

Approved

DPC meeting 03/17

28th March 2017

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 3rd Meeting of 2017 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 28th March 2017 at 9.30 am.

Present:

Mr P Origo (Chairman)
(Town Planner)

The Hon Dr. J Cortes (MEHEC)
(Minister for the Education, Heritage, Environment &
Climate Change)

The Hon S Linares (MCMYS)
(Minister for Culture, the Media, Youth and Sports)

Mr H Montado
(Chief Technical Officer)

Mr G Matto (GM)
(Technical Services Department)

Mrs C Montado (CAM)
(Gibraltar Heritage Trust)

Mr J Collado (JC)
(Land Property Services)

Mrs J Howitt (JH)
(Environmental Safety Group)

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

Mr C Viagas

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

In Attendance:

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

Mr. Robert Borge
(Minute Secretary)

Apologies:

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

Approval of Minutes

113/17 - Approval of Minutes of the 2nd meeting of 2017 held on 22nd February 2017

The Commission approved the Minutes of the 2nd DPC meeting of 2017 held on 22 February 2017 subject to the amendments proposed by JH which had previously been circulated to Members.

Major Developments

114/17 - REF 1380-15 - Cable Car Upgrade - Consideration of Town Planner's EIA Screening Opinion.

DTP reported that the owner and operator of the Cable Car had requested a screening opinion from the Town Planner to determine whether an Environmental Impact Assessment would be required when the planning application is submitted in respect of a proposed upgrade of base station, cable car and top station. Slides were presented depicting the proposed development.

DTP described that the proposal is to increase capacity of the Cable Car from 30 to 80 passengers per car; an increase in the size of the bottom station; removal of middle station; replacement of existing towers with two new towers; refurbishment and increase in volume of top station; and inclusion of glass walkway. The proposal would fall under Schedule 2 of EIA Regulations and so would have to be assessed for any significant effects. As part of the screening process the following matters were looked into: air quality; archaeology and heritage; ecology; flood risk (relating to groundwater); geology; visual impact; noise and vibration; socio-economic impact; traffic, transport and waste.

MEHEC agreed with Town Planners that an EIA would be necessary and also asked that applicant engage with GONHS, Department of Environment and Heritage in order to develop this project further in order for it to not fail EIA. He also advised that an Appropriate Assessment would be required.

MCMYS apologized for his late arrival and joined the meeting.

JH noted that a Traffic Plan must be put in place during construction as well as mentioning the safety implications on the general public whilst walking around Upper Rock. CV agreed with JH's comments.

The DPC agreed with the Town Planner's Screening opinion subject to the comments made above and that the next stage was for the Opinion to be forwarded to the Minister with responsibility for Town Planning for the issuing of a Screening Direction.

Other Developments

115/17 - BA13538 & F/14701/17 - 4 Catalan Gardens & 2 Catalan Gardens

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DTP reported to the Commission that these applications should be looked at together as they had similarities. The proposal from the applicants at 4 Catalan Gardens is to extend the terrace on the east side cantilevered over the cliff edge, remove the balustrade and then reuse on the realigned edge of the terrace. A single storey extension with terraces over the garage also forms part of the proposal. The extension includes the introduction of French doors to access the proposed terraces and new windows are proposed.

With regards to 2 Catalan Gardens DTP reminded Members that this application, involving the construction of a new terrace similar to what had been constructed at No 1 Catalan Gardens, had been deferred at the February meeting. The deferral was due to the fact that the montage presented at the time for No 1 seemed to be misleading in comparison to what had actually been built. DTP reported that having checked the completed works at no 1 following the February meeting, it would appear that it had been completed in accordance with the architectural drawings but that the montage presented at the time had been inaccurate. The structure at No 1 included aluminum paneling to act as a 'skirt' to screen the underside of the terrace and had been added as a result of a condition included the permit to screen the infrastructure beneath the pool. The members did not consider that this solution was effective and required that an alternative and more sympathetic solution was implemented even a green wall or recladding with stone the underside of the structure.

JH asked whether the extension for 1 Catalan Gardens was seen as a continuation of the terrace of the adjacent Restaurant and that is why it was approved. The montage seemed to show this but subsequent construction does not follow this.

DTP summarised the proposal at No 2 which was for a terrace on the east side supported off columns with aluminum 'skirt' as per what had been constructed at No 1. The application had been open to public participation but there have been no objections from the public.

Ministry for Heritage has objected as there could be a negative effect to the appearance of the wall, they have requested that if the proposal is approved that there be a desk based assessment to assess the heritage value of the wall and that any works be coordinated with them.

Heritage Trust recognises that although application for 1 Catalan Gardens was approved they object on the grounds that construction has had a negative effect on the wall and there should be no further obstruction of the wall.

Department of Environment would require an assessment of any cliff works required.

Technical Services had no objections other than a standard requirement to ensure the stability of the retaining wall.

The applicant for proposed works at 2 Catalan Gardens, Mrs. Marisa Robba, had requested to address the Commission and was welcomed to the meeting.

She reports that she spoke to Town Planners and that she was informed that there was a condition in the neighbour's approved proposal to install some screens in order to create a green wall. She and her husband have mirrored their neighbour's construction which has already been approved and constructed. She claims that she is willing to liaise with any pertinent authorities in order to get the application approved. She believes that the wall is not protected and appeals to DPC's

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sense of justice as there is already a similar project in the area and has not had any objections from her neighbours.

The Commission thanked Mrs. Robba.

DTP reported that in relation to application F/14701/17 that the site is very prominent and the proposal would be visible from the beach, car park and on approaching the village. The design means that there would be a void below the terrace and this can be unsightly. The applicant had adopted the option of a 'skirt' as for No 1 to try and address this. There would be a cumulative impact with the construction carried out at 1 Catalan Gardens. The structure is larger – 8.1 metres in height in comparison to 6.6 metres height at 1 Catalan Gardens.

DTP stated that there was general agreement that the constructed terrace at No 1 is unsightly and that perhaps we need to acknowledge this and avoid worsening the situation by permitting another one which would exacerbate the impact. DTP also explained that another option would be to go for a cantilevered structure which would not require columns. The applicant had advised that this would be more complex structurally and expensive. Whilst acknowledging this, DTP advised that such matters are not generally relevant to the Commission when considering applications.

DTP recommended that the application be refused.

JH asked whether 1 Catalan Gardens would be made to mitigate the construction as DPC was led to believe that construction would be aligned with the restaurant.

The Chairman replied that he believed that works had still not been completed as a living wall had still not been installed.

The Chairman commented that it seemed unfair that the application be refused because 1 Catalan Gardens was not visually acceptable.

MEHEC commented that an opportunity should be given to applicant to make a further submission that meets the requirements of the DPC.

There was some discussion about whether the permit for No 1 could be revoked. DTP commented that there is no power to revoke a permit only to modify it.

MCYMS commented that if an applicant has misrepresented a proposal there should be consequences.

The Chairman asked that application F/14701/17 be deferred. The Commission agreed.

DTP reported that in relation to application BA13538 that the proposal was generally sympathetic to the area and recommended approval.

GM asked whether the windows represented on the drawings reflect what is on the plans. It was agreed that a condition be included to require that the French doors match existing in style, colour and proportion.

The proposed amendments to application BA13538 were approved subject to the above.

116/17 - F/13820/15 - 7th Floor International Commercial Centre (ICC), 2A Main Street - Proposed conversion of the 7th floor car parking level into apartments with terraces and associated works.

DTP briefed the Commission on this proposal explaining that on 22nd March 2016 the commission had deferred this application in order to allow the applicant to submit further parking statistics. The applicants, Solomon Attias and his agent Stuart Dunn, addressed the DPC.

They explained that in 2014 Government gave consent to convert 2 floors into apartments. In 2016 they were granted consent to convert the 8th floor. They have enough capacity to cover the requirements of the PCC patients.

Mr. Attias cordoned off the 7th Floor and has taken photos every 2 hours to prove that there is still excess capacity. Mr. Dunn asked the DPC to reconsider the application.

JC mentioned that the photos and statistics presented were from November 2015 and there would be an increase in the need for parking during the summer months.

Mr. Attias replied that there is an increase in usage of the car park during summer but there is also a reduction in the number of patients who attend PCC.

JH noted that there is a fear of losing spaces in an area which is convenient due to the location of the property.

DTP explained that there is no objection to any physical changes to the building; the only concern is the provision of parking. Approval was recommended.

MEHEC mentioned that it is an ideal location for Swifts and Bats.

The application was approved with a requirement to install Swift boxes.

117/17 - F/14199/16 - 3 Lake Ramp, Buena Vista Estate - Consideration of revised plans for extension to west facing façade of building.

This Application had previously been deferred at the request of the applicant. It was reported by DTP that the revised proposal is to extend the rear of the building by 1.8 metres. The management company objected to the proposal as it would create a precedent and would change the profile of the building and therefore the profile of the row of houses.

DTP commented that the estate has a homogenous character which forms the principle of the original design intent. This proposal would alter the building line which would impact the architectural form and character and set a precedent for similar applications in the future. DTP recommended that the application be refused.

The Commission agreed and the application as refused.

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118/17 – F/14567/16 – Café 54 Victoria Stadium – Consideration of revised plans to place canopies for shading and weather protection.

DTP explained that in January 2017 permission was granted for the installation of canopies to the undercroft of the building to provide protection from the weather. The revision would be a framed structure with retractable roof awning and vertical panels to front and sides. This would extend beyond the building line.

LPS did not object to the canopies but commented that planters would encroach on to the public highway. Technical Services objected on the basis that there should be no further enclosure of a public building and that the creation of an accretion to the existing façade destroyed the building's architectural character.

The Subcommittee refused the application on the basis that the proposed revision would be projecting beyond the building and would be detrimental to the character and architectural design of the building.

The applicant, Mr. Allan Asquez, had requested to address the DPC and was welcomed to the meeting. He explained that the revised proposal was to provide adequate protection from the sun and wind to his customers.

The Chairman asked the Applicant why the permitted canopy had not even been built yet they were already asking for more.

The applicant replied that once the awning had been approved they realized that they would be losing half the terrace.

The Chairman asked the applicant to resubmit the architectural scaled plans so that the Commission was not deciding on photomontage.

GM commented that the DPC had to be consistent in their decision making when considering applications based on plans, drawings and photo montages.

MEHEC recommended that a decision be made with the photomontage being provided.

JH commented that the original design was smarter and the new design would have a negative impact as there would be a loss of pavement area.

The Chairman asked the applicant to resubmit his plans after speaking to his architect He also recommended that a conservatory type structure may be more agreeable.

GM explained that in his view what the Commission needed to decide was whether it wanted canopies projecting beyond the building or not.

The Chairman recommended that the application be deferred.

It was agreed to defer the application so that applicant could provide alternatives.

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119/17 - F/14611/16 - WT Station Devil's Tower Road - Reconsideration of proposed demolition of blast walls and lowering of Pearce's Walkway.

This application was deferred at the request of the applicant.

120/17 - F/14681/16 - 2/2 Serfaty's Passage - Proposed alterations to convert a two storey apartment to two single storey apartments.

DTP briefed the Commission on this application which proposed to alter and convert the building into 2 apartments by closing off the existing internal staircase. The proposal includes removal of the roof to create a full storey and includes a small extension onto part of an existing open terrace and over a roof at a lower level at the rear

The application was subjected to public participation but no objections were received. The Department for the Environment commented relating to bat and swift surveys.

One objection was presented by the owner of an adjacent property but did not present any grounds on which the objection was made.

DTP commented that the proposal was generally sympathetic but had some concerns with the 2nd floor windows on the North façade that were not in proportion. These should be larger or the applicant could consider the possibility of introducing French doors with a Juliet balcony as was done on the adjacent property.

In respect of the window to the adjacent property at the rear DTP stated that the applicant had designed a terrace at this point to maintain the light entering the adjacent property but there could still be some privacy issues.

Subject to the above DTP recommended approval of the application.

The Commission approved the application subject to clarification of the reasons for the objection from the adjacent property. It was agreed that if the grounds were relevant planning matters that the application would be tabled again for reconsideration.

121/17 - F/14713/17 - 1/1 & 1/3 Baca's Passage - Proposed construction of roof terrace and entrance works.

DTP briefed the Commission on this Application which was a proposal to construct new steel access stairs, construct a roof terrace on the existing flat roof; a small store room on the terrace and provide a new steel gangway from the new roof terrace to a communal terrace. The roof would be converted to roof terrace with a parapet wall and timber fence to the inner side a parapet wall to the north boundary and decorative steel balustrading to the west side. . The steel gantry would link existing communal areas in order to provide emergency access. The steel gantry would not be visible from public areas.

Department for Housing has not objected to the proposed works but comments are pending with regard to the steel gantry. There were no further comments from other departments. However, objections were received from residents.

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- Mr. and Mrs. Noguera – They consider that this proposal has a negative impact and consider it over development and would reduce the natural light to the communal areas to the rear of the building and to their kitchen window which is below the proposed new entrance.
- Mr. Sanchez – His objection related to the construction of a staircase above his patio but this has been replaced by the proposal of the steel gantry.
- Mr Catania – His objection related to water pipes and a hand rail at the proposed new entrance but these issues have been addressed by the applicant.

DTP reported that there was no objection to the proposal roof terrace subject to the inner edge having the same open balustrade as proposed for the west side. This would improve the aesthetics and minimise loss of natural lights into the light wells and patio to the rear. DTP also considered that the steel steps on the South side does not justify refusal as there would not be an excessive loss of light and therefore recommended that the proposal be approved.

The Chairman commented that he did not consider it fair that a tenant would lose natural light because of the proposed works.

GM proposed lowering the boundary wall to reduce the loss of light to the kitchen window in the lower apartment.

JC suggested that glass blocks could also be used.

CV mentioned that the right to light is a Civic Right and not a planning issue.

The Chairman commented that as an objection was made it should be considered and there may be solutions which could be enjoyed by both parties.

The Commission concurred with the comments made and approved the proposal subject to the applicant submitting revised plans for approval which lowered the boundary wall to allow the passage of adequate light..

122/17 – F/14755/17 – Stall No. 17, Public Market, Fish Market Lane - Proposed construction of extension to existing premises to allow for new toilet facilities, the installation of retractable awnings to a section of west main façade and tables & chairs.

DTP reported that the proposed extension would add an extra 18 square metres of extra facilities. A clear way of 1 metre would be kept between the tables and chairs. The extension would keep in line with the appearance of the current observatory.

LPS had confirmed that the proposed extension would go exceed the applicant's current demised area and the landlord was awaiting the DPC's decision on the proposal. Heritage Trust commented that the existing structure would throw off balance by the extension and would obscure the southern corner of the building. The Trust had objected to the original conservatory

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and this would compound it. Ministry for Heritage made an observation that the new design contrasted negatively with the building.

DTP noted that the style and materials used would be sympathetic to the original conservatory. He commented that the Public Market building is an important civic building of heritage value and that it is a dominant feature in the street scene. It was considered that the extension would detract from the building. This building may be listed in future. DTP referred to the existing conservatory which maintains an element of symmetry and he referred members to the overall symmetry that exists in the design of the Public Market building. The proposal would result in the loss of any symmetry which would adversely impact the character of the building.

DTP commented that if the applicant wanted to provide toilet facilities this could be achieved within the existing footprint at the cost of losing some table areas.

DTP noted that the Government has in the past removed various accretions from this building to open it up to public view again and that the current proposal would run counter to this. He also reminded members that the Commission recently refused an application for a rear conservatory to the Plaza Pizzeria on the North side of the Public Market building partly due to the impact on the setting of the building and restricting servicing access. In relation to maintaining a 1m clearway DTP recommend that this should be at least 2m.

DTP recommended refusal of the application.

At the invitation of the Chairman the applicants Mr T Hernandez and Mr G Saunders and their agent Mr F Trico commented that as the proposal is for works on a rear corner of the Market building they would not be visible. They also noted that they would be facilitating access for clients and to bring life to the area in the evenings. The applicants confirmed that LPS was willing to extend their lease to the area that they were requesting.

JH mentioned that there were public toilets opposite the Market building.

The applicants also stated that LPS had informed them that there would be a need to install a gate at the back entrance of the Market in order to protect the area.

GM noted that DPC needed to decide whether the proposed works would detract from the building.

The application was refused. The applicant was informed that they had a right to appeal and/or propose an alternative.

123/17 - F/14758/17 - 12 Little Genoa (Villa Sorrento), Sir Herbert Miles Road - Proposed construction of a first floor extension at the rear of dwelling.

DTP briefed the Commission on this proposal which involved the construction of an additional storey over an existing single storey extension at the rear of the property with a pitched roof. It was proposed that 3 new windows on the north-west elevation should be designed to match the existing windows. There were no objections from the public to the proposed works. As the proposal was sympathetic to the area it was recommended that the application be approved.

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DPC approved the application unanimously.

124/17 – A/14697/17 – 43 Main Street – Proposed installation of company signage.

DTP reported that the proposed sign had been erected without permission. The sub committee had considered the application.

DTP reported that the proposed sign, which was for a 1st floor use, was considered to be excessive in size and the sub committee had recommended that the sign be reduced in depth and width and be reduced to match the doorway. The applicant did not agree with these recommendations and provided examples of what they considered were similar signs.

Referring to the examples cited by the applicant the Triay and Triay sign in Irish Town was not considered the same as the whole building including ground floor was occupied by the company and the example in Main Street was a sign that had been there for many years

DTP referred to the current planning policy that aims to limit signage generally to avoid clutter. In the case of upper floor uses it allows for some limited signage only. The subcommittee considered that the proposed sign was excessive, would set a precedent for similar proposals which would lead to a proliferation of signs. The sub committee had recommended that the application should be refused.

DPC refused the application unanimously.

125/17 – A/14732/17 – Sundial Roundabout, Winston Churchill Avenue – Proposed installation of two new directional signs at the Sundial Roundabout.

DTP reported that the applicant proposed the installation of two signs at the Sundial Roundabout one to the Beaches on the East side and the other for a Beach Hotel. DTP commented that directional signs for public beaches were a matter for the Government and not a private entity. Ministry for Infrastructure and Planning is currently looking to introduce a standard design to introduce signage indicating the location of hotels in Gibraltar.

The current planning objective is to minimize advertising clutter and the preference would be to have cohesive strategy for directional signs to hotels. It was acknowledged that there is an existing competing hotel which has been granted permission to place a sign indicating its location.

Until the Government has formulated its plans for comprehensive hotel signage it would be reasonable to allow an interim solution. DTP recommended that the Beach Hotel sign be permitted on a temporary basis with a condition that it be removed once the Government implements its alternative hotel signage.

DPC commented that the signs were not considered being appropriately located and that the approved sign should be located on the approach to the roundabout, the exact details to be agreed with the Highways authority.

This application was approved subject to it being for a temporary period only, that it be removed when required to do so and that it be relocated as recommended above.

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Minor Works- not within scope of delegated powers

The Commission approved all applications within this section unless otherwise stated.

GM left meeting at 12:25.

126/17 - F/14757/17 - Former Police Barracks/Fraser's Ramp - Proposed relocation of approved meter rooms and proposed additional apartment.

DTP summarised the proposal which involved the provision of an additional apartment beneath the podium and adjacent to Fraser's Ramp. The steps would be slightly reconfigured.

Discussion followed in which some Members expressed concern that the steps should remain public. DTP reported that the proposal did not envisage changing that but that a condition could be included to that effect. It was also agreed that the existing kerbs should be salvaged and re-used in the reconfigured steps.

The Commission approved the application subject to the above.

Applications granted permission by subcommittee under delegated powers

The Commission noted the following Applications and agreed with the approval granted by the Sub-committee.

127/17 - F/14117/16 - 707 Seashell House, Beach View Terraces - Consideration of revised plans for additional internal alterations.

128/17 - F/14468/16 - 286 Main Street - Consideration of amended plans for shopfront.

129/17 - F/14608/16 - Unit 12 Casemates House - Consideration of amended plans for a revised ramp as per other units in Casemates House.

130/17 - F/14677/16 - 4/7 Cornwall's Lane - Proposed internal alterations including reduction of interior light wall.

131/17 - F/14693/16 - House 11 Shorthorn Farm Estate, Europa Road - Proposed new terrace and glass curtains to western façade and new concrete slab to create patio area in eastern side of property.

132/17 - F/14696/17 - House 12 Shorthorn Farm Estate, Europa Road - Proposed new terrace and glass curtains to western façade.

133/17 - F/14710/17 - 15/16 The Square, Marina Bay - Proposed internal alterations to amalgamate 15 and 16 The Square into one apartment.

134/17 - F/14711/17 - Flat 502 Basha Lodge, Mons Calpe Mews - Proposed internal alterations.

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135/17 - F14722/17 - W.T.C. 6 Bayside Road - consideration of proposed external tables and chairs area.

136/17 - F/14723/17 - Suite 801B Europort - Proposed external alterations to ground floor façade of building.

137/17 - F14729/17 - 810 Royal Ocean Plaza, Ocean Village - Proposed installation of glass curtains.

138/17 - F/14731/17G - Europa Foreshore - Proposed installation of balustrading along the Europa Foreshore path and viewing platform.

139/17 - F/14734/17 - 805 Basha Lodge, Mons Calpe Mews - Proposed internal alterations.

140/17 - F/14735/17 - 127/128 Discovery, Both Worlds - Proposed installation of two windows on the north and south facades of the attic.

141/17 - F/14736/17 - Units 4.01 and 4.02 World Trade Centre, Bayside Road - Proposed internal alterations to amalgamate units.

142/17 - F14739/17G - Bishop Canilla House - Proposed extension of existing internal lift shaft to enable the installation of a stretcher lift.

143/17 - F/14742/17 - Unit 5.26 World Trade Centre, Bayside Road - Proposed internal alterations.

144/17 - F/14743/17 - Flat 608 Basha Lodge, Mons Calpe Mews - Proposed minor alterations.

145/17 - F14745/17 - 5 South Barracks Road (Day Care Centre) - Item 1: north forecourt - new exterior generator platform and refuse centre. Item 2: Ground floor east wing - internal alteration consisting of removal of load bearing wall to link rooms. Item 3: first floor east wing - door to be replaced with new to include vision panel.

146/17 - F14747/17 - 2/3 Castle Street - Proposed minor alterations to apartment premises.

147/17 - F14748/17 - Flat 401 Basha Lodge, Mons Calpe Mews - Proposed minor internal alterations.

148/17 - F/14749/17 - Outside Eroski Supermarket, Winston Churchill Avenue - Proposed installation of new pillar box.

149/17 - F/14751/17 - House 9, 1 South Pavilion Road - Proposed swimming pool and associated works.

150/17 - F/14760/17 - Unit 6.19, 6.21, 6.23 World Trade Centre, 6 Bayside Road - Installation of new internal partitions and small alterations to drainage, lighting, have and fire detection systems.

151/17 - F/14765/17 - 261 Main Street - Proposed re-positioning of windows to edge of

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façade.

152/17 – F14766/17 – Flat 1301, Grand Ocean Plaza, Ocean Village – Proposed installation of glass curtains.

153/17 – F/14767/17 – Great Siege tunnels, Upper Rock – Proposed new street lighting to be installed at the Great Siege Tunnels.

154/17 – F/14769/17 – 2 King’s Street – Proposed restoration of façade involving: (i) fixing of current façade (ii) replacement of current windows with aluminum windows (as per plans) (iii) removal of air conditioning units (iv) painting of façade of shop (as per plans).

155/17 – A/14721/17 – Ocean Village – Proposed replacement of Sunborn signage.

156/17 – A/14744/17 – 21 – 23 Devil’s Tower Road – Proposed advertising on hoarding around site.

157/17 – A/14771/17 – 8 King’s Street – Proposed new shop signage.

158/17 – A/14772/17 -11 Governor’s Street – Proposed new shop signage.

159/17 – A/14773/17 – Suite 48 Royal Ocean Plaza, 16 Glacis Road – Proposed new signage.

160/17 – N/14705/17 – Flat 16, 15/19 South Barrack Road – Proposed removal of Mexican Fan Palm that is in good form, but growing very close to a retaining wall. The applicant is recommended to replace the tree with two Mexican Fan Palms on the property.

161/17 – N/14746/17 – Sacred Heart Terrace – Proposed removal of Brazilian Pepper Tree that is in danger of imminent collapse due to loss of retaining wall. Applicant to replace tree with semi-mature Nettle Tree.

162/17 – T/14761/17 – The Convent Garden – Proposed removal of dead Tretaclinic tree. Applicant to remove and replace with semi-mature specimen of the same species.

163/17 – N/14788/17G – Line Wall Road opposite John Mackintosh Hall – Proposed removal of Nettle Tree that has been extensively infected with Armillaria Fungus. The applicant is recommended to replace with a large Celtis Australis.

164/17 – Any other business

F/13897/15 – 9 South Pavilion Road.

DTP reported that in respect of this site where a tree had been removed without permission the case was now before the Courts. DPC’s legal advisers had recommended that a Notice to re-plant should be issued now.

The Commission agreed that a notice should be issued requiring that 2 new semi mature trees should be planted by the owner.

165/17 – Next Meeting

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The next meeting will be held on 26th April 2017.