

Approved

DPC meeting 6/18

27th June 2018

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 6th Meeting of 2018 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 27th June 2018 at 9.30 am.

Present:

Mr P Origo (Chairman)
(Town Planner)

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

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

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 (DCM)
(Deputy Chief Minister)

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Mr M Cooper

(Rep Commander British Forces, Gibraltar)

315/18 – Approval of Minutes

The minutes for of the 5th meeting of 2018 held on 23rd May 2018 were approved.

Matters Arising

316/18 – O/15500/18 – Ex Ready Mix Site, Devil’s Tower Road – Proposed mixed-use multi-storey development.

This application had previously been considered at the meeting on 23rd May. The application had been approved but a condition was set that only 80% of the plot should be built upon. The applicants wished to address the Commission in order to waive this condition when the full planning application is presented. Objectors were notified that the applicants were asking for the Commission to reconsider this condition and an objector had asked to address the Commission. All representations had been circulated to members.

Ruth Massias Greenberg (RMG) and Paul Passano (PP) from Gamma Architects, together with Jack Noble (JN) from Ramboll were invited to address the Commission.

JN stated that due to time constraints they were unable to respond to the condition imposed on the plot ratio. The current scheme has a ratio of 88%. The footprint would also include an access road and ramp to the parking level and public pedestrian access. JN asked the Commission to reconsider on these two elements as he felt they had complied with this regulation. He also mentioned that the rule is there to control the massing and size of building in comparison to its surroundings. JN added that the ground floor of the development would be used to re-provide public parking and that the building would be setback in order to respect neighbouring properties and the Rock.

JN stated that the upper floors would cover 74% of the plot with the top floors covering only 64%. He added that the development would also include green areas and landscaping and requested the Commission consider the points mentioned to have this condition discharged.

The Chairman explained that the scheme which had been approved was an outline application and that the Commission should remember that this was not the final decision.

Mr Eugenio Pons (EP), who had raised some objections at the last meeting, was asked to address the Commission. He stated that he had seen some of the plans available and had noticed that the building would only be 1 metre away from Wellington Court and asked whether the garden on the western side would be a public area, due to its proximity to Northview Terraces. He considered this to be an inconvenience to neighbours. He also mentioned that he would like more details on what the proper size of the building was going to be.

The Chairman commented that the Commission was discussing the plot ratio and that EP’s

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comments had been covered at the last meeting.

DTP explained to the Commission that at ground level the development covered 88% of the plot and did not comply with the regulation. He added that the plot ratio is intended to be measured at ground level, although previously it had been measured at podium level and had been allowed by the Commission. The rationale for the plot ratio is to provide for space between buildings. The applicant referred to not including the ramp and public access, DTP explained that normally that would be included when measuring the plot ratio. In their written submissions the applicants made reference to some communal land to the west of the site which would not be built upon. DTP explained that the space would count for 6% and would reduce the plot ratio but if it did not form part of the application then it would not be considered. The regulation was a legal requirement but the Commission could choose to relax, waive or impose the regulation more stringently. DTP stated that if the Commission wanted to impose the regulation it would be advisable to formally inform developers.

The Chairman mentioned that the Commission could reconsider the plot ratio at full planning.

MEHEC commented that the Commission did have the power to accept the applicant's request to waive the regulation but seeing as they needed to come back with other issues, they should consider the application on its own merits when it comes before the Commission at full planning. MEHEC stated that he could not commit at this time but was willing to reconsider the plot ratio but he would need to consider this in the light of the full details of the development at full application stage.

The Chairman further explained that at outline planning stage the developer is allowed to present details for a development and the Commission considers whether the development should continue onto the next stage. The applicant may present a development at full planning which may differ from that presented at outline. He added that the Commission is always open to revised and amended schemes.

GM asked whether the Commission could be made privy to further information on the contentious points between the applicant and objectors.

The Chairman replied that there was no further information and it was determined that the condition on the plot ratio had been imposed but that the plot ratio could be measured at podium level, as with previous developments.

DTP further explained that the applicants were putting forward that the ramped construction giving access to the basement which is for public use should not be included in their plot ratio calculations.

GM commented that the Commission should ask for further information.

The Chairman replied that further information would be required at full application.

JH asked what the distance between the buildings would be.

DTP responded that the setbacks on the Wellington Court side would start as from the third floor and on the Northview Terraces side they would start as from the first floor with a distance of about 6 – 7 metres.

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The Chairman commented that this was an outline application and the Commission could scrutinise further the application when it came to full planning. He also added that there would be further discussions between the architects and Town planning Department. The Chairman suggested that the application be left as is and to be further discussed once the full application had been submitted.

It was agreed that the Commission would await the full planning application and would consider the issue of the plot ratio in the context of the merits of the overall development.

Major Developments

317/18 - F/14864/17 - Eurocity, Europort Avenue - Proposed residential development in three towers with associated retail and commercial space, car and motor cycle parking and public realm.

Approval for this application had previously been granted in August 2017. The applicant wished to make some minor amendments as some parking issues had been identified. Approval had been given with the condition that 376 parking spaces were to be provided. More detailed designs had now been submitted with larger plant rooms and the construction of a new substation had taken place in the interim the result of which was to reduce space available for parking. The amount of parking spaces provided had now dropped to 349. Previously there had been commitment to reprovide 64 parking spaces for Eurotowers within the site. A review of existing space within Eurotowers had allowed for the identification of 18 spaces that could be made available thereby reducing the number that needed to be re-provided on the Eurocity site to 46. This would reduce the overall requirement to 355 and as 349 spaces were being provided there would be a shortfall of 6 spaces. Additionally, the total number of residential units had been reduced as they had amalgamated some of the smaller units to make larger units. There would now be 12 less apartments.

MSCHY asked how many parking spaces a development would require.

DTP replied that the normal requirement was for a ratio of 1:1; 1 parking space per apartment. Previously, the Commission had waived this requirement. Now there would be 354 apartments and only 349 spaces were being provided.

GM commented that from what he could see on the plans displayed the developers were not sacrificing any internal aspects of the building but were pushing outwards in order to install the necessary plant rooms and substations.

DTP commented that some parking spaces had been identified on a service road.

The Chairman replied that they should still provide the parking spaces required, adding that the Commission was amenable to changes in the parking ratio but those spaces were on a public thoroughfare and the owners were restricting future access to pedestrians.

DTP replied that then there would be a shortfall of 12 spaces.

The Chairman indicated that the Commission could approve this application without the 6 spaces

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and that these should be located elsewhere. He asked the Commission whether they wished to approve this revision but that 6 spaces should be re-provided elsewhere within their building lines.

The Commission agreed with the Chairman's comments to approve the application with the developer having to provide the 6 spaces within their building lines.

318/18 - F/15586/18 - British Lines Road - Proposed construction of a new petrol filling station.

This application was to replace the current petrol station at Winston Churchill Avenue.

Mr Paul Passano (PP), from Gamma Architects, was once again invited to address the Commission together with Ms Sara Mendez (SM) from Ramboll.

SM informed the Commission that this new petrol station would be next to the future entrance into Gibraltar at East Gate, at a roundabout next to the airport terminal building. She added that the facility had been designed by CEPESA and met British Standards. SM stated that the stakeholders had engaged with MOD and RAF when designing the new petrol station.

PP described the petrol station as state of the art and would be fully sustainable. He added that the blast wall which was displayed on the design was not necessary after discussions with MOD but proposed that it be kept for security and screening purposes. PP also said that they would be including climbing ivy to cover the wall and further landscaping treatments around the petrol station.

SM commented that the station had been designed to be energy efficient and would also have electric car charging points. The petrol station would have an increased capacity to the one currently in place with additional car parking spaces and would also be disabled friendly.

PP added that the station would have a curved design, giving it a modern look, and sustainable materials would be used in construction.

MEHEC commented that the roof should consist of a brown roof, incorporating non-reflective solar panels. He also added that if there was any surplus production of electricity they could look into entering a power purchase agreement.

KB added that they should include measures to discourage gulls due to its proximity to the airport.

MSCHY commented that they should also look into incorporating solar panels over canopies of any parking spaces as well as including electric car charging points.

VOR commented that MOD had been working closely with Ramboll and that it had now been determined that the blast wall was not necessary.

CAM commented that a DBA had identified some of the wells in the area and this should be incorporated into the site.

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SM responded that an AWB would be included and that they would liaise with the Heritage Trust and the Ministry for Heritage.

The following comments had been received from consultees:

- Department of Environment, Heritage and Climate Change (DoEHCC) – Street lighting should be solar.
- Civil Aviation Authority (CA) – Applicant must ensure that adequate safety measures are implemented and that there is no access to the roof.
- Ministry for Heritage (MH) – An Archaeological Watching Brief was required.

DTP reported that the embellishment to the blast wall and landscaping was welcome. Overall he recommended approval of this application with further landscaping details to be submitted, photovoltaic panels to be included over parking spaces, sight line details to be submitted to Technical Services and an AWB to be carried out.

JH asked whether a traffic assessment had been carried out.

CK replied that a Transport Management Plan had been submitted.

The Chairman added that the Traffic Commission had approved the entry and exit points.

The Commission unanimously approved this application.

Other Developments

319/18 – BA11988 – Wellington Cottage, 33B Europa Road – Proposed construction of pathway and car port.

DTP informed the Commission that the application related to a proposed new footway which had been approved in 2013 and that there had been issues with a proposed car port off Mount Road which had not been approved by the Commission and the applicant had been advised to come back to the Commission once the various issues relating to the car parking area had been resolved with government which is the reason why the applicant had now submitted new details for a parking space off Mount Road. The new proposal would mean less intrusion into the garden area. Trees on site would be retained but the existing timber gates would be relocated.

Although there would be a small encroachment onto the garden area the character of the site would not be affected. DTP recommended approval of this application.

The Commission unanimously approved this application.

320/18 – O/15501/18 – 14 Governor's Lane – Proposed extensions and alterations to existing dwelling to form new dwelling on site.

This application was for extensions and alterations to a two storey house with a yard at 14 Governor's Lane. The property also has a single storey outbuilding. Windows on the south façade of Seclane House encroach onto this property. The applicant also wished to relocate the entrance

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door and would incorporate a light well which would coincide with the encroaching windows in order to maintain light. On the third floor there would be a terrace on the west side with a pergola and stair core to the roof terrace.

The building would have a traditional style with Juliet balconies and curved façade on all three levels. Railings would run across the roof terrace.

Comments were received from DoEECC asking for Swift/Bat boxes to be incorporated. Traffic Commission commented that cars should reverse into the garage.

The application was subject to public participation and objections had been received from Seclane House Properties Ltd and Carlaw Holdings Ltd stating that the extension would block their light, potential damage to their building, loss of business, loss of airspace, detrimental impact on the skyline and that it would have a negative impact on the value of their properties. The applicant submitted counter representations stating that they would be meeting building control regulations, the right to light was not a planning issue, that there were buildings of varying heights in the area and that the objector's buildings were offices which used artificial light.

DTP reported that there would be some demolition carried out with the removal of the roof and felt that the proposed design was sympathetic. Adding that with the introduction of a terrace it would soften the massing of the building. DTP recommended approval with the condition that Swift/Bat surveys be undertaken.

MEHEC commented that he did not favour the treatment of the garage door and the applicant should look into using a treatment similar to that of the Convent's garage. He also said that Swift nests should be used rather than boxes.

KB commented that applicants are continuously asked for Swift/Bat surveys but wondered who was assessing the sites.

JH asked whether there was any heritage value to the current building.

CAM responded that it was believed the building used to be stables and had enquired on the character of the wall.

DTP replied that it was understood that the building was in fact originally part of the stables for the Convent.

KB asked whether the 80%/20% plot ratio was applicable.

The Chairman explained that the plot ratio applies to all sites in Gibraltar except for Main Street where 100% is allowed. This is not Main Street but it did have a patio area which could be counted but he did not have the exact calculations.

After deliberating the Commission unanimously approved this application.

321/18 - F/15533/18 - Commercial Unit, Beachview Terraces, Devil's Tower Road - Proposed change of use and fit out of retail unit (Class A1) into new gymnasium (Class D2).

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DTP informed the Commission that the commercial unit at Beachview Terraces had been vacant since construction. The unit is beneath the podium and the applicant wanted to change its use to a gymnasium. The ground floor façade would consist of glazing with signage at the entrance. The parking requirement was for there to be 3 spaces, only 2 would be provided within the garage. Public car parking can be found at Eastern Beach.

The application was open to public participation and three objections had been received stating that a convenience store would be more appropriate, a gym had recently opened close by and that there would be parking problems if it opened.

The applicant had made counter representations stating that no other applications had been submitted for the unit, there were also numerous stores on Devil's Tower Road, residents had expressed an interest in having a gym on site and that it was on a public transport route.

Beachview Terraces Management did not object to the unit being converted into a gym.

DTP reported that Town Planning did agree that a convenience store would be better suited but received confirmation from Government and Land Property Services that no bids had been submitted and it would be better for the unit to be in use rather than lying vacant.

DTP recommended approval with conditions for signage details to be submitted, disabled facilities to be incorporated, as well as sound insulation be fitted in.

The Commission approved this application following DTP's recommendations.

A 15 minute break was held at 11:10 am.

322/18 – F/15546/18 – Unit 18 Governors Cottage – Proposed construction of a first floor extension on top of the existing unit and a two storey extension at the rear of the unit to provide additional storage facilities.

This application was to seek permission to construct an extension at the rear of an existing starter unit at Governors Cottage. The applicant wished to construct an extension of the ground floor with a whole additional storey with a flat roof. The front elevation would have a garage door and high windows with an orange coloured feature. DTP informed the Commission that this would be the first storage unit with an added storey.

The following comments from consultees had been received:

- DoEHCC – Made standard comments adding that a Swift/Bat survey was required.
- World Heritage Organisation (WHO) – Proposal had no direct impact on the World Heritage site but would affect the setting of Europa Road and an adequate colour scheme should be adopted.
- Land Property Services (LPS) – Required 0.5 metre clearance between the rear extension and the existing rear fence.
- Technical Services Department (TSD) – Must ensure slope stability.
- MH – Considered a grey/limestone colour scheme should be adopted to reduce visual impact.

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DTP explained that approval of this application may set precedent for additional storeys to be constructed and that these units were intended to be starter units, not to be expanded upon. DTP further commented that there may be pressure for other businesses to follow on. DTP added that the visual impact may be relatively minor; it could be lost within the other buildings at Governors Cottage. DTP recommended approval of this application with the condition set out by LPS relating to the required clearance at the rear and an acceptable colour scheme.

MEHEC commented that he did not have any objections to this application but would object to further expansion in the area as it was so close to the World Heritage site.

The Chairman commented that the unit currently has a pitched roof and the extension would be of a similar height, similar to the extension constructed at the Motorcycle Club.

The Commission unanimously approved this application.

323/18 – F/15555/18 – 1 New Passage – Proposed construction of a timber deck and fence and installation of new French door.

This applicant was seeking permission to construct a timber deck, fence and install a new French window. The applicant would also re-provide a door to a store and repaint the building. The door to a transformer room would also be replaced to match. The fence would be a 1.5 metre tall timber screen. The store belongs to the applicant. Comments had been received from Gibelec in reference to the transformer room, stating that the applicant was responsible for any works required and subject to 90 days' notice to the applicant should they wish the structure to be demolished. A legal agreement would need to be entered into between Gibelec and the applicant, but this was not a planning issue.

LPS commented that there were objections from the landlord as the works would go beyond the applicant's boundary.

DTP recommended approval of this application with conditions on landscaping details to be submitted and that a bilateral agreement would need to be entered into between Gibelec and the applicant.

The Commission unanimously approved this application.

324/18 – F/15563/18 – 7/2 Gardiner's Road – Proposed extension and redevelopment of building to provide larger dwelling.

This application was for the redevelopment of a two storey dwelling involving substantial alterations. At basement level, which is under the podium, there would be a new store and lift installed. The building line at ground floor level would move forward slightly and would have a projecting semi-circular balcony with a glass balustrade. On the first floor there would be a terrace in line with the ground floor extension. The second floor terrace would be setback and have a glass balustrade. The applicant was also proposing new vehicular barrier at the access ramp. A planter with 4 palms at the rear of the building would be lost and although these would be re-provided. At roof level there would be a glazed sunroom with stair access and the terrace

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would be extended around the pool. The applicant had provided Swift/Bat nests and would be using renewable energy, as well as photovoltaic panels.

The following comments were received from consultees:

- DoEHCC – Submission of landscaping details were to be submitted and consulted with the department, Swift/Bat surveys to be carried out and measures implemented to deter apes.
- TSD – Must ensure that the stability of the slopes is not adversely affected due to works.
- Traffic Commission (TC) – Ramp barrier should be set back.

DTP reported that there would be a change of character but the building already had different heights and the change would not be substantial. He added that bringing forward of the building line would not be significant. DTP recommended approval of the application with conditions on the relocation of the trees to happen prior to the works starting, submission of carport details and Swift/Bat survey to be carried out.

The Commission approved this application following DTP's recommendations.

325/18 – F/15587/18 – 24-28 Engineers Lane – Proposed refurbishment and extension to property to provide residential accommodation.

This application was to refurbish and construct an extension to a typical three storey vernacular building. The applicant was proposing to fill in the existing terrace and construct a further four storeys. The new terrace would be at the fifth level. The building would consist of 22 apartments.

Three applications had previously been submitted for this property. In September 2011 an application was submitted to construct a further two storeys with setback, for mixed use which was approved. Another submission was made to convert the building into a boutique hotel. In May 2014 an application was approved for a boutique hotel.

For this proposal, the ground floor would be a management office, the first and second floor would have balconies. The fifth floor would have a terrace and would be setback.

Mr Francis Trico (FT), the architect, and Mr Richard Laguea (RL), the developer, in charge of this development were asked to address the Commission.

RL commented that they had previously received approval for 26 units but had now reduced the amount to 22 units, consisting of 1, 2 bedroom apartments and studios. He added that the marketplace was becoming saturated for 1 bedroom apartments. He stated that they had carried out market research and there was a need for corporate lets. This building would meet that need; it would also have a reception with concierge facilities. RL added that the building would be lower than the building opposite which had been granted approval. The increase in height would be 2.1 metres higher in comparison to the previously approved scheme and 4 metres shorter than the opposite building. RL also mentioned that that on the fifth floor there would be an additional three units which would be large and have disabled access. The major spiral staircase inside the building would be fixed and extended to reach the top. He added that the ground and first floor façade would also be retained.

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CAM asked whether the tiles found at the entrance of the building would be kept.

FT replied that all special elements of the building would be kept and incorporated. He added that the balconies would be replicated.

DTP mentioned that the previous permits granted were for a boutique hotel/serviced apartments and asked whether these apartments would be sold.

RL answered that they were intending on renting out and managing the apartments.

The following comments were received from consultees:

- DoEHCC – Bat surveys required.
- GHT – Architectural features to be retained and objected to the proposed height of the building. Also suggested that the applicant should look into re-using the existing railings.
- MfH – Proposed height would have a major adverse effect on the streetscape. Suggested that the application should be deferred to allow the applicant to redesign.
- TSD – Expressed concern over the size of the proposed apartments.

DTP reported that at ground floor level there was some concerns over the lack of commercial space; there would only be a management office. He also mentioned that on the previous proposal the fourth floor would be setback and the applicant had now omitted this. The additional two storeys would be setback from the façade. DTP mentioned that he considered the mezzanine level to be excessive and that no parking was being provided thus, the Commission would need to waive parking requirements. The application had been open to public participation but no objections had been received. DTP recommended that the application be deferred to allow the applicant to redesign the building allowing an extension up to the fifth floor only and to include a commercial unit on the ground floor.

MEHEC commented that he did not support the extension proposed as it may set a precedent. He added that although no objections had been received, if approved surely there would be complaints on social media. MEHEC further commented that social media may be an option to consider in future in advertising applications.

DTP responded that a sign was placed at the site and a notice needs to be posted in the gazette as well as in two newspapers.

CAM commented that it would need to be properly managed to ensure that the correct information is available.

The Commission agreed to defer the application following DTP's recommendation.

MSCHY excused himself from the meeting at 12:25 pm.

326/18 – F/15593/18 – 6 Cumberland Steps – Proposed refurbishment and extension to property to provide residential accommodation.

This application was to construct a predominantly one storey extension to a three storey

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residential building which is on two levels over a sloping site. The south of the building backs onto Electra Flats. The applicant proposed to build 7 new apartments with balconies looking onto Cumberland Steps. The windows would face the rear of the property. The building would also have a roof terrace with a glass balustrade.

Various objections had been received. Mr and Mrs Caetano, who reside at 2 Electra Flats, were invited to address the Commission to express their objections. Mrs Caetano stated that if additional storeys were built then they would be enclosed and would lose both light and privacy. She added that at one point the building is only 56 cm away from her window, although this is currently a terrace. The proposed terrace would look directly into their living quarters. She added that there already was a parking problem in the area and this would be further exacerbated with seven new tenants. Mr Caetano informed the Commission that they have enclosed their balcony so that residents from Cumberland Steps cannot look into their property.

A second objector, Ms Joanne Linley Hughes who resides at 12 Cumberland Steps, was asked to address the Commission. Mrs Linley Hughes resides in the adjoining property and stated that she was worried that the structural integrity of her building could be affected. She added that she would also lose access to natural light.

The Chairman commented any structural concerns would need to be looked into by the Department for Building Control and that the structural stability of her building was also her responsibility.

Mrs Garratt, from 4 Electra Flats, was also invited to address the Commission. She commented that she cares for her sister who is ill and that the extension to the building would affect her quality of life. Mrs Garratt stated that she would lose her view and the extension would be close to her sister's bedroom.

Mrs Rocio Yeo from 18/1 Scud Hill also addressed the Commission. She stated that she resided in Government Housing before a previous extension was constructed to another building she had a view. With the current proposal she would also lose natural light.

Mr Stephen Martinez (SM), the agent and architect for this development, was asked to address the Commission to make counter representations. He stated that although he could appreciate the concerns expressed the increase in height would only be 2 metres, and that they were interested in keeping the open amenity of the building. SM further commented that the building to the west of Cumberland Steps was not constructed with light in mind. He added that these were starter homes and that the visual effect would only be two floors.

The Chairman asked SM what the composition of the new storeys would be.

SM replied that they would be constructing seven 2 bedroom apartments.

JH commented that she had been made aware that the buildings' residents were told they could not present any objections to the proposal.

SM responded that the Management Company was informed of the application.

The Chairman replied that under Section 21 all residents should be informed and even those who are renting have a right to make representations. He added that the applicant does not own the

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building but wishes to construct an extension.

MEHEC asked SM about his earlier comment that the height of the building would only increase by 2 metres. He asked whether SM was stating that he considered that the objectors were misinterpreting the impact the extension would have.

SM replied that they he considered that they were. It was a single storey extension with a 2m increase of height.

All representations had been circulated to members prior to the meeting.

DTP reported that the overall design of the extension was in keeping with the original building but there were several issues that needed to be considered. Parking would not be provided so the Commission would need to waive parking regulations. There was also a lack of sustainability measures presented. DTP also mentioned that there were some privacy concerns due to the proximity to Electra Flats. He added that the applicant may need to reconfigure the internal layout of the apartments, as a kitchen window would be close to a bedroom window in the neighbouring building. DTP recommended that members conduct a site visit to see for themselves the issues presented by the objectors.

DTP then recommended that this application be deferred so the applicant may redesign or omit windows in order to mitigate privacy concerns and allow them to submit details on renewable energy which could be used. DTP added that the issues concerning the windows could be considered by the Subcommittee.

JH commented that she supported DTP's recommendation for a site visit.

MEHEC commented that the privacy issues concerning the windows should not be decided by the Subcommittee. He added that the application should not be deferred but proposed to reject the application as it strongly affected neighbouring residents.

The Chairman said that in his view the application should be deferred and members should go on a site visit in order to assess the issues raised for them.

The Commission agreed to defer the application and a site visit would be arranged for Members.

327/18 - F/15612/18G - Gibraltar Botanic Gardens, The Alameda - Proposed construction of platforms and a Biodome with green areas.

KB did not comment on this application as he had an interest in this development.

This application was to construct a Biodome north of the Open Air Theatre at The Alameda. The Biodome would be a natural learning centre consisting of a greenhouse and an educational area. It would be made up of five interconnecting timber platforms with a new pond.

According to Planning Policy this proposal would be considered an appropriate use for The Alameda.

A comment was received from DoEHCC stating that no work should be carried out between

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February and June without prior consultation as this would coincide with birds nesting cycle.

DTP reported that this development fit well within the garden's setting and a few final details still needed to be submitted.

The Commission had no objections.

Minor Works – not within scope of delegated powers

328/18 – F/13765/15 – 51 Flat Bastion Road – Proposed external passenger lift to be provided to building.

The Chairman reported that the Appeals Tribunal had dismissed the appeal.

329/18 – F/15592/18G – 304a Main Street – Proposed refurbishment of the Gladys Perez Centre and creation of a charity shop to be used by the Gibraltar Clubhouse.

This site sits on the boundary of The Convent's gardens, The Convent is a listed building and the proposal was to make some internal and external alterations, including removal of a water tank. The proposal also includes demolition of a boundary wall. The upper level would now be an admin area. Two doors and a window will be introduced into the Main Street façade.

A comment was received from GHT stating that the old oven on the premises should be salvaged.

CAM asked whether the works would require a heritage licence as this site was part of The Convent complex. She added that GHT had engaged with the architect and were resisting the installation of the window on the façade.

According to the applicant the new entrance was necessary as it was to be a fire exit; the other entrance was for access to a new charity shop.

The Chairman commented that he had no objections as long as the changes were sympathetic.

CAM commented that the oven should be retained and that it was built in situ.

DTP reported that the applicant wished to demolish the garden boundary wall and considered that it should be retained. He added that The Convent had commented that windows on The Convent's boundary walls should be covered by grilles for security purposes.

CAM stated that ideally the water tank should remain in situ but that a heritage assessment still had to be made.

The applicant had replied that the conditions of the tank were not suitable for it to remain in place.

The Commission recommended that the garden boundary wall be retained, that grilles be installed to windows facing The Convent gardens and that the applicant liaise with the GHT and MfH to address all outstanding heritage concerns

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

330/18 – BA13053 – Eastern Beach Road Pavement Northern End of Beach – Proposed timber kiosk.

Consideration of request to renew Planning Permit No. 4298B.

331/18 – BA13311 – 1 Cheshire Ramp Buena Vista Estate – Proposed extension & new swimming pool.

Consideration of revised plans for minor amendments to first floor extension to comply with Condition 1 of Supplemental Planning Permit No. 4819 Rev A.

332/18 – BA13423 – New Harbours, Rosia Road – Installation of photovoltaic solar panels on the roof of the building.

Consideration of revised plans for extension to approved canopy.

GoG Project

333/18 – F/14485/16G – St. Bernard's Hospital, Harbour Views Road – Proposed entrance canopy to the rear of A&E to provide shelter over the ambulance/stretchers entrance.

Consideration of revised plans for extension to approved canopy.

GoG Project

334/18 – F/14498/16 – Flat 2, 1 Cumberland Steps – Proposed conversion of existing basement into a self-contained apartment with beautified external communal access.

Consideration of revised plans involving minor internal alterations and reconfiguration of windows on basement façade to discharge Condition 1 of Planning Permit No. 5716.

335/18 – F/14864/17 – Eurocity, Europort Avenue – Proposed residential development in three towers with associated retail and commercial space, car and motor cycle parking and public realm.

Consideration of minor amendments to proposed development relating to cladding details, air conditioning units and landscaping to comply with Conditions 6,7,12 and 22 of Planning Permit No. 6160.

336/18 – F/15122/17G – Irish Town, Chatham Counterguard, Alameda Gardens Tunnel, Europort Avenue, Fountain Ramp – Street Art Project

Consideration of site specific street art proposals.

Gog Project

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337/18 – F/15145/17 – 56-58 Main Street – Proposed external alterations.

Consideration of proposal to replace second and third floor windows with Itek Marvin Integrity sliding sash windows to comply with Condition 1 of Planning Permit No. 6320.

338/18 – F/15145/17 – 144/146/148 Main Street – Proposed external alterations.

Consideration of proposals to replace first and second floor windows with Itek Marvin Integrity sliding sash windows to comply with Condition 1 of Planning Permit No. 6332.

339/18 – F/15183/17G – Waterport Road (next to the Industrial Park Site) – Proposed new stores/target shooting club and car park.

Consideration of revised ground floor layout and associated access arrangements.

GoG Project

340/18 – F/15203/17G – Laguna Site Complex – Proposed new Saint Anne’s and Notre Dame Schools.

Consideration of proposed colour for rendered façade to Notre Dame School building.

GoG Project

341/18 – F/15299/17 – 11 – 12 Woodford Cottage, Europa Road – Proposed replacement of four windows and three doors on west facing façade.

342/18 – F/15315/18 – Flat 1500 Penthouse, Block 5, Eurotowers – Proposed single storey extension to property.

Consideration of proposals for additional extension to comply with 1 of Planning Permit No. 6631.

343/18 – F/15365/17 – 2B Rosia Ramp – Proposed terrace, balcony and garage extension.

344/18 – F/15385/18 – 12 Winston Churchill Avenue – Proposed change of use from retail (Class A1) to takeaway (Class A3) with associated internal and external alterations.

345/18 – F/15386/18 – 107 Seamaster Lodge, Mons Calpe Mews – Proposed installation of glass curtains.

346/18 – F/15462/18 – Ground floor, Building 4 Eurotowers – Proposed addition of Class A3 use (takeaway) to legal use of unit (Class A1 (retail)) and associated internal and external alterations.

347/18 – F/15465/18 – 37 Naval Hospital Road – Proposed installation of three awnings.

348/18 – F/15475/18 – 108 Rosia Plaza, Rosia Parade – Retrospective application for proposed internal and external alterations.

349/18 – F/15484/18 – 5.27 World Trade Centre, Bayside Road – Proposed internal alterations.

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350/18 - F/15489/18 - 209 Watergardens, Waterport Wharf - Proposed internal alterations and replacement of all existing windows and balcony doors.

351/18 - F/15493/18 - 4.0.4 Block 4, Eurotowers - Proposed alterations and conversion of commercial premises plus store to food premises plus store and toilets.

352/18 - F/15494/18 - 19 Chelsea Close, Montagu Crescent - Proposed internal alterations.

353/18 - F/15498/18 - Ground, 1st and 2nd Floor Neptune House, Marina Bay - Proposed internal alterations.

354/18 - F/15499/18 - 4 Straits View, 9 Naval Hospital Hill - Retrospective application to replace windows to the front and north side of the property and replacement of 2 aluminium windows to rear.

355/18 - F/15503/18 - The Cafeteria, Europa Point - Proposed installation of glass curtains around existing veranda with retractable glass roof forming new conservatory.

356/18 - F/15504/18 - 16/8 Halifax Road - Proposed change of use from storage unit to retail.

357/18 - F/15514/18 - 39/1B and 39/2B Naval Hospital Road - Proposed internal and external alterations including the installation of a new pergola within patio and construction of new timber decked area.

358/18 - F/15519/18 - 265 Main Street - Proposed change of shop front windows and internal alterations.

Consideration of proposed colour scheme for windows to comply with Condition 3 of Planning Permit No. 6571.

359/18 - F/15520/18 - 8/4 South Barrack Road - Proposed minor internal and external alterations.

360/18 - F/15522/18 - Unit 15 Ocean Village Promenade, Ocean Village - Proposed replacement of awnings and vertical awnings and extension to existing gas storage.

361/18 - F/15525/18 - 3 New Passage - Proposed construction of a pergola, fence and plunge pool onto the existing roof terrace.

Follows on from Outline Application.

362/18 - F/15527/18 - 8 Tank Ramp - Proposed enclosure of rear patio and internal alterations.

363/18 - F/15531/18G - Hospital Hill - Proposed fire escape for Dance & Music Academy.

GoG Project

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364/18 – F/15532/18 – 5 Governor’s Lane – Proposed internal alterations, replacement of all windows and change of use to existing ground floor level apartment into office space.

365/18 – F/15535/18 – 302 Viking Lodge, Mons Calpe Mews – Proposed installation of glass curtains.

366/18 – F/15537/18 – 5E Sylvaner, Vineyards, Rosia Lane – Proposed installation of glass curtains.

367/18 – F/15539/18 – 1008 Seashell House, Beach View Terraces – Proposed installation of glass curtains.

368/18 – F/15541/18 – 9-9A Lynch’s Lane – Proposed internal alterations.

369/18 – F/15542/18G – 11 Fearless House, Laguna Estate – Proposed internal alterations.

GoG Project

370/18 – F/15544/18 – 13/1 Governor’s Street – Proposed change of fenestration.

371/18 – F/15547/18 – 23 Candytuft House, Waterport Terraces – Proposed replacement of aluminium doors to balcony.

372/18 – F/15548/18 – 3 Willis’ Passage – Proposed extension and refurbishment works to building.

373/18 – F/15551/18 – 2F Sylvaner, Vineyards – Proposed internal alterations.

374/18 – F/15553/18 – 26 Northview Terraces, Devil’s Tower Road – Proposed internal alterations.

375/18 – F/15554/18 – 6 Merlot House, Vineyards – Proposed installations of glass curtains.

376/18 – F/15556/18 – 28 Northview Terraces, Devil’s Tower Road – Proposed internal alterations.

377/18 – F/15558/18 – 6/7 Admiral’s Walk, Marina Bay – Proposed replacement of awnings.

378/18 – F/15560/18 – CPS. 49 Harbour’s Yard, New Harbours – Proposed installation of a mezzanine floor.

379/18 – F/15561/18 – 802 Seashell House, Beachview Terraces – Proposed installation of glass curtains.

380/18 – F/15562/18 – 502 Wellington Court – Retrospective application for internal alterations.

381/18 – F/15565/18 – 9 Seashell House, Beach View Terraces – Proposed installation of wooden pergola.

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382/18 – F/15578/18 – 13 Montreal Court, Harbour Views – Retrospective applications for internal alterations.

383/18 – F/15581/18 – 16 Willis' Road – Proposed refurbishment and change of use from retail to residential.

384/18 – F/15588/18 – 36-38 Crutchett's Ramp – Proposed staircase to create maisonette and internal alterations.

385/18 – F/15590/18 – 1 Coaling Island Road – Proposed installation of a series of floating pontoons to be installed on site of unused concrete slipway.

386/18 – F/15603/18 – 92 Main Street and 1/1 Tuckey's Lane – Proposed replacement of awnings to match existing.

387/18 – F/15630/18 – 9 Convent Place – Proposed change of use from office (Class A2) to shop (Class A1).

388/18 – D/15549/18 – 1 Humphreys Bungalows, 7 Engineer Road – Proposed demolition of two storey timber framed building on concrete foundations.

389/18 – D/15567/18G – Europa Advance Road – Proposed demolition of metal and timber structure on concrete block and beam floors.

GoG Project

390/18 – A/15423/18 – 37 Naval Hospital Road – Proposed installation of projecting hanging sign.

391/18 – A/15480/18 – 270 Main Street – Application to display sandwich board on public highway.

392/18 – A/15502/18 – Tramonti, 3 Casemates House, 23 Casemates Square – Application to install wall mounted plaque and logo.

393/18 – A/15557/18 – Main Walk, Gibraltar Botanic Gardens, The Alameda – Application to install wall mounted plaque and logo.

394/18 – A/15559/18 – Winston Churchill Avenue and Main Street – Proposed installation of 2 x banners on Winston Churchill Avenue and 3 x banners on Main Street to advertise Calentita Food Festival.

395/18 – A/15597/18 – 9 Convent Place – Proposed installation of shop sign.

396/18 – A/15618/18 – Imperial Ocean Plaza, Construction Bridge/ Tunnel, Entrance to Ocean Village Avenue – Proposed directional sign to Ocean Village and Car Park.

397/18 – N/15382/18 – St Joseph's Parish Church, 28 Witham's Road – Proposed removal of five trees.

Approved

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This tree application sought permission to remove five trees on the site (a Japanese Pittosporum, an Italian Cypress, a Nettle Tree, a wild Olive Tree and a False Sandalwood Tree) which were in close proximity to a structural wall. It was recommended that the Italian Cypress, Wild Olive tree and False Sandalwood Trees be removed and replaced with a semi mature Nettle or Oak tree in respect of the Italian Cypress and Wild Olive Trees and a medium-sized Pear Tree in respect of the False Sandalwood Tree. It was considered that the Japanese Pittosporum should be retained and the crown of the tree cleaned as it was not considered that the tree will grow much larger and the roots are unlikely to damage the retained wall. It was also considered that the Nettle Tree should be retained with the crown of the tree cleaned and any large limbs placing weight westwards removed in order to alleviate pressure on the retaining wall.

398/18 – N/15413/18 – Emblema House 17/1 Baker’s Passage – Proposed removal of a Palm.

This tree application sought to remove a large Palm that is growing in an unsuitable planter and could collapse or cause structural damage in the future as the tree has potential to further grow substantially. It was recommended to remove the Palm and replace with small trees that are more suited to the location, such as two Citrus trees.

399/18 – N/15584/18G – Waterport Road – Proposed removal of 2 x Tamarix trees and relocation of 2 x Tamarix trees.

This tree application sought to remove two Tamarisk’s of poor form and relocate a further two Tamarisk’s in reasonably good health to make way for the new comprehensive schools. It was recommended to relocate the two healthy trees and remove the two unhealthy species.

GoG Project

400/18 – REF1196 – 270 Main Street – Request for external tables & chairs on public highway.

401/18 – REF 1196 – 190 and 192 Main Street – Proposed area for tables and chairs outside unit.

402/18 – Any other business.

JH thanked the Department for Town Planning for ensuring that the Shadow Study for Kings Wharf was carried out as it was good to know the impact it would have on Commonwealth Park. She added that in future fellow members of the Commission should better manage the 80% Plot Ratio.

GM asked for clarification on Item 20, F/14864/17.

CK replied that it was for screening to be installed to hide Air Conditioning units.

DTP referred to an upcoming appeal at Cheshire House where it had been agreed that a member of the Commission should be present to assist in the defence of the Commission’s decision. It was agreed that GM would be the Members’ representative at the appeal.

403/18 – Next Meeting

Approved

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The next meeting will be held on 18th July 2018.