

## Approved

DPC meeting 5/18

23<sup>rd</sup> May 2018

### THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 5<sup>th</sup> Meeting of 2018 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 23<sup>rd</sup> May 2018 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 Dr J Cortes (MEHEC)  
(Minister for Education, Heritage, Environment & Climate Change)

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

Mrs J Howitt (JH)  
(Environmental Safety Group)

Mr C Viagas (CV)

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

**In Attendance:**

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

Mr. Robert Borge  
(Minute Secretary)

**Apologies:**

Mr M Cooper  
(Rep Commander British Forces, Gibraltar)

**243/18 – Approval of Minutes**

Subject to the amendments proposed by JH and which had been circulated to members the minutes for of the 4<sup>th</sup> meeting of 2018 held on 25<sup>th</sup> April 2018 were approved.

**Matters Arising**

There were no matter arising.

**Major Developments**

**244/18 – O/15500/18 – Ex Ready Mix Site, Devil’s Tower Road – Proposed mixed-use multi-storey development.**

This Outline Application was for a mainly residential development at Devil’s Tower Road (DTR). Ms Ruth Massias Greenberg (RMG) from Ramboll, and Mark Estella (ME) representing the developer, addressed the Commission to inform them on this development.

RMG described DTR as the new entrance into Gibraltar and required a new innovative, fresh approach. She stated that they were looking to bring local families into this development. She added that the dramatic backdrop of the rock would be incorporated into the design of the building. On both the eastern and western facades the building would be setback in order to be sympathetic to adjacent buildings. RMG added that after studies had been carried out it was found that the optimum setback would be 7 metres.

RMG also stated that DTR was changing and more high-rise buildings were being constructed in order to relieve pressure on the old town. She added that the Development Plan highlighted the positive influence of high-rise buildings in Gibraltar. The current car park would be reproduced at basement level. The ground floor of the building would be double height and would house a cafeteria and other amenities.

She described the building as having a sustainable design. The building would incorporate renewable energy and green construction methods would be used. Extensive vegetation would also be integrated. The building line would be setback for a roundabout to be constructed in front of the building. RMG also mentioned that as Forbes Quarry is in the vicinity they chose to name the building Forbes 1848.

The Chairman asked whether they had any counter arguments for the objections received.

RMG replied that the objections were centred on the loss of daylight and the obstruction of the view and that they had setback the building from the boundary line in order to be sympathetic to adjacent buildings, and that she believed that the height of the building would be positive to the area.

ME added that the lost parking spaces would be re-provided. The first four floors would be made

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up of parking and amenities and that the average values of the apartments would be better than most in Gibraltar. He also added that they had discussed the proposed height of the building with the Ministry of Defence (MOD) and they had confirmed that the height would be satisfactory. ME also said that the historical wall on the site dated back to the 1920's and was of no significant heritage value and construction of the building would not impact the cave at all. ME explained that studies had been carried out and it was determined that the building would not have a significant impact on creating a wind tunnel effect on the area. Noise and dust management would be carried out during construction, and vibration would be monitored. Piling would be of the bored kind. ME also explained that once the roundabout was in place traffic would be alleviated. He also added that they were considering opening up the pool and other amenities to neighbouring residents which would increase the value of their buildings.

DTP asked for clarification as they had stated that the existing public parking would be reprovided in the basement but that the figures that were provided showed that the current car park holds 36 spaces but they would only be providing 26 spaces in the basement.

RMG replied that the new roundabout would encroach on the public carpark so some spaces would be lost. Whatever public spaces are left after taking account of the new roundabout would be re-provided.

DCM commented that it was important that any public free spaces lost due to the development are re-provided as free public spaces.

MEHEC asked about objections received that the building would be overflying Miami Beach Limited.

ME responded that Government had rights over airspace and the proprietors only own the actual premises.

KDS added that the proprietors accepted the lease for the premises without any rights to the airspace above.

JH asked what the affordability of the proposed apartments was.

ME replied that the price per square metre would be £3,700.00; a four bedroom would cost £500,000. He added that these apartments would be marketable for those who possibly have already owned their first homes and need to upgrade to a larger property.

JH asked whether the building needed to be as big and whether it was within the requirement for the building to fill 80% of the site.

ME responded that there would be setbacks and the building would meet the requirement.

Mr Eugene Pons (EP) was asked to approach the Commission to express his objections. He stated that he had been a resident of Northview Terraces for over 30 years and must now suffer due to the construction of this development. EP added that DTR was the entrance to Gibraltar and that most people come to see the Rock not tall buildings. He also said that the amount of ventilation to Northview Terraces had already dropped due to the tall buildings constructed. EP explained that the developers must consider that the development will be 3-4 metres away from their balconies

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and that the car parking floors will be close to residents' living rooms. He expressed concern about the state of Northview Terraces and was glad to hear that the developer would be using an alternate method of piling. EP also commented that he was concerned about the state of Northview Terraces and the amount of noise during construction; he asked whether construction would be allowed 24/7. He added that although parking would be re-provided the development would be bringing about 200 new residents to the area and questioned how the sewerage system in DTR would cope with the extra wastage.

The Chairman responded there were many draft motions for the 2009 Development Plan that were open to the public and no objections had been received from residents at Northview Terrace concerning the Ready Mix Site. The Chairman also commented that since 2012 all constructions works have conditions stating the hours in which works can be carried out and the public can complain to the Environmental Agency. However, there are exceptions to these conditions for emergency works and sites which are required urgently.

JH asked whether the residents might be happier if the building were smaller especially as the scale of the building compared to neighbouring buildings was very big.

EP replied that the new building would only be 3-4 metres away from Northview Terrace and that a notice was placed on a lamppost where it could not be seen clearly. He added that he understood that development must be carried out in Gibraltar but it should be a mix between high rise buildings and recreational areas, stating that at least 1 recreational space should be included in each area.

Mr and Mrs Crisp, residents at Northview Terrace, were invited to address the Commission to state their objections. Mr Crisp commented that he currently lives on the second floor, on the east side of Northview Terrace and in winter his apartment does not receive a lot of natural light. He added that if the development went ahead he will lose any access to natural light and that he should not be made to move out of his residence. Mr Crisp asked for another type of development to be considered.

The Commission had no questions for Mr Crisp.

DTP reported to the Commission that this development was to provide a 15 storey residential building with some office space a gym and café. A total of 26 public parking spaces would be provided at basement level, with access from DTR. A small office space, gymnasium, indoor swimming pool, cafeteria and lobby will be at ground level. On the first floor there will be a setback of 7 metres from Northview Terrace and the other side will be built up to the boundary line. There will also be office space available on the first floor. Floors 2 and 3 will have residents car parking accessed from the rear via Forbes Road. Floors 4 to 13 will house 7 apartments per floor with a setback on the northeast side. The fourteenth floor will be further setback with terraces on the North, West and South sides of the building. At roof level there will be a plant area which would be set back.

A design statement had been submitted with the application. The building would have a double height glazed frontage at ground level, greenery to the parking decks and the facade of the building would be made of solid panelling with a dynamic feature which tapers upwards and superimposed over glazing, flanked by recess balconies which helps reduce the massing. There are also recessed terraces and projecting balconies on the rear facade. The setback on the first floor upwards would be between 6.6 and 6.9 metres from Northview Terrace and on the fourth floor

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upwards between 4.5 and 5.0 metres from Wellington Court. The roof had an overhang which is angled on the north side and incorporating cut outs.

Previously, in 2014 an application for an eight storey workers' hostel had been approved. In April 2017 a roundabout had been approved to be constructed in front of the site. DTP commented that 81 parking spaces in total would be provided, of which 26 were public spaces leaving 55 spaces for 80 apartments and the Commission needed to take a decision on whether to waive the 1:1 parking ratio regulations. DTP commented that DPC has waived the requirements in some cases, particularly where the intended demographic for the development normally involving small studios and that this development included 20 studios.

DTP reported that objections had been received, including a petition, and that some of those objectors had addressed the Commission, and that the applicant had submitted counter representations and that all these had been circulated to members

The following comments from consultees had been received:

- Department of Environment, Heritage and Climate Change (DoEHCC) – Made standard comments adding that Swift/Bat boxes were required;
- Director Civil aviation - Aeronautical study was required.
- World Heritage Office (WHO) – An Archaeological Watching Brief (AWB) was required as there were possible Neanderthal/Early Modern Man remains.
- Heritage Trust (HT) – Seconded WH's comments and that there was the possibility of 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> Century assets being found.
- Ministry for Heritage (MH) – Commented that unexploded shell had been found in the area previously. MH also required that any Geotechnical results be assessed by an archaeologist and a Heritage Impact study to be undertaken.
- Traffic Commission (TC) – Required more information on turning circles and sight lines.

DTP summarised that DTR was undergoing significant changes and tall buildings in the area had been approved, adding that the height for this development was similar to that of Clemence Suites and understood the concerns from residents in the area.

DTP commented that set backs were being provided of 6.6-6.9m from Northview Terrace and 4.5-5.0m from Wellington Court which provided for some separation and that this was similar to the previously approved workers' hostel. DTP suggested that if the development was approved Daylight studies should be carried out and any adverse effects mitigated where possible. DTP also said that the building's design and frontage created interest and breaks up its mass. The cafeteria would create active uses and the car parking decks included landscaping. He said it would be important to ensure that the design is not watered down in the full application if the DPC approved the outline. The intention was to theme the based on Forbes Quarry which would allow for some interpretation of the site and would be welcomed. He added that the building should have a green/brown roof as it was visible from various points on the upper rock.

DTP commented that based on the figures in the application there would be shortfall of 10 public spaces and that the applicant had stated today that was attributable to the number lost as a result of the new roundabout. There would be a loss of 4 spaces in the rear public car park due to the new accesses and that the applicant had committed to re-providing these. That meant there would be 55 spaces for the apartments, gym, offices and café which meant that the DPC would need to consider whether to waive the normal requirements.

Subject to the DPC's decision on waiving the car parking requirements DTP recommended

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approval of this application with conditions on green/brown roof, daylight and wind studies, the various renewables and environmental comments Heritage comments and the other requirements from consultees.

Mr Gilbert McCarthy (GMC), representing Miami Beach Limited, arrived late to the meeting and was allowed by the Commission to inform them of their objections. GMC stated that they had not been served with a notice under Sec 21 (a) and that their building was in poor condition and might not withstand constructing a ramp over their roof. He added that Land Property Services (LPS) may say that they do not have any rights over their airspace; Forbes Limited did not own that airspace either. GMC also said that they had a letter from LPS stating that they were liable for the roof and boundary of their building, adding that Forbes Limited would be encroaching on their building. GMC further commented that their building was made from rock and mortar and should be surveyed by an engineer as there is a risk of death. Adding that Forbes Limited was impeding them from further development and application should be refused due to Sec 21 (a).

KDS replied that he had not had sight of the letter and there may be a condition to repair but the parking above his building was already there, Forbes Limited may be taking support for the ramp from their own building and that whether there was a ramp or not did not mean Miami Beach Limited had a right to develop.

GMC responded they were trying to avoid anything from happening and had put a sealant on the walls of their building but by building this development they were putting their employees at risk and asked if something happened who would be liable.

The Chairman replied that Sec 21 (a) was not served because it was determined that Miami Beach Limited did not have the rights to airspace. He also stated that the Commission were still debating and only considered planning requirements. The Chairman informed GMC that there were land rights, legally binding requirements and other recourses which could be looked into by their lawyers. The Chairman also noted that whether safety issues were discussed or not it was implicit that safety was paramount.

GM commented that after having considered the Outline application, and bearing in mind the Planning department's desire to comply with the Development Plan policy, he noted that this building covered 88% of the plot when a building should not cover more than 80%. GM considered that if the Commission acquiesced they would be setting a dangerous precedent and the Commission should consider whether to defer the application.

DTP replied that the plot ratio requirement was regulation rather than policy and that the DPC could relax it, apply it or indeed apply more stringent requirements. He also commented that there had been developments previously approved that exceeded the 80%.

JH commented that it was great that the development would add amenities and greenery at street level but was concerned on the wind tunnel effect the building would create and the loss of vistas of the Rock, as well as for the objectors.

CV endorsed the report and that the Commission should follow the Development Plan which stated that this type of development was approved for DTR. He added that he would rather see a tall elegant building than a smaller squashed building.

MEHEC commented that with this development there were not the height issues that there would

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be if the building was to be closer to the old town. He added that the DoEHCC would take heed of any noise complaints. MEHEC noted that he would like for the 80% issue, sewerage and for car parking at levels close to windows of Northview Terrace to be addressed by the applicants. He also mentioned that he would like site of legal opinions concerning Miami Beach Limited, although they were not planning issues, in order to guide the Commission.

The Chairman commented that the 80% usually comes in at podium level.

GM said that he concurred with MEHEC's comments and noted that he would like to commend the architects for making good use of the internal space and for trying to create a lifestyle.

The Chairman asked the Commission to vote on whether they approved the application as submitted with conditions to ensure the building covers only 80% of the plot, present proposals for the sewerage system, public parking to be respected, structural issues to be addressed and to engage with the objectors on legal matters.

The Commission voted as follows:

Approve: 8

Against: 1

Abstentions: 2

The application was approved.

A fifteen minute break was held at 11:15 am.

### **Other Developments**

#### **245/18 – F/15432/18 – Sunrise Kiosk, 12 Eastern Beach Road – Proposed replacement beach bar.**

The site is located at the rear of the beach and comprises a concrete slab with a single storey timber structure which serves as a summer kiosk. The proposal is to replace the existing structure with three prefab timber structures re-aligned to parallel the road. The applicant also wished to realign the current steps and to extend these. On the front there would be an extension to the existing slab with a raised timber deck and a pergola over. A photographic montage and concept illustrations were displayed.

DoEHCC commented that no further encroachments should be made on the beach and that no any extensions including the steps should be of a material that has no permanent impact, i.e. timber. There should be no encroachment on the tent concession area.

DTP reported that the scale and massing of the new timber structures would have minimal impact and welcomed the use of timber for the structure. Extending the concrete slab with the use of concrete and the extended concrete stairs would be permanent structures and were not acceptable. He referred to Development plan policy LR6 but commented that that the impact on

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public amenity was minor.

DTP recommended that the design of the extension to the slab should be revised to avoid further concrete structures and that timber structures only should be permitted. DTP recommended approval of this application subject to an acceptable revised design which would need to be approved by the sub committee and with conditions to include that the flue be suitably clad.

This application was unanimously approved subject to the sub committee agreeing the revised design.

**246/18 – F/15456/18 – 23 Rosia Dale – Proposed loft conversion/extension and associated works.**

This application was for a loft conversion and associated works to raise the roof level by 400mm. A new staircase would be installed in order to access the loft area which would now be a master bedroom with ensuite facilities. The roof profile is staggered and would also include two skylights. The Commission had previously permitted similar works at No. 80.

DTP recommended approval of this application as the roof profile would have a minimal visual impact and had no objection to the conversion.

This application was unanimously approved.

**247/18 – 23/5 & 6 Cumberland Road – Proposed construction of single storey extension and roof terrace to residence.**

This application was to add a storey and roof terrace to 23/5 & 6 Cumberland Road, together with minor alterations. An access corridor runs through the building.

Objections and counter representations had been circulated to the Commission.

On the first floor there would be a new storey with a stair core to the roof level above. The applicant wished to install two new windows on the boundary wall.

The application was open to public participation and the following issues had been raised:

1. Inadequate notification;
2. Incorporation of a lobby;
3. Incorrect plans submitted;
4. Overlooking;
5. Loss of privacy of adjacent terraces.

Counter representations were made stating:

1. One of the objector's site is not adjacent to property.

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2. No windows would be facing north so there wouldn't be a loss of privacy.
3. The applicant has enjoyed use of the lobby.
4. The drawings were correct.

DTP commented that the design of the extension was acceptable but recommended that a floor band be introduced on the rear elevation. The overlooking of existing terraces was not considered to be a significant loss of privacy, however, if the members were concerned it could be addressed by requiring a parapet wall with fence to be provided to the areas of the terrace that were of concern.

The two windows on the north were on a boundary wall overlooking an adjacent patio.

The Chairman asked if there had been objections from the owners of the patio and was told there had not been.

DTP recommended approval subject to any views from members on the issues of overlooking and the windows on the North side. Members had no issues and the unanimously approved the application including a condition to incorporate the suggested floor band.

### **248/18 - F/15458/18 - The Cornwall's Centre, Bell Lane/Cornwall's Parade - Proposed extension to ground floor commercial units.**

This application followed on from an outline application approved in January 2018 to extend commercial units into parts of the colonnades. Glazing on the units would be transparent and individual units may apply for branding although no signage proposals had been received. The flooring to the courtyard would be made up of Moroccan or Andalusian style tiling together with greenery and a fountain. This application followed closely from the Outline plan and DTP recommended approval of this application subject to approval of landscaping plans, signage proposals and air conditioning units to be subject to individual applications.

The Chairman commended the applicants as it was still a living space.

The Commission approved the application unanimously.

### **249/18 - F/15459/18 - 13 College Lane - Proposed replacement of communal glass block windows with white coated aluminium tilt leaf, aluminium bars and frosted security laminated glass.**

This application was to replace the communal glass block windows with white coated aluminium windows with security features. The façade where the windows are abuts the adjacent property.

Mr Daniel Buhagiar (DB) addressed the Commission to present his objections. DB stated that the new windows would overlook his property and would constitute a loss of privacy and could allow access via his roof. He added that the applicant already had windows on the other side of the stairwell and that he did not have any objections on the applicant replacing the glass blocks like for like.

DTP asked DB about the legal agreement between both properties for the installation of windows on the stairwell on the façade that abuts his building that had been referred to in his representations.

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DB replied that his late father and Mr Victor DeHaro had a legal agreement and his father had made concessions for glass blocks to be installed.

The applicant, Mr Dilip Tailor (DT), addressed the Commission. He commented that they had chosen toughened glass with tiny openings for ventilation purposes as glass blocks would be very costly to maintain and currently when it rains, water seeps through the cracks. DT also mentioned that his solution to the objections raised was to use opaque glass, and that he can see into Mr Buhagiar's property through the glass blocks.

The Chairman replied that they could use a single pane fixed glass and add ventilation from another part of the stairwell. The Chairman also reminded DT that he was bound by a legal agreement as mentioned by DB.

DTP reported that the glass blocks had been incorporated when the building was constructed and are on a boundary wall. He added that the legal agreement between the proprietors was a private matter over which the Commission had no power. DTP suggested that the applicant consider using opaque single pane windows with ventilation grilles as an alternative. Alternatively, a straight forward replacement with glass blocks would maintain the status quo. In terms of aesthetics either option would both acceptable.

After some discussion the Commission felt that there should be no openable windows on this façade and that glass blocks would be preferable. The application was refused.

**250/18 - F/15474/18 - 16 Europa Pass Battery, Europa Road - Proposed alterations and refurbishment to dwelling including installation of new windows on south facing façade.**

This application was to make internal alterations and refurbishments at 16 Europa Pass Battery, similar to alterations made by neighbouring residents. Alterations on ground level would be minimal. The applicant wished to include two new windows on the first floor and cover the light well on the second floor, as well as include three new windows.

Mr David Quach (DQ), representing the management company, addressed the Commission to present his objections. He stated that there were concerns from some residents as it could cause issues if they wanted to change the use of the land adjacent to the property. He also mentioned that there was a beautification study currently been conducted and there were some issues with 1 Europa Pass Battery which had been allowed to make similar alterations.

The Chairman commented that when the application for 1 Europa Pass Battery was received no objections had been received.

DQ responded that the management company was looking at different options for the use of the land adjacent to the property such as lock up storage, and have been planting trees. He added that it was communal land.

KDS asked whether as a representative of the management company he was representing all the residents and if all the residents were opposed to this application.

DQ replied that the board was made up of five residents and they opposed it as a board.

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KDS mentioned that the whole structure was owned by the management company.

Mr Darren Vickers, from GC Architects, approached the Commission on behalf of the applicant. He stated that the main issue was that Aquagib had a line under the land adjacent and no further development could happen. He also said that Europa Battery was a listed monument and the objectors would not be able to construct on it, and the windows his client wished to install would face the cliff and were just for light and ventilation.

DTP reported that there were no objections to windows on the east and west façade. He added that the applicant would be relocating the opening but was not intending on widening the opening. DTP also said that any land issues were not within the Commission's remit and planning wise there was no justification to refuse the application. He added that alterations to external walls have previously been allowed by the Commission.

DCM commented that even if planning permission was granted there was still a need for permission from the landlord.

The Commission approved this application unanimously.

### **251/18 - F/15481/18 - Ground floor level, Block 7, Elliot's Battery - Proposed new store rooms.**

This application was to construct new store rooms at ground floor level of Block 7 at Elliot's Battery. DTP explained that there was a void under Block 7 and the applicant wished to fill this void and construct store rooms, maintaining the passageway through the area. The works had started but had now being stopped.

Objections and counter representation were received and were circulated to members of the Commission. Although there had been a late submission, the objection was circulated that morning prior to the meeting. The objections were based on the area in question being communal land and the Lessees had not given the management company authority to proceed with these works. The applicant made counter representations that at the 2015 AGM the Lessees did give their permission for this proposal. The Lessees now felt that they were not being represented and no permission had been sought from LPS. DTP explained that this was a legal issue and not a planning issue for the Commission to consider.

DTP reported that the storerooms were being relocated from another area due to water ingress and as there were no planning objections recommended approval.

The Commission approved this application unanimously.

### **252/18 - F/15490/18 - Cathedral of St Mary The Crowned, 215 Main Street - Proposed alterations and refurbishment of existing lobby to be used as a reception area.**

This application was to refurbish the lobby of the Cathedral. This application would require a Heritage Licence. The current flagstones would be covered by new timber flooring. The current doors would be replaced and a ramp for disabled access would also be installed. The Cathedral lobby would now be used as a reception area.

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Comments were received from GHT that there should be an underlay between the timber floor and the tiles in order to protect them.

MfH had commented that there should be a photographic record undertaken of the lobby area prior to works starting.

DTP recommended approval of this application.

There was some discussion about the proposed disabled ramp and whether it was correctly designed. This would be a matter that would be checked as part of the Building Regulations.

This application was approved unanimously by the Commission.

**253/18 - F/15491/18 - 41 The Sails, Queensway - Proposed internal alterations and installations of new terrace doors.**

This application had been referred to the Commission by the Subcommittee. The applicant wished to make internal and external alterations. The applicant wished to remove terrace access doors and enlarge the openings. The new doors would match colour and style.

The Subcommittee did not object to the internal alterations but did to enlarging the openings.

The Commission concurred with the Subcommittee and only approved the internal alterations.

**254/18 - F/15513/18 - Unit 15, Dutch Magazine - Proposed single storey extension to property.**

This application was for the construction of a two storey extension with roof terrace over. In 2014 the old shed had been converted for office use. The roof terrace will be accessed via a hatch. The frontages would be fully glazed. Air conditioning units would be relocated, which DTP recommended that the units be screened.

Ministry for Heritage had commented that the extension should be free standing so as not to directly impact the historical shell store wall and an AWB is required.

DTP recommended approval of this application it was considered that the proposed extension was fairly modest but recommended that the air conditioning units to be relocated to the terrace area.

CAM commented that she agreed with MH's comments but that she was somewhat confused because originally this unit was to be used for asbestos storage and therefore the area need to be secured. Now it seemed to be for office use.

The Chairman asked if the wall was historic and whether the extension could be allowed to be abutting the wall.

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CV replied that if done sensitively it could be allowed as was done at King's Bastion which is a listed building.

The applicant stated that the wall was structurally unsafe and would prefer to incorporate the wall.

This application was unanimously approved by the Commission subject to the north wall being incorporated as the internal wall.

### **255/18 - A/15473/18 - Casemates Square to Main Street - Proposed installation of signs on 14 x concrete blockades to advertise local businesses.**

This application was similar to a previously refused scheme for 18 blocks in Main Street to be covered with advertisements. The applicant now wanted to cover 14 blocks. DTP recommended refusal of this application as it would have a negative visual impact and was not in keeping with Main Street. The blocks are also temporary and would eventually be replaced by Government. There had been no change in circumstances from when the DPC considered the last application.

The Commission refused this application.

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

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

### **256/18 - BA13382 - 18 Lower Castle Road - Construction of additional floor with roof terrace and subdivision of property into 3 apartments.**

DTP explained that this was the third time the applicant requested to renew Outline Planning Permit No. 4654B for a further year. He recommended approval on this occasion but that the applicant should be advised that any further renewals are unlikely to be approved.

The Commission approved the application following DTP's comments.

### **257/18 - F/15516/18G - McFarlane House, Willis's Road - Proposed refurbishment of building to include installation of new mono-pitch roof, rendered insulation to external facades and replacement of windows and shutters.**

The Commission approved this application.

### **258/18 - A/15497/18 - Main Street Junction, Engineer's Lane and Turnbull's Lane - Proposed sandwich boards to advertise street market.**

JH asked whether there was a review of sandwich boards as they sometimes encroach on the public highway.

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The Chairman informed the Commission that the Department for Town Planning was undertaking an exercise to determine who has permits and carrying out the necessary enforcement. The Chairman also recommended that the application be approved seeing as these adverts were for the regeneration of Turnbull's Lane. The DPC agreed that this situation was quite unique and unlikely to set an undesirable precedent.

The Commission approved this application.

### **The Commission approved this application.**

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

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

**259/18 - F/13843/15 - Ocean Spa Plaza, 17 Bayside Road - Proposed mixed use high rise compromising multi-storey car park with 589 spaces, 125 apartments, hydrotherapy spa and resort deck, offices, commercial/retail street frontage.**

**260/18 - F/13882/15 - Devil's Tower Hostel Site, Devil's Tower Road - Proposed demolition of existing workers' hostel building complex to allow for new hotel building with ground floor retail/commercial units and new access/delivery road.**

**261/18 - F/14176/16 - 34 Devil's Tower Road - Proposed demolition of existing buildings and garages and construction of a new building comprising retail premises, landscaped areas, car parking spaces and apartments.**

**262/18 - F/14242/16 - 15 Cornwall's Lane - Proposed refurbishment of building including minor extensions and demolitions.**

**263/18 - F/14440/16 - Unit 37/A/2, Engineer Lane - Proposed fit out of premises including minor extensions and demolitions.**

**264/18 - F/14646/16 - 19 Willis' Road - Proposed conversion of part-stores into residential accommodation (new apartment), new bin store for public use and small extension to the front.**

**265/18 - F/15094/17 - 19 The Island, Queensway Quay - Proposed removal of existing garden fence and gate and construction of new block garden wall with piers and new gate.**

**266/18 - F/15337/18 - 19/21 New Passage - Proposed minor alterations to property and new chimney to be installed.**

**267/18 - F/15365/17 - 2B Rosia Ramp - Proposed construction of light gauge steel terrace and balcony on west and east sides of building and garage extension.**

**268/18 - F/15400/18 - 2/2 Serfaty's Passage - Proposed internal alterations including installation of new passenger lift.**

## Approved

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269/18 – F/15406/18 – Unit 33, Harbours Deck, New Harbours, Rosia Road – Proposed opening to provide new access door.

270/18 – F/15410/18 – 7B Hargrave’s Parade – Proposed internal alterations.

271/18 – F/15418/18 – Leisure Island, 23 Ocean Village Promenade – Proposed minor internal and external alterations.

272/18 – F/15420/18 – 9 Line Wall Road – Proposed replacement of window with louvre and internal alterations.

273/18 – F/15436/18 – 2<sup>nd</sup> Floor Eurotowers, Block 4 – Proposed internal alterations.

274/18 – F/15437/18 – 913 Europort, Europort Avenue – Proposed internal alterations.

275/18 – F/15444/18 – 16 Almond Lodge, Montagu Gardens – Proposed internal alterations and installation of door to access balcony.

276/18 – F/15447/18 – 9/9B Lynch’s Lane – Proposed internal alterations.

277/18 – F/15450/18 – Unit 3 Chatham Counterguard – Proposed internal alterations.

278/18 – F/15452/18 – Second Floor, 73 Main Street – Proposed change of use from office to residential and associated internal alterations.

279/18 – F/15455/18 – 34 South Barrack Road – Proposed external refurbishment works to include renewal of roof coverings and outsulation system to external walls.

280/18 – F/15461/18 – 33A Cumberland Road – Proposed internal alterations.

281/18 – F/15463/18 – 86 Ragged Staff Wharf, Queensway Quay – Proposed internal alterations.

282/18 – F/15464/18 – 3 Redwood Lodge – Retrospective application for proposed internal alterations.

283/18 – F/15465/18 – 37 Naval Hospital Road – Proposed installation of three awnings.

284/18 – F/15466/18 – 29 Silene House, West View Park – Proposed installation of glass curtains.

285/18 – F/15471/18 – South Sandy Bay – Proposed installation of kayak racks.

286/18 – F/15472/18 – 3 Europa Road – Proposed renovation and installation of retractable canopy to existing pergola.

287/18 – F/15476/18 – 2 Northview Terrace, Devil’s Tower Road – Retrospective application for internal alterations and extension built on balcony.

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288/18 - F/15477/18 - 44-48, The Sails Tower, Queensway Quay - Proposed internal alterations and change of use from office to residential.

289/18 - F/15478/18 - 9/3 South Barrack Road - Proposed internal alterations.

290/18 - F/15479/18 - 119 Rosia Plaza, Rosia Road - Proposed installation of glass curtains.

291/18 - F/15482/18 - 4 Pitman's Alley - Retrospective application for storage shed.

292/18 - F/15483/18 - ICC, Line Wall Road - Proposed installation of security gate.

293/18 - F/15485/18 - 22 City Mill Lane - Proposed internal alterations and refurbishment of unit.

294/18 - F/15487/18 - 301 Europlaza - Proposed installation of glass curtains.

295/18 - F/15488/18 - Unit 5.22, World Trade Centre - Proposed internal alterations.

296/18 - F/15496/18 - C2, The Arches - Proposed internal alterations.

297/18 - F/15508/18 - West One, Europort Road - Proposed installation of wooden decking.

298/18 - F/15509/18 - 5 Crown Daisy House, Waterport Terraces - Proposed replacement of balcony doors from folding to sliding.

299/18 - F/15515/18G - LNG Regasification Plant, 1 Mons Calpe Road - Proposed installation of a lightning arrestor system for new LNG storage facility.

*GoG Project*

300/18 - F/15519/18 - 265 Main Street - Proposed internal alterations.

301/18 - F/15523/18 - 3 Abyla Lodge, Mons Calpe Mews - Proposed internal alterations.

302/18 - F/15524/18 - 1G Bellevue, Vineyards - Proposed internal alterations.

303/18 - F/15534/18G - Charles Bruzon House - Proposed installation of metal grills.

*GoG Project*

304/18 - F/15540/18 - 233 Peninsular Heights - Proposed installation of glass curtains.

305/18 - A/15492/18G - Queensway, Winston Churchill Avenue, Waterport Roadway - Proposed installations of lamp post signs to advertise 6<sup>th</sup> Gibraltar Darts Trophy.

GoG Project

306/18 - A/15495/18G - Post Office, Main Street - Proposed installation of banner for 6<sup>th</sup> Gibraltar Darts Trophy/

GoG Project

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23<sup>rd</sup> May 2018

**307/18 – A/15518/18 – Post Office, Main Street – Proposed installation of banner for Gibraltar International Comic Con.**

**308/18 – A/15526/18 – 248 Main Street – Proposed installation of shop signage.**

**Locations B and C approved. Locations A, D and E not approved.**

**309/18 – A/15528/18 – Suite 1.2.02, West One, Europort Road – Proposed installation of temporary banner to advertise Eurocity sales office.**

**310/18 – A/15530/18 – Post Office, Main Street – Proposed installation of banner to advertise International Museum Day.**

**311/18 – N/15023/17G – Faulknor House, Laguna Estate – Proposed translocation of tree.**

### **GoG Project**

**Slight translocation of Ficus Microcarpa to accommodate lift shaft to building.**

**312/18 – Any other business.**

**313/18 – Next Meeting**

The next meeting will be held on 27<sup>th</sup> June 2018.