Proposed erection of a two storey pre-fabricated building and renovation of an existing building for the relocation of the Gibraltar Industrial Cleaners and the Sewer Section.**

*GoG Project*

The Commission approved this application.

**682/17 – N/15205/17 – Lower Elms, 2-4 North Pavilion Road – Proposed removal of Cupressus Sempervirens.**

*Recommendation for refusal*

The Commission refused this application.

**683/17 – N/15208/17 – The Boardwalk, Tradewinds, Bayside Road – Proposed removal and relocation of two Casuarina Equisetifolia.**

*Recommendation for refusal*

Mr Henry Viñales from Gibralflores and Ms C Bray, on behalf of the applicant, were invited to address the Commission. Mr Vinales explained that the roots of both trees were lifting slabs at Tradewinds. Mr Viñales added that the roots of the trees originally in place had grown 1.2 metres down and were being affected by the salt water. He had previously tried to plant trees from the mangroves of Florida and then decided to plant Casuarina Equisetifolia; the roots had grown horizontally instead of vertically downward.

The roots had lifted the boardwalk and now the terrace was also lifting. Mr Viñales added that the roots had already been cut back three times. He now wished to contain the trees in planters.

The Chairman asked Mr Viñales what had been the procedure with the trees in front of O'Reilly's.

Mr Viñales replied that they had contained the trees within concrete planters as he was now proposing for Tradewinds.

The Chairman asked him whether it was possible for the Commission to be presented with a landscaping plan to vote on at the next meeting.

Mr Viñales agreed with the Chairman's comments and would submit a landscaping plan.

This application was deferred until submission of a landscaping plan for the Commission to consider.

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

## Approved

DPC meeting 14/17

15<sup>th</sup> December 2017

**684/17 - BA11921 - Apartment 1500, Block 5, Eurotowers, Europort Road - Proposed internal alterations.**

*Request to renew planning permit*

**685/17 - F/13880/15 - Sunnybrae, 8 Willis's Road - Proposed extension to building and internal modifications.**

*Consideration of samples of colour scheme for pigmented render of building to discharge conditions 4 and 5 of Supplemental Planning Permit No. 5281A.*

**686/17 - F/15044/17 - 8 Corral Road - Demolition of existing warehouse and construction of a new warehouse of similar design.**

**687/17 - F/15106/17 - 56-58 Main Street - Proposed extension of shop premises into rear patio.**

**688/17 - F/15116/17 - 8 Flat Bastion Mews, 14 Flat Bastion Road - Proposed installation of awnings on balconies.**

**689/17 - F/15142/17 - Unit 8, 40 Engineer Lane - Proposed subdivision of a three bedroom flat into apartment into 2 x one bedroom flats.**

**690/17 - F/15159/17 - 1.0.08 Ground floor building 1, Eurotowers, Europort Road - Proposed change of use from restaurant to pharmacy, associated internal alterations and installation of fascia and projecting signs.**

**691/17 - F/15161/17 - 811 Water Edge, Royal Ocean Plaza, Ocean Village - Proposed installation of glass curtains.**

**692/17 - F/15162/17 - 808 Royal Ocean Plaza, Ocean Village - Proposed installation of opaque glass panels to upper parts of left and right sides of balcony.**

**693/17 - F/15163/17 - Leisure Island Resort Area adjacent to Dusk and O'Reilly's - Proposed replacement of timber decking with Portuguese Calcada stone to match with the existing areas of Ocean Village.**

**694/17 - F/15164/17 - Apartment 1, First Floor, 19 Cornwall's Lane - Proposed internal and external alterations to existing apartment.**

**695/17 - F/15165/17 - 313 Discovery, Both Worlds - Proposed erection of awning on balcony.**

**696/17 - F/15168/17 - Apartment 345, Block 3, Twelfth Floor, Watergardens, Waterport Road - Proposed internal and external alterations to existing apartment including extension of kitchen onto adjoining terrace.**

**697/17 - F/15172/17 - 325 Seashell House, Beach View Terraces - Proposed installation of glass curtains.**



## Approved

DPC meeting 14/17  
15<sup>th</sup> December 2017

698/17 - F/15173/17 - 323 Seashell House, Beach View Terraces - Proposed installation of glass curtains.

699/17 - F/15174/17 - 103 Seamaster Lodge, Mons Calpe Mews - Proposed installation of glass curtains.

700/17 - F/15178/17 - 53 Main Street - Proposed refurbishment and fit-out of retail unit.

701/17 - F/15179/17 - 160 Main Street - Proposed replacement of entrance doors with roller shutter.

702/17 - F/15180/17 - 512 Ocean Heights - Proposed subdivision of two bedroom apartment and studio into two studios.

703/17 - F/15182/17 - 2 Laburnum Lodge, Montagu Gardens - Proposed internal alterations.

704/17 - F/15189/17 - 503 Ocean Heights - Proposed subdivision of one bedroom apartment and studio into three studios.

705/17 - F/15192/17G - Suite 7.3.3. Europort - Proposed internal alterations.

*GoG application*

706/17 - F/15193/17 - Cannon Hotel, 9-15 Cannon Lane - Proposed internal alterations.

707/17 - F/15199/17 - Unit G7, 2A Main Street, I.C.C. - Proposed refurbishment of restaurant.

708/17 - F/15201/17 - The Elms, 1 Centre Pavilion road - Retrospective application for the creation of a path from 6A and B North Pavilion to the perimeter of The Elms garden to garage located at the eastern end of The Elms garden.

709/17 - F/15209/17G - Ground floor, South Wing John Mackintosh Home - Proposed conversion of existing assisted apartments into care facility.

*GoG application*

710/17 - F/15211/17 - Suites 3.4 and 3.5 Waterport Place - Proposed internal alterations.

711/17 - F/15215/17 - Jumpers Wheel, Jumpers Bastion, 20 Rosia Road - Proposed entrance refurbishment.

712/17 - F/15216/17 - Unit 8A, The Square, Marina Bay - Proposed repair/replacement of existing exterior wall on ground floor level of south elevation.

713/17 - F/15219/17G - Salt Water Pumping Station, Europa Road - Proposed demolition of existing building enclosure and construction of new building enclosure.

*GoG Project*

## Approved

DPC meeting 14/17  
15<sup>th</sup> December 2017

**714/17 - F/15220/17 - Apartment 5/1, Jumpers Building, Witham's Road - Proposed external alteration to apartment.**

**715/17 - F/15229/17 - Apartment 706 Ocean Heights - Proposed subdivision of two bedroom apartment into 1 x studio and 1 x one bedroom apartment.**

**716/17 - F/15230/17 - 13 Town Range - Proposed pedestrian crossing with modified pavement to include drop kerbs and tactile paving, with traffic calming measures and belisha beacons to enable safe access for pedestrians including users of adjacent school.**

**717/17 - F/15246/17G - 11 Inundation House, Laguna Estate - Retrospective application for very minor internal alteration to apartment.**

GoG application

**718/17 - A/15235/17G - City Hall, John Mackintosh Square - Proposed installation of two vertical banners to advertise the Mario Finlayson National Art Gallery.**

GoG Project

**719/17 - A/15240/17 - Ana Vas Photography, 43 Naval Hospital Road - Proposed projecting hanging sign.**

**720/17 - N/15171/17G - New North Mole Power Station, End of North Mole Road - Proposed removal or relocation of the Norfolk Island Pine Tree.**

GoG application

*This Norfolk Island Pine has to be relocated due to the development of the new power station. It is a healthy tree of a species that is uncommon in Gibraltar. It is recommended that the tree should be transplanted to another location within the site as soon as possible to maximise the chance of a successful translocation and aftercare should be intensive until it has established itself at the new location.*

**721/17 - Ref. 1305 - 289-291 Main Street - Proposed re-painting and re-instatement of shutters.**

**722/17 - Any other business**

**723/17 - Next Meeting**

The next meeting will be held on 24<sup>th</sup> January 2018.