

Approved

DPC meeting 3/18

28th March 2018

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 3rd Meeting of 2018 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 28th March 2018 at 9.30 am.

Present:

Mr P Origo (Chairman)
(Town Planner)

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

Mr H Montado (HM)
(Chief Technical Officer)

Mrs C Montado (CAM)
(Gibraltar Heritage Trust)

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

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

Mrs J Howitt (JH)
(Environmental Safety Group)

Mr C Viagas

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

In Attendance:

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

Mr. Robert Borge
(Minute Secretary)

Apologies:

The Hon Dr J Garcia
(Deputy Chief Minister)

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

Mr G Matto (GM)
(Technical Services Department)

Approved

DPC meeting 3/18

28th March 2018

Mr M Cooper

(Rep Commander British Forces, Gibraltar)

103/18 – Approval of Minutes

The minutes of the 1st meeting of 2018 held on 24th January 2018 and for the 2nd meeting held on 20th February 2018 were approved with the amendments proposed by JH that had been previously circulated to members.

Matters Arising

104/18 – O/15234/17 – 29/37 Engineer Lane and Adjacent Car Park – Proposed construction of building containing serviced apartments, 2 commercial units and ancillary areas.

DTP reported that this application had previously been considered in January 2018 and the Commission had requested that the application be revised to:

- Limit the height to the previous approved scheme;
- Set back the 5th floor;
- Review the façade details;
- Agree plant location;
- Agree refuse provision;
- Provide details of landscaping; and
- Provide loading facilities.

DTP said that the applicant had addressed some of these issues and submitted revised plans.

The applicant had increased the size of the bin store to accommodate the number of bins that had been requested by the Department of Environment, Heritage and Climate Change (DoEHCC), a further bin store would also be found within the new building. The applicant had also considered utilising a roundabout within the access road but had then reverted to a turning head which meant three parking spaces could be accommodated. A loading bay was also introduced, parallel to the stone walls next to the ARP shelter.

A generator room had been introduced into the basement. The basement level had also been sunken fully into the ground which together with a reduction in the thickness of the floor slabs meant that the overall height of the building had now been reduced from 29.5 meters to 27 metres and therefore the height was within the maximum height of the previously approved scheme apart from a small breach caused by the staircore which was required to provide access to the roof pool and terrace.

At the 5th floor no set back had been introduced but instead the width of the cornice had been extended to try and create a break between the different architectural styles.

The applicant presented three different options for the façade treatment. Option A was for floors 1-4 to be stone clad. Option B was for stone cladding on 1st Floor and a red coloured render on floors 2-4. Option C was the same as Option B except the coloured render was white. The design

Approved

DPC meeting 3/18

28th March 2018

of the railings to the circular balconies had also been revised.

DTP reported to the Commission that the reduction in height and the change to the balcony railings was welcomed. The stair core provided access to the roof top amenity area and the lift access provided for disabled access. The staircore is located away from the front plane and its visual impact would therefore be limited. He also welcomed the re-introduction of parking and the provision of loading facilities. He commented that the 5th floor had not been set back and referred to the design guide which normally requires such setbacks where there is a change in architectural style. The Commission would need to take a view on whether the extended cornice achieved the same purpose. He also expressed concerns with the options put forward for the façade treatment.

JH asked whether renewable energy would be used.

DTP responded that they were still awaiting further submissions.

The Chairman asked the Commission whether they wished to approve the application following DTP's recommendations to condition the permit that the fifth floor should be set back and further details should be submitted concerning the use of renewable energy.

The Commission unanimously approved this application subject to the 5th floor being set back appropriately; the treatment of the facades should be reviewed and discussed with Town Planning prior to submitting the full application, detailed landscaping scheme to be submitted and other standard conditions.

Major Developments

105/18 - F/15298/17G - Europa Point - Proposed construction of two blocks of apartments for short term rental accommodation over semi-buried podium with car parking.

This application was for the construction of two blocks over semi basement garage parking, adjacent to the entrance to Keightley Way Tunnel at Europa Point.

The two blocks would consist of 6 storeys each, housing a total of 144 studio apartments. There would be 12 studios per floor. Both blocks would have a flat roof and ample natural light. There would also be 12 accessible studios. A single storey reception building would be in between both buildings. A plant enclosure would be found on the roof of the reception building. A surface car park would also be provided in the south west corner of the site.

These blocks would provide accommodation for athletes visiting Gibraltar for the Island Games and would then be used for Students attending the University of Gibraltar.

The fenestration would be coloured aluminium, walls would be rendered with some feature cladding and there would be small terraces on some corners of the building.

The following comments were received from consultees:

Approved

DPC meeting 3/18

28th March 2018

- DoEHCC – Made standard comments and require implementation of Starling nests.
- Heritage Trust – Required an Archaeological Watching Brief and felt that the overall mass of the building would have a negative impact on Europa Point. The height of the building should not be higher than that of Europa Road.
- Ministry for Heritage – Also required an Archaeological Watching Brief and a Desk Based Assessment.
- Technical Services Department (TSD) – Commented that there may be stability issues encountered during construction.
- Traffic Commission – The Commission stated that the exit from the garage was too close to the junction and exit of Keightley Way Tunnel.

DTP reported that there were some concerns regarding the scale, mass and height of the building as other buildings in the area were relatively low rise. This building would be overbearing particularly in the context of the adjacent two storey house. DTP also commented that it would have been preferable for this proposal to be located in a more built up area where its physical form could be more readily assimilated, where students would have more facilities nearby. DTP advised that this building could set a precedent for larger buildings to be built at Europa Point. DTP recommended that a detailed landscaping plan be submitted, Starling nests be incorporated, 10% of the parking spaces should have electrical car charging points, an archaeological watching brief and desk based assessment be carried out and that predicted energy performance details be submitted.

The Chairman asked the Commission whether they had any further recommendations to make for Government to take into consideration.

KB noted that the landscaping should be soft and very lush but it would be likely that plants would be overtaken by the native population of plants at the site.

CAM commented that although an archaeological watching brief had been requested the works had already started and were at an advanced stage.

MSCHY replied that before works had started the Government had consulted with the Museum and he had been assured that all relevant studies had been conducted.

JH remarked whether there would be any further projects coming forward for Europa Point as the massing for the stadium had been deliberated on and the mass of this building was too big for the area. She considered there was a risk of losing this open space in future. JH also asked whether it would not be possible for the building to be lower.

MSCHY responded that they could not as they were required for students enrolling in the University from overseas and that there would not be any further construction in the area.

The Chairman stated that comments made by members would be passed on to Government.

106/18 – F/15394/18 King’s Wharf, Queensway – Proposed construction of a new residential block at Quay 31, Kings Wharf, over a single storey podium containing private parking with associated landscaping and a new public promenade along the Marina Frontage.

Approved

DPC meeting 3/18
28th March 2018

This application was for the approval of the third phase of King's Wharf which would comprise 84 flats over a single storey podium with underground parking. A public promenade will also be constructed along the front of the marina. There will be 89 car parking spaces provided with vehicular access being via the existing access for King's wharf. Details of landscaping and lighting along the marina promenade and on the podium had been submitted. Any existing trees will be retained and a string of trees will be planted at podium level. The aim of the landscaping strategy is to soften the visual impact of the buildings on Queensway Road. Cycle parking will also be provided.

Compared to the outline scheme there has been an increase of 2.65 metres with regards to the height of the building which will now be 56.9 metres tall although the podium had been reduced from a double storey to a single storey. The building would still consist of 15 storeys. The architectural style of this phase is similar to the other phases; the building also steps down toward the south.

Details on LED lighting, centralised heating and further sustainability information had been submitted to DoEHCC and was pending approval.

The following comments were received from consultees:

- DoEHCC – Made standard comments including that 10% of parking spaces should be electrical car charging points.
- Ministry for Heritage – Require an archaeological watching brief to be submitted and a method statement would need to be agreed plus any geotechnical reports to be submitted to the Ministry.
- Civil Aviation – There should be adequate aeronautical lighting on cranes during construction and on the finished building.

DTP recommended approval of this application as there were no major changes from the approved outline application. DTP also recommended that conditions set at outline be brought forward to this application.

JH commented that she had asked at outline whether there would be an assessment on the loss of sunlight at Commonwealth Park and that this should be taken on board.

The Chairman asked the rest of the Commission whether they concurred with JH's comments which they did.

The Commission agreed and approved this application following DTP's recommendations.

107/18 – F/15404/18G – Waterport Road - Proposed construction of two new secondary schools.

A video presentation detailing the proposal was shown to the Commission. The secondary schools would be constructed at the present site of the Post Office parcel stores. Both schools would consist of part 5 and part 6 storeys. The podium would be built over parking with the entrance on the east and exit on the west. Sports halls for both schools were located on the

Approved

DPC meeting 3/18

28th March 2018

ground floor. Classrooms would be arranged around the courtyard, with a shared library at the centre. Upper floors would be constructed over the mole head on site. The mole head is a listed monument. There would be some loss of parking on the Varyl Begg Estate street side. The podium would provide access to both schools with some resources being available to the public. Sports pitches will be found at roof level. The schools will have fenestrations on all sides, with vertical fins incorporated to provide shading. Open atriums will provide natural daylight to parts of the development. The site had previously been earmarked for redevelopment, namely for residential development by the Government.

The following comments were received from consultees:

- DoEHCC – Electrical car charging points should be provided. Bicycle parking should be relocated.
- Civil aviation – measures would be required to prevent birds roosting on the roofs, crane, bird and FOD plans would be required and there should be no upward lighting.
- Ministry for Heritage – Mole head is a listed monument and should be refurbished and cleaned up and appropriate interpretation provided. There should be a clear conservation plan including photographic recording of the monument.
- Traffic Commission – Pelican crossing should be relocated to service both schools and surrounding area. Barriers should be provided on the footpath by the schools. Electrical car charging points and bicycle parking should be re-provided to the front.

DTP reported to the Commission that there were no in principle objections to the proposal but had concerns over the impact on the mole head. Particularly that the development would affect the setting of the listed monument. The agent had commented that they needed all the space possible and therefore had to build over it. DTP commented that this part of the development should be reviewed in order to minimise the impact. Details of any catch netting to the roof top pitches should be agreed with town Planning. Any parking lost should be re-provided. He also said that green walls should be incorporated, a green/brown roof incorporated on the library building and all landscaping details should be submitted. Any existing trees should be protected and energy efficiency and sustainability details should be submitted. The aeronautical conditions would need to be complied with. The proposed cycle parking should be re-located to a more suitable site nearer the main entrance. DTP also stated that a Desk Based Assessment, Archaeological Watching Brief and Conservation Strategy should be implemented. There would also be a need to obtain a heritage license.

CAM commented that the Heritage Trust had spoken to the architect over concerns about the monument and some progress had been made. She stated that the architect had tried their best and supported comments made but the lead now had to come from the client, i.e. GoG, to reduce the impact of the new building over the Old Mole.

KB mentioned that private applicants would not be allowed to cover a listed monument and asked whether it would be possible to build upwards and have less of an impact.

CV stated that this was a much needed scheme but asked whether any mitigating measures would be put in place due to the amount of traffic this development would generate within the area.

The Chairman replied that a traffic management plan was being looked into.

Approved

DPC meeting 3/18

28th March 2018

JH commented that shading should be provided for the rooftop pitches and what renewable energy systems would be incorporated, landscaping etc. Also asked about bus service to schools, as this had not been mentioned. Sought confirmation on whether the central atriums were covered or open.

The Chairman said that comments would be recorded and passed on to agents and applicants.

108/18 – F/15431/18 – ‘The Hub’, 5-9 Shackleton Road – Proposed construction of a multi-storey residential development.

Approval on the outline application for this site was previously granted in January. This proposal involves the demolition of existing structures on the site. This development consists of studio apartments aimed at key workers, 14 storeys tall. Provisions will be made for 23 motorcycles, bicycles, 1 disabled parking and 2 spaces for a car sharing club. There will also be a service delivery area.

On the first floor there will be a games room, gymnasium and launderette. The remaining storeys will consist of studio apartments arranged around a central core. The south and east elevations will have balconies. The roof of the building will be a butterfly roof which addresses the Commission’s concern with the bland termination of the building roof line in the outline scheme. The ground and first floor will have curtain wall glazing, the facades are generally rendered with a grey and white colour scheme and glazed balconies. The roof will comprise aluminium panels with louvres to the vertical elements. On the north elevation there are Juliet balconies and air conditioning units are fitted to the façade with screening around. Elsewhere ac units are located on the balconies.

The following comments were received from consultees:

- DoEHCC – Had made no further comments from those made at outline but needed clarification on sustainability measures to be implemented.
- Director of Civil Aviation – The height of the building must not exceed the height quoted in the aeronautical study. The developer must take measures to ensure that the reflective glare of the building does not affect airfield operations and would need to rectify any issues identified within 2 years. The developer must also ensure adequate crane and bird management during construction. The provision swift/ bat boxes was not encouraged in this location.

DTP reported that this application followed on the previously approved outline application. Details had been submitted on measures to protect the aquifer, landscaping details, predictive EPC, sustainability and renewables details had all been submitted and approval from DOEHCC was awaited. Although the development would not meet requirements of parking there would be a car sharing club and there was a paid parking in close proximity of the development. DTP recommended approval of this application as it closely followed the outline application.

The Commission approved this application unanimously.

A 15 minute break was held at 10:45 am.

Other Developments

109/18 - BA13155 - Plata Villa, Ex St Joseph's School, Withams Road - Proposed refurbishment of existing school building and conversion to residential use and construction of eight new buildings for residential use, landscaping and other associated works.

This development was already nearing completion but the applicant wished to make an amendment and requested for this to be considered as a modification. After seeking legal advice it was confirmed that the Commission should deliberate on whether they wish to approve the modifications.

The applicant is making some minor internal changes but the main change is that the plant room is being pulled back further from St. John's Court. The configuration of the gardens and pool area is also being changed. The balconies on the east elevation will now be individual units and windows have been removed on the north and south elevations. The building treatment has also changed; the applicant has omitted the timber cladding.

The type of windows on the old school was also being changed from sash windows to casement windows. The ramp access at the Witham's Road entrance previously proposed was not feasible and the applicant was now proposing grade access through St. Joseph's Road. This would also now be the main pedestrian access.

DTP concluded that the changes were acceptable although it was unfortunate that the timber cladding to the facades was being omitted as this added interest. The applicant would be using landscaping to soften the edges.

The Commission approved the modifications and DTP advised that a Modification Order would be issued which would be subject to public participation.

110/18 - F/15277/17 - 1 Corral Road - Proposed redevelopment of the existing 'Eurolife building' to provide a 120 bedroom hotel with restaurant and roof-top bar.

This application is for the conversion of the Eurolife building into a 120 bedroom hotel. In July 2017 approval was granted for a 105 bedroom hotel. The Commission asked for significant improvement to the architectural treatment especially the facades.

The new scheme is for a building of ground plus 8 storeys and the height has increased by 0.8 metres compared to the previous and this is as a result of the roof top enclosure

The layout for the ground floor has been reconfigured. NatWest will vacate the premises and the ground floor will be a reception and cafeteria area. On the first floor there will be a restaurant and suites on the south end. Suites will be arranged around central corridors. Angled windows and recesses will add interest to the façade of the building. The eighth floor will be setback. At roof level there will be a bar for guests and swimming pool. Nesting boxes and a green roof will also be incorporated.

Approved

DPC meeting 3/18

28th March 2018

The façade treatment comprised the use of fritted glass, lightweight cladding of stone/concrete and anodised aluminium window frames, vertical fins of stone with glazing behind provide vertical rhythm.

The DPC had previously waived the car parking requirements. A parallel pick up /drop off space is provided and a refuse/service delivery bay is provided within the site, as is cycle parking.

15 nesting boxes are proposed and a survey will be undertaken.

Indicative signage will be installed on the first floor level.

The building will utilise thermally efficient materials, solar efficient glazing, LED lighting and photovoltaic panels will also be installed.

A letter from NatWest was circulated to members stating that they had no objections to this application although they commented on various matters that they would want to be satisfied on to ensure that they can continue with their business during works.

DTP welcomed the on-going dialogue that had taken place with the applicant prior to the submission of the application. He commented that the design had been improved and generally follows the scale, height and mass of the outline scheme. The roof top landscaped garden and sustainability technology were welcome elements. However, DTP recommended that the proposed illumination scheme should be submitted for approval and coloured changing lighting schemes should be avoided.

DTP recommended approval of the scheme subject to conditions reflecting the consultees' comments and the approval of an illumination scheme.

The Commission approved this application in line with DTP's recommendations unanimously.

111/18 - F/15354/18 - 4A Ragged Staff Road - Proposed refurbishment of building for transport and memorabilia exhibition, cultural events and restaurant.

DTP reported that the site is an old boiler house which abuts the Ragged Staff wall which is listed. A car park abuts the site and the building has recently been refurbished as part of another scheme to use it as a museum and public hall although the use was never implemented.

The applicant wishes to convert the building into an event hall which would house a restaurant and transport memorabilia. The restaurant would be on the ground floor and there would also be a mezzanine with additional seating. There would be minimal changes to the elevation. Signage would be placed on the east elevation.

DTP informed the Commission that the applicant had included a proposal for a mural on the south wall however, this wall had also been included in a Government initiative for street art and therefore there was a conflict between the applicant's proposal and government's intentions.

Land Property Services had no objections to the change of use of the building but advised that the applicant should liaise with the Ministry of Culture concerning the street art.

DTP commented that the use of this vacant building was welcomed. However, there were concerns with the amount of signage proposed on the east façade which was considered to be overbearing and would have a negative impact on the building. It was recommended proposed

Approved

DPC meeting 3/18

28th March 2018

signage should be restricted to the glazed frontage.

DTP recommended approval subject to the proposed mural not being approved; the signage to be revised; that any works to listed walls would need to be licensed; and standard environmental conditions.

CAM commented that details of any construction affecting the listed wall should be submitted for approval and that any extraction equipment to be run through the existing chimney should be fully lined to prevent leakage.

MSCHY commented that the bastion was no longer part of the street art plan; it was only used as part of an example. He also mentioned that the mezzanine should not touch the walls.

The Chairman stated that from a planning perspective the proposed mural should not go ahead and the signage needs to be approved and should be conditioned.

JH asked what would happen with flue emissions.

The Chairman replied that it was subject to public health.

The Commission approved this application in line with DTP's recommendations.

112/18 - F/15359/18 - Unit 1202, Block 1 Eurotowers, Europort Road - Proposed single storey kiosk.

This application is for the construction of a kiosk on Europort Road to sell juices and smoothies. The kiosk would have an area of 9 sqm and a height of 3 metres. The kiosk would have a flat roof, openable hatches and limited seating. Employees would have access to communal toilets within Eurotowers.

DTP reported that in November 2015 a scheme was approved for refurbishing the external area of Eurotowers including the unification of pergolas for the commercial premises.

Technical Services Department raised objections to the proposal as they felt that it may set a precedent and buildings on pedestrian thoroughfares should not be encouraged.

DTP reported that approving a proposal such as this could set a precedent for other similar proposals both in the immediate vicinity and more widely and that the Commission had previously refused a similar proposal for Ocean Village. It was considered that the proposal would constitute ad hoc development and would result in the cluttering of the streetscape. The recent external improvements to Eurotowers had unified the area and this proposal would be detrimental to that. Retail developments should be encouraged to be sited in retail premises. DTP recommended refusal of this application.

The Chairman added that a kiosk such as this was out of character for the area.

The Commission refused this application unanimously.

Approved

DPC meeting 3/18

28th March 2018

113/18 – F/15369/18 – Phase 2 of 3, Bassadone, 78 Queensway – Proposed construction of new car showroom and office building.

This application followed on from a previously approved outline application granted in July 2017. This included the demolition of existing buildings from the 1940's and 1950's in order to construct a 2 storey office building.

This application was the second phase for the construction of a 4 storey building accommodating offices and car showroom. The proposal was generally in line with the outline scheme although the height of the building had been reduced from 22 metres to 18 metres. The layout of the building has been reconfigured and angled elements have been pulled back from the building. Detailed landscaping and parking proposals were submitted which included the planting of 9 ash trees, permeable surfacing, provision of electric car charging points and disabled car parking. Photovoltaic panels on phases 1 and 3 would provide electricity for the whole development. Swift and Bat boxes would also be provided.

This development was open to public participation but no comments were received.

DoEHCC commented that they welcomed the installation of electric car charging points which should account for at least 10% of all parking spaces.

DTP recommended approval of this application as it was generally in line with what had been approved at outline and the outline conditions had been addressed. Some clearances were still awaited from DOEHCC and these should be obtained or included as conditions.

The Commission approved this application unanimously.

114/18 – F/15391/18G – South Jumpers Bastion, Rosia Road – Proposed restoration and conservation of the existing bastion, creation of glass enclosed atrium and two storey extension.

DTP reported that permission was granted in 2016 for the restoration and conversion of this site to offices, including a 2 storey extension. Permission had also been granted for the demolition of the western part of a WW2 bunker with the remainder to be repaired and various other later accretions were also to be demolished.

The current proposal was a Government project for the conversion and refurbishment of the bastion plus additional storeys for use GBC studios. The proposal was very similar to the previously approved scheme.

Vehicular access would be found on level -2 via Dockyard Road. An outer building would also be constructed to house a generator and a goods lift. All vaults within the bastion would be converted into offices. A glazed lift would be installed in the open courtyard around which were glass walkways. At Rosia Road level would be the start of the new build with the 2 storey extension above. The WW2 pillbox would be refurbished. Offices would be found on the first floor. The second floor would be double height as it would house the main TV studio and at this

Approved

DPC meeting 3/18

28th March 2018

level there is bridge link to the goods elevator. The roof of the extension would be used for services and would be screened with a louvered structure.

The façade of the building would consist of insulated panel cladding, glazed curtain walling and feature wood veneer panels. The height of the building would be 26.15 metres compared to the outline scheme which had a height of 24.05m. The roof was now flat as opposed to the previous scheme which had a largely mono pitch roof.

The Ministry for Heritage had made comments requesting a Conservation Statement, a Building Report and that archaeological monitoring must be carried out of all geotechnical and ground works, as well as demolition of any historic structures. They also stated that the wood veneer proposed was undesirable and out of context with the rest of the proposal.

DTP commented that the redevelopment of this site had been previously approved on the basis that it had positive benefits in bringing the monument back into use and in its total refurbishment. The current proposal has the same benefits. DTP reported that the development was similar to that proposed at outline, difference being that the extension was now 2 metres taller and that there was no objection to this increase in height. DTP also stated that he felt the wood veneer panels would add further interest to the façade and that the goods lift adversely interrupted the views.

DTP recommended the following:

1. The perimeter terrace at Rosia Road to be accessible to the public during normal working hours.
2. Bicycle and motorcycle parking to be made available.
3. 5% soft landscaping to be incorporated.
4. Conservation reports requested by Ministry for Heritage to be submitted.
5. That a renewables assessment be undertaken.

CAM commented that the Heritage Trust had objected to the private project when submitted and continued to maintain its objection.

JH commented that she considered it to be a hard building for the area and asked whether there would be any further landscaping.

DTP replied that there would be planters on either side of the front of the building.

The Chairman commented that comments would be passed on to Government.

115/18 – F/15392/18 – 7C Engineer Road – Proposed construction of a new detached villa.

DTP informed the Commission that this site was close to the Nature Reserve and outline planning permission had previously been granted on appeal in December 2014. Full planning permission had subsequently been granted in July 2015 for a 3 storey house. In July 2016 the applicant removed a tree without authorisation and a Tree Replacement Notice was issued requiring that two new trees be planted as compensation.

The applicant has carried out a recent topographical survey which determined that the slope is

Approved

DPC meeting 3/18

28th March 2018

steeper than the previous survey showed, and that there is a greater slope across the length of the site than previously thought. A Geotechnical survey was also required to inform the proposed groundworks.

Vehicular access at ground level would now be on the same level as the road and some 1.5m below the previous level. There had been a reduction in the height of the garage and the building now had a flat roof in-keeping with the more contemporary developments in the area and incorporating a green/brown roof. These changes allowed for a four storey house which did not exceed the height of the previous scheme

At ground level a much larger space is provided around the tree to be retained. The form of the pool had been altered and it would be pulled back from the front of the villa with a landscaped slope in front. A previously proposed rear patio on the second floor had now been omitted. Three bedrooms would be included on the second floor. The master bedroom and a study would be included on the third floor where the volume is stepped back and new terrace created. The roof would be a sedum roof and split into three disparate parts with setbacks.

On the west elevation areas adjacent to the road would be landscaped and the volume of the building is separated into three parts and progressively set back. The façade materials comprise painted render, glass balustrades and limestone cladding to the base of the villa.

DTP reported that the massing of the villa had been broken down due to setting back the floors.

The previous application had been conditioned so that the applicant would need to carry out an ecological survey which had not yet been done. The application also provided for the provision of three swift nests and landscaping details have been submitted. The applicant would use solar thermal energy, a green/brown roof and the predictive EPC indicates an A rating.

The application was open to public participation and no representations were received.

DOEHCC had made its standard comments on environmental matters although some of these had been addressed in the submissions.

DTP stated that this application was generally within the parameters of the approved scheme, that the green/brown roof and extended area of landscaping were welcomed. DTP recommended approval with specific conditions relating the two replacement trees to be planted; existing trees to be retained are tagged and protected; an ecological survey to be undertaken and other relevant conditions from the previous application to be included in the new one.

CAM commented that an archaeological watching brief should also be carried out as there had been a burial ground on site.

JH stated that she felt that this application was objectionable as the applicant would be building on a green site and the surrounding area was very built up.

KB said that there was hardly a buffer area for the nature reserve anymore and although he didn't think there were any protected species on the site, relocation would not be the answer.

The Chairman stated that although the Appeals Tribunal had approved the previous scheme; the Commission could still refuse this application if it considered it to be significantly different to the

Approved

DPC meeting 3/18

28th March 2018

scheme approved by the Appeals Tribunal.

DTP commented that approval had been given to construct a dwelling on site.

JH state she did not support this application.

DTP said that he recommended approval on the basis that comparing the current scheme to the previous approved scheme there was little additional impact.

The Chairman asked the Commission whether they approved the application as submitted.

The Commission voted on this application:

Approve: 6

Against: 3

This application was approved as submitted with the conditions recommended by DTP and also a requirement for an archaeological watching brief.

116/18 - F/15407/18 - Unit 21B, Ocean Village Promenade, Ocean Village - Proposed re-branding of existing bar unit including internal alterations and extension to external decking area to create additional dining areas for both unit 21B and also the adjoining Bridge Bar and Grill.

This application was for external and internal alterations to Unit 21B at Ocean Village Promenade. An application to change part of the front of this unit to create an open counter had previously been granted. The applicant was now seeking to construct a cantilevered extension over the water, re-using the existing handrails.

Previously, Grille 53 was given permission to construct an extension 1.2 metre over the water's edge plus an overlap on the quayside of 600 mm giving a total width of 1.8m.

The applicant had provided further information to justify the extended terrace area including the fact that this unit faces north and the extension would act as a sun terrace; widening the terrace would improve the approach to the unit; the detached rotunda would be unified with the restaurant and the extension would not have any impact on the marine environment as it was cantilevered and did not require any piling of the seabed..

DTP stated that there were no objections to internal alterations.

He stated that the Sails were a design feature of Ocean Village and that the extension would encroach into the open area between Sails but the form would stay the same Reference could be made to the permitted scheme at Grille 53 and the current proposal could possibly set a precedent but that it was important to note that this proposal did not result in the loss of any berths. He considered that if the width of the extension is limited to 1.8m the visual impact of the proposal would be minimal. DTP referred to the submission of some additional illustrations which indicated possible structures on the terrace to provide shade which had been submitted very late. DTP commented that although not part of the application such structures should not be supported as this would lead to enclosure of views through and out of the site, would block

Approved

DPC meeting 3/18

28th March 2018

visibility of other units and that if shade was required then standard parasols could be used. DTP recommended approval subject to the extension being no more than 1.8m in width.

The Chairman asked the Commission to vote on whether they approved this application following DTP's recommendation to only allow the cantilevered extension to be up to 1.8 metres.

The Commission voted as follows:

Approve: 5

Against: 3

Abstain: 1

The Commission approved this application.

JH commented that she considered the extension an encroachment and that it created the loss of open water.

117/18 – F/15435/18G – Podium level, Atlantic Suites, Europort – Proposed construction of a three storey building extension connected to the existing St Bernard's Hospital.

This Government application was for the construction of a three storey extension to St Bernard's Hospital to house the Primary Care Centre. Access to the extension would be via a new entrance lobby off Europort Road which would be subject to a separate application. This extension interconnects with the Hospital.

DTP advised the Commission that outline planning permission had been granted in May 2015 for a 2/3 storey office building which included this site.

Various clinics would be at ground floor level of the extension. Further clinics would be on the first floor which would be setback from the hospital. Dental clinics would be on the second floor. The extension would have a flat roof, with access for maintenance purposes. The façade would consist of curtain glazing to the Northeast with rendered facades with window units to the west and south facades. 38 parking spaces would be provided for staff, including 3 disabled bays. Public parking was available at Europlaza.

DTP reported that there were no objections in principle but recommended that a green/brown roof should be included, which would be consistent with the recent decision on the adjacent extension to the Financial Services Commission offices and the recommendations in the application below.

The Commission agreed with the DTP's recommendations.

118/18 – F/15439/18G – Block 9, Europort, Europort Road – Proposed ground floor extension together with refurbishment of existing office premises to provide new medical health facilities.

This Government application was for the construction of an extension at the rear and

Approved

DPC meeting 3/18

28th March 2018

refurbishment of the ground floor at Block 9, Europort. DTP referred to the fact that permission had been granted in August 2017 for a single storey extension for office use to the rear of Building 9.

The ground floor of the proposal would now house new paediatric medical facilities. The extension would be constructed partly under the existing canopy and to either side of it. The fenestration to the extension would have the same glass curtain walling system as the rest of the building. 2 parking spaces will be provided.

DTP reported that a green/brown roof, with incorporated swift/bat boxes, should be included as with the previous application.

The Chairman stated that landscaping detail and an accessibility audit should be submitted.

Minor Works – not within scope of delegated powers

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

119/18 – F/15250/17 – 7 Southview Terraces, Vineyards – Retrospective application for proposed installation of glass curtains.

The Commission approved this application.

120/18 – F/15292/17 – 14 The Square, Marina Bay – Proposed installation of glass curtains to part of terrace.

The Commission approved this application.

121/18 – F/15327/17 – 1-3 Irish Place – Proposed replacement of nine existing double hung sash timber windows with double hung composite windows.

The Commission approved this application.

122/18 – F/15368/18 – 13-19 Irish Town – Proposed refurbishment of Irish Town façade and extension at roof level.

The Commission approved this application.

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

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

123/18 – BA13469 – 15 Europa Road, Shorthorn Farm Estate – Proposed extension to the east of the property, modified access to rear terrace and basement and new enclosure to the west facing balcony.

Consideration of request to renew Planning Permit No. 4687.

Approved

DPC meeting 3/18
28th March 2018

124/18 - O/14166/16 - Surrey House, 28B Europa Road - Proposed extension and refurbishment.

Consideration of request to renew outline planning permit No. 5872.

125/18 - F/14662/16 - 1A Engineer Road - Proposed construction of 2 x four storey houses and roof terrace with swimming pools, toilets and pergolas.

Consideration of proposals to divert water supply pipe and enclose in material to match adjoining wall to comply with Conditions 2 and 3 of Planning Permit No. 5907.

126/18 - F/14829/17 - Unit G1A West One, Europort Road - Proposed conversion of a commercial unit into a retail pharmacy.

Consideration of signage details to discharge Condition 5 of Planning Permit No. 6048.

127/18 - F/14966/17 - Flat 2, 186 Main Street - Proposed extension of second floor balcony to rear of property and installation of railings.

128/18 - F/15032/17 - 29A Admirals Place, Naval Hospital Road - Proposed installation of two skylights on west facing roof slope.

129/18 - F/15066/17 - 707 Seamaster Lodge, Mons Calpe Mews - Proposed installation of glass curtains.

130/18 - F/15067/17 - 706 Seamaster Lodge, Mons Calpe Mews - Proposed installation of glass curtains.

131/18 - F/15076/17 - 1.0.16. Oleander Court, Sir William Jackson Grove - Proposed installation of air conditioning unit.

132/18 - F/15130/17 - 601 Watergardens - Retrospective application for proposed internal alterations.

133/18 - F/15274/17 - 7 & 8 Richardson's Passage/5 Castle Steps - Proposed amendments to approved application BA12938 to include the installation of solar and photovoltaic panels, chimney (for a log burning fire) and construction of a plant and laundry/drying room to rear roof terrace.

134/18 - F/15284/17 - External Escape Stair, I.C.C. Building - Proposed enclosure of the existing openings of the north and east facades to the new external fire escape stair case of the I.C.C.

135/18 - F/15308/17 - Strength Factory, 9 Glacis Road - Proposed alterations to entrance.

136/18 - F/15311/17 - O'Callaghan Elliott Hotel, 2 Governor's Street - Proposed internal refurbishment of ground floor level entrance, lobby areas including replacing existing windows and modified areas to basement level.

Approved

DPC meeting 3/18
28th March 2018

137/18 – F/15312/17 – 6D Rulander, Vineyards – Retrospective application for proposed internal alterations.

138/18 – F/15313/17 – 18 George’s Lane – Proposed renovation works to six flats including internal works, replacement of windows, shutters, roof and pipework to match existing and single storey extension at ground floor level.

139/18 – F/15316/18 – 12/1 & 12/2 Morello’s Ramp – Proposed covered terrace enclosure with skylights.

140/18 – F/15317/18 – Marina Floating Office, Ocean Village – Proposed internal alterations to convert premises from general office use to new pier office.

141/18 – F/15320/18 – Second floor, 31/33 Halifax Road – Proposed installation of new toilet within gym.

142/18 – F/15322/18 – 13 Castle Street – Proposed conversion of store into residential premises and associated refurbishment.

143/18 – F/15325/18 – 507 Abyla Lodge, Mons Calpe Mews – Proposed installation of glass curtains.

144/18 – F/15326/18 – 503 Seamaster Lodge, Mons Calpe Mews – Proposed installation of glass curtains.

145/18 – F/15331/18 – 1203 Europlaza, Block 1, Harbour Views Road – Proposed installation of glass curtains.

146/18 – F/15332/18 – 15b Shop No1 Varyl Begg Estate – Proposed Shop.

147/18 – F/15333/18 – 702 Seamaster Lodge, Mons Calpe Mews – Proposed installation of glass curtains.

148/18 – F/15334/18G – Charles Bruzon House, 19 Europort Avenue – Proposed conversion of windows from tilt to sliding.

GoG Project

149/18 – F/15337/18 – 19/21 New Passage – Proposed amendments to approved application (F/14956/17) for internal alterations, installation of fire place and associated construction of new chimney at roof level.

150/18 – F/15339/18 – Lower Elms, 2-4 North Pavilion Road – Proposed internal alterations.

151/18 – F/15340/18 – 1.02 World Trade Centre, Bayside Road – Proposed internal alterations.

152/18 – F/15350/18 – 29/2 Lime Kiln Road – Proposed replacement of steel balustrading.

153/18 – F/15352/18 – Units G02 and G03, West One – Proposed installation of additional external pergola.

Approved

DPC meeting 3/18
28th March 2018

154/18 – F/15355/18G – Cemetery Road – Proposed construction of new GEA HV sub-station building.

GoG Project

155/18 – F/15357/18 – 3 Sea Daffodil House, Waterport Terraces – Proposed internal alterations.

156/18 – F/15360/18G – Stone Building, Wellington Front – Proposed installation of new door.

GoG Project

157/18 – F/15376/18 – 81 Main Street – Proposed internal alterations.

158/18 – F/15390/18 – 22 Iberis House, West View Park, Harbour Views Road – Proposed installation of glass curtain and internal alterations.

159/18 – F/15401/18 – Third floor, Leanse Place, 50 Town Range – Proposed internal alterations.

160/18 – F/15402/18 – Waterport Terraces Housing Estate, North Mole Road – Proposed installation of seven sets of access gates to secure the estate.

161/18 – F/15422/18 – 903 Basha Lodge, Mons Calpe Mews – Proposed installation of glass curtains.

162/18 – A/15380/18G – Western Hangar, North-Side South Dispersal RAF – Proposed installation of sign.

MOD Project

163/18 – A/15387/18 – 25 Casemates Square – Proposed shop signage.

164/18 – A/15393/18G – Main Street by John Mackintosh Square – Proposed installation of banner to advertise Fun Day.

GoG Project

165/18 – A/15419/18G – Veranda on Casemates Barracks outside Gustavo Bacarisas Exhibition Gallery facing Casemates Square – Proposed installation of banner to advertise Gibraltar Wildlife Day.

GoG Project

166/18 – Any other business

JH asked whether landscaping details had been submitted for The Sanctuary, Engineer Road.

The Chairman responded that he would be providing her with landscaping details.

Approved
DPC meeting 3/18
28th March 2018

167/18 - Next Meeting

The next meeting will be held on 25th April 2018.