

Approved

DPC meeting 07/17

13th July 2017

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 7th Meeting of 2017 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 13th July 2017 at 9.30 am.

Present:

Mr P Origo (Chairman) (TP)
(Town Planner)

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

The Hon. Dr John Cortes (MHEC)
(Minister for Health, the Environment, Energy and
Climate Change)

Mr H Montado (HM)
(Chief Technical Officer)

Mr G Matto (GM)
(Technical Services Department)

Mr I Balestrino (IB)
(Gibraltar Heritage Trust)

Mr J Collado (JC)
(Land Property Services)

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

Mr C Viagas (CV)

Mrs J Howitt (JH)
(Environmental Safety Group)

Mr M Cooper
(Rep Commander British Forces, Gibraltar)

In Attendance:

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

Mr. Robert Borge
(Minute Secretary)

Apologies:

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

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Mrs C Montado
(Gibraltar Heritage Trust)

Approval of Minutes

364/17 – Approval of Minutes of the 5th Meeting of 2017 held on 31st May 2017

The approval of these Minutes was deferred pending their completion.

Matters Arising

364A/17 - BA13206 - Buena Vista Barracks 40 Europa Road -- Proposed construction of 11 dwellings and conversion of the existing Buena Vista Stone Barracks into one or two dwellings, along with associated infrastructure.

Consideration of revised proposals for roof structures and proposed pavilion in accordance with Condition 3 of Planning Permit No. 4472.

This application was previously discussed at the meeting held on 14 June 2017. DTP informed the Commission that The applicant had taken the conditions on board made at the last meeting and changed their proposal. Permission had been previously granted to convert the building into 1 or 2 dwellings. The applicant's proposal is to convert the building into a single dwelling. The previously proposed roof structure had been reduced to a height of 1.5m. The applicant had achieved the reduction in height by installation of photovoltaic panels horizontally, and removal of the previously proposed lift access and plants room. Access would be provided by means of a sliding hatch. There would be no living accommodation at roof level. The roof structure would have stone cladding but still allow light to enter the building via windows to the north. DTP also informed the Commission that the proposed pavilion at the southern end of the site would be reduced in length by 3 metres, set back from the listed walls by 4m from the southern boundary and by 1m on the east and west.

The changes to this proposal were approved unanimously by the Commission.

365/17 - O/14552/16 - 28A-34 Turnbull's Lane - Proposed commercial and residential redevelopment of existing premises to provide commercial unit at ground floor and 32 individual bedsit units on floors above.

DTP informed the Commission that this application had been deferred when it was originally presented at the meeting in May because a Design Statement was required. The Design Statement had been submitted and circulated to all members of the Commission. The proposal is to redevelop the building at 28A-34 Turnbull's Lane by retaining the façade and constructing a 7 storey building. Both the 5th floor and 6th floors would be set back from the front façade and would include terraces.

DTP reported that the regeneration of this dilapidated building as welcomed. Although the façade was to be retained there were concerns that the proposal altered the character of the retained façade by altering the position of the original window openings at 1st floor level. An additional floor was being inserted within the height of the existing façade. DTP referred to a similar application at Canon Lane where the DPC had recently insisted on the retention of the original window openings in the retained façade. DTP recommended that the Commission be

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consistent in its decision making and that the original window openings should be retained which may have implications for the number of floors that could be included. DTP referred to the proposed balconies which he considered were a common feature in the Old Town but to which the GHT and Ministry for Heritage had objected as they did not consider them in keeping. DTP commented that there were limited opportunities for landscaping and that - brown/green roof could be incorporated to compensate.

JC asked DTP to clarify whether the proposal mentioned regarding Cannon Lane was for an extra floor.

DTP replied that it was the intention by the developer to get the two buildings level with each other but instead the Commission had decided that it was best to keep to the original building forms.

JC concluded that this proposal for Turnbull's Lane would result in a totally different building.

The Chairman commented that they should keep the original fenestrations.

DTP added that if the original façade is to be retained then that should include the retention of the existing window openings as existing. .

IB commented that the Heritage Trust insisted that they kept the original façade.

The Chairman mentioned that from a Town Planning perspective it was recommended the applicant keeps the original fenestration on the first 2 floors which would maintain the architectural vernacular character of the building.

MEHEC commented that he considered changing the level of the windows to be a small compromise in order to fix up the building. He also commented that he did not consider that it would impact the character of Turnbull's Lane and would fit the urban landscape.

MSCHY commented that if the character of the building were to be retained then the height of the proposed building also needed to be considered.

The Chairman replied that if the application for Cannon Lane was required to keep the fenestration then the Commission should be consistent in their decision making and require the applicant to do the same for this development.

The Commission deferred this proposal so that the applicant could submit revised plans retaining the original façade and positioning of existing window openings and that the overall building height and setbacks should remain unaltered as a result of the revisions.

366/17 - F/14918/17 - 6-12 Cannon Lane -- Proposed five storey retail/office building comprising open plan retail space at ground and first floor level and office space at second, third & fourth floor levels.

Follows on from outline permission.

Consideration of revised plans.

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This proposal had been discussed at the previous meeting. The applicants were asked to keep the original fenestration and submit plans which showed the correct height of the building. Revised plans were displayed for the Commission.

DTP reported that the revised plans retained both facades as they were. He also stated that the stair core and lift shafts will no longer project beyond the roof terrace balustrade. He also mentioned that they now omitted the raised floors which resulted in a reduction in building height of 800 mm. Two windows on the 2nd floor the east façade had been changed to be in proportion with the façade. The overall height of the building had been reduced by 3.8m. Access to the roof had been redesigned via a hatch, omitting all structures previously proposed.

DTP recommended that the revised proposal be approved although the Ministry for Heritage and the Heritage Trust be closely consulted and that an archaeological watching brief and desk based assessment would be required. He also queried whether the Commission would want to condition a green/brown roof in this case bearing in mind that the roof area was proposed as a useable space. The Commission agreed that the roof terrace should incorporate sufficient landscaping to form a roof garden.

Subject to the above this proposal was unanimously approved by the Commission.

Major Developments

367/17 - O/14954/17 - 78 Queensway -- Proposed conversion of existing buildings into workshops and warehousing, demolition of existing office building and construction of a new car showroom and offices.

The architect, Joao Luis Ferreira, and Martin Figueras from Bassadone Motors were invited to address the Commission on this proposal. Mr Ferreira explained that the aim was to keep the original buildings for this development. The development consists of two buildings which will accommodate the firms that are included within Bassadone Motors. One building will house TGS Limited, which is involved with car transformation, and Bassadone Motors, who deal with car services and a showroom. Another building will house Bassadone Headquarters and a showroom. Mr Ferreira mentioned that they were trying to keep the original buildings, especially any structures of heritage importance, but some non-original buildings would be demolished. Different levels of the building for Bassadone HQ would be set back and they would try to incorporate use of the same materials. He also informed the Commission that they would be trying to maximise the energy efficiency of the proposed buildings as well as installing solar panels on the roofs of the buildings.

JH asked whether the buildings would be visible from the Rosia Promenade.

A photo was shown from Rosia Promenade showing that the proposed construction would not affect the view from Rosia Promenade.

IB commented that Bassadone Motors had been consulting the Heritage Trust and that they were pleased with the consultation.

Mr Figueras informed the Commission that they would be incorporating a public exhibition

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displaying the history of the re-used buildings, as well as a public cafe.

MEHEC asked Mr Figueras on the capacity of a green space in the new building as well as its energy performance and the incorporation of Swift boxes.

Mr Figueras replied that they were currently working on an internal green space for staff; he also mentioned that they expected the potential power output to exceed their requirements and that they would be able to feed back any surplus electricity into the grid. Mr Figueras also mentioned that they expecting to harvest rainwater in order to re-use it.

GM asked that if the heritage aspect of the reused buildings were to be retained how come they were demolishing one of the buildings.

Mr Ferreira replied that it is a later building and did not fit in with the design; it is also different from the other buildings.

IB commented that the building was built in 1940 and did not have any heritage value.

DTP asked whether cars would now be imported and exported by sea.

Mr Figueras replied that they would still be using the land frontier to import vehicles but that there would be a possibility of doing this in the future or for specific shipments..

JH commented that this would create a lot of traffic problems.

CK replied that 120 cars would be expected at any one time. He also mentioned that there would be no car parking spaces made available for employees, they would be provided with motorcycle bays as is the case at Devil's Tower Road.

CK reported that Department of Environment recommended they try and achieve an A rating and that sustainability measures were welcomed. He also reported that 3 or 4 cargo deliveries would be made per week via truck. The Ministry for Heritage commented that the design for the new building did not respect the area and would welcome a complete redesign. CK also reported that the project was to consolidate all of Bassadone Motors businesses and would leave 11 sites vacant at Devil's Tower Road. He also recommended that a desk based assessment in terms of landscaping needs be carried out. Approval of this outline application was recommended.

The Chairman commented that economic regeneration of the area was welcomed.

This outline application was approved unanimously by the Commission.

Other Developments

368/17 - F/14567/16 - Cafe 54 Victoria Stadium -- Consideration of revised plans to place canopies for shading and weather protection.

DTP reported. That Planning permission had been granted in January 2017 for canopies to the undercroft. In March there had been an amendment to the design but the application had been deferred as there were some concerns with the design. The proposal had been revised replacing the canopy structure with a glass conservatory with full height glass panels and openable sections. There has been a move away from the awning-type structure and it is now more akin to a flat

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roofed conservatory. The proposed blue fascia tied in with the surrounding area. DTP recommended approval of the revised plans.

IB asked whether the revised plans would encroach onto the pavement.

The Chairman replied that the public highway was respected.

This application was unanimously approved by the Commission.

369/17 - F/14570/16 - 43a/1 -2 Rosia Ramp -- Proposed demolition of existing external swimming pool and stairs to existing property in garden and the proposed construction of two external swimming pools as well as modifications and extensions to external areas of the property and internal refurbishment and alterations.

Consideration of revised plans.

DTP reported on this application which had previously been considered in December 2016 where the Commission decided that the ramp and porch on the South elevation should be omitted, the stair enclosure on the north-west elevation should be omitted, detailed plans of the pools and boundary walls should be submitted and that additional trees were required to be planted in the gardens.

The applicant has submitted revised plans omitting the private ramp and replacing with a public footpath with bollards to avoid cars parking on the pavement. The design of the staircase has also been revised; it is now open and in-keeping with the area. The applicant also intended to relocate a tree on the premises, no further landscaping had been proposed.

DTP reported that Ministry for Heritage would require an archaeological watching brief be carried out.

DTP said that the revisions were welcome but that the Commission would want to consider whether any additional planting should be required.

MEHEC commented that when the swimming pool had been built olive trees had been removed and the applicants were told that these had to be replanted. The applicant should consider planting these as they never did.

JH also commented that this property stands out due to a lack of landscaping.

The Chairman replied that the Commission should place a condition for more trees to be planted.

JH asked who would be maintaining the footpath.

The Chairman responded that it would come under the Highways Department's responsibility.

JH further commented that there were always a couple of accidents in the area and making vehicles drive down a narrower road could be potentially dangerous.

The Chairman replied that her comments would be reported to the traffic authorities.

This application was approved by the Commission with the recommended conditions and pending comments from the Traffic Commission.

11.45 Break – Meeting resumed at 12:00

370/17 - F/14582/16 - Freemantle House, 1 St Christopher Alley -- Proposed extension and refurbishment of residential dwelling.

Consideration of revised plans involving demolition of whole building although design of scheme will not change.

DTP reported on this application which had been approved in December 2016 for the refurbishment of a tender property. The applicant now wished to demolish the building and rebuild it exactly as per the previously approved design. The conversion of the existing building would result in a financial burden for the applicant. The building has no heritage value. Town Planning had no objections to the proposal. Ministry for Heritage recommended an archaeological watching brief be carried out.

The Commission approved this application unanimously.

371/17 - O/14819/17 - 1 Corral Road - Proposed conversion and extension of existing building to create 105 room hotel with ancillary services (C1) and ground floor commercial retail units(A1/A2).

CK reported on this outline application to extend the building at 1 Corral Road and convert it into a 105 bedroom hotel. In December 2015 an extension had been approved together with the installation of a roof terrace. The height of the building had been increased by 4 metres. At Ground floor level there would be a loss of 11 car parking spaces. The applicant wishes to make the area a pick-up/drop-off point, including a delivery bay for a retail/commercial unit and restaurant. The first floor will consist of a restaurant/bar, a gym and 5 bedrooms. The following 5 floors would consist of the remaining bedrooms. At roof level there would be glazing and landscaping. The previously approved design had been revised, resulting in an increase in mass and volume. Photo montages were displayed.

The following comments had been received from various consultees:

- Gibraltar Tourist Board welcomed the project.
- Department of Health, the Environment, Energy and Climate Change (DHEECC) recommended installation of photovoltaic panels and a green/brown roof.
- Technical Services recommended a different architectural treatment to the facade.

CK commented that the hotel would be placed in a great location as it is the key access to the city and that Town Planning had no principle objections to the proposed use of the building. However, Town Planning did feel that the use of pre-cast concrete panels for the facade was too harsh and they would not age well. Glazed cladding and a vertical design would be more beneficial. He also mentioned that there were some reservations concerning the distance from the entrance of the hotel to the pick-up/drop-off point. CK recommended that the architects consult with Town Planning in relation to the proposed facade of the building.

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The Chairman asked if the applicant and architect wished to respond, Mr James Gonzalez and Mr Dominic Harvey from AKS, who were representing the applicants on the use of the concrete panels.

Mr Gonzalez said that if glass cladding were used a lot of heat would be generated. He also mentioned that glass cladding works in a place like London where it would be easier to maintain.

Mr Harvey mentioned that the architect of this project was in London and had no access to the location.

The Chairman noted that where photomontages displayed were distorted this has affected the Commission's decisions in the past. He also mentioned that the previous application was modern and enhanced the area. The Chairman also advised them to work from the previous design and to consider changing the angle and orientation of the windows which would give the bedrooms more privacy overlooking Laguna Estate.

DTP asked Mr Gonzalez and Mr Harvey about the lack of parking.

Mr Gonzalez replied that customers would use a hotel owned shuttle service. The applicant had secured 5 parking spaces which had been secured by the previous owners.

The Chairman stated that the Traffic Commission was not happy that in order to use the drop-off/pick-up point vehicles would have to reverse onto the Laguna Estate Road so the applicant may have to review this.

This application was approved with the conditions that they would have to provide details of the off-site parking review the pick-up and drop off proposals and also revise the proposed architectural treatment of the facades of the building in consultation with the Town Planning department.

372/17 - F/14909/17 - 1/ Serfaty's Passage - Proposed four storey extension to rear of the building.

DTP reported on this application to extend the rear of the building at 1 Serfaty's Passage. Representations had been made by the Hindu Temple which is to the east of this building and counter-representations were made by the applicants. DTP referred members to copies of these which had been circulated.

The applicant wished to build an extension over a patio area and also make some internal rearrangements. Each level would have a window facing into an internal light well. DTP referred to a proposed single storey extension on the site of the Hindu temple which had previously been given planning permission and which would be located close to the proposed extension.

Technical Services had made comments appertaining to the stability of the retaining walls.

The Hindu Temple objected to this proposal on grounds that there would be a loss of privacy and that they were not respecting land boundaries. The applicant subsequently relocated the windows which would have been facing the Hindu Temple and the revised submission is what was being considered. DTP also commented that access to the site was not a matter for the Commission to consider. DTP further reported that this proposal would have minimal visual

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impact on the area and the design was sympathetic. He recommended approval of this proposal subject to the design and materials for the proposed windows to be agreed.

The Commission approved this proposal unanimously.

373/17 - F/14921/17 - 3/5 Charles V Ramp -- Proposed single storey extension to roof and proposed renovation and remodelling of existing third floor.

DTP reported on this proposal for a roof extension at 3/5 Charles V Ramp. In the past a similar roof extension had been approved by the Commission but the Planning Permit had expired. This new proposal was to build an additional storey and make internal alterations. The applicant wished to install 2 opaque windows on the eastern boundary wall, 3 new windows to the south and 1 new window to the North. They also wished to build a pergola structure on the terrace.

DTP reported that that a condition was placed on the applicant when the previous scheme had been approved that required the extension not to be less than 2 metres from the façade of the building to the North.

DTP referred members to copies of two objections received. These generally related to loss of light, reduction of air quality, loss of privacy, loss of views, over development and loss of character. Counter representations were made by the applicant refuting the objections. The applicant had suggested that the lower part of the windows facing south could be opaque to minimise possible loss of privacy. Air quality standards would be met as they would keep a 2 metre distance from the neighbouring property.

Heritage Trust commented that the pitched roof would be lost. The DHEECC recommended a green/brown roof.

DTP commented that the previously approved scheme was very similar to the current proposals. There had been previous condition to restrict any extension to be at least 2m from the building to the North and the proposed terrace on the North elevation would result in privacy issues and therefore this part of the terrace should not be permitted

The issue of encroaching windows is a private matter between the parties concerned and that the Commission needed to restrict itself to considering planning issues such as loss of privacy. DTP recommended approval with conditions to not permit a terrace on the north elevation; the south windows could incorporate opaque glazing on the basis that this had been offered by the applicant. He also asked the Commission to consider whether a green/brown roof should be required as requested by the Department of Environment

The Chairman commented that the proposed windows on the south façade would establish an encroachment on the neighbouring building and that the windows should not be built.

DTP replied that the Commission's concern should be limited to whether or not there was a significant loss of privacy.

The Chairman asked what the difference between the previous and current applications was.

DTP responded that in so far as the south elevation was concerned the previous application had smaller windows and one additional window was now being proposed.

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The Chairman recommended that the Commission should approve what had previously been approved.

This proposal was approved subject to the windows on the south elevation being limited to what had been approved previously and that the roof terrace should incorporate sufficient landscaping to form a roof garden.

374/17 - F/14934/17 - 23c Elliott's Battery, Elliott's Close -- Proposed construction of an entrance porch at top of external stairs to the apartment and enclosure of the south facing terrace.

DTP reported on this application to enclose and create a porch over the entrance to 23c Elliott's Battery. The porch would be a framed structure with a pitched roof over the extension. DTP informed the Commission that this had been done in some other houses in the estate. The applicant also wished to replace the existing south facing terrace structure with a new structure, parapet wall, window units and mono pitch roof. On the west elevation there would be no parapet wall and instead there would be full height glazing.

DTP referred members to copies of an objection and counter representations which had been circulated with the agenda. The objection was to the effect that the proposed terrace roof should incorporate a skylight to allow maintenance access. The proposed full height glazing on the west elevation was also objected to.

DTP commented that the current proposal was similar to other proposals permitted elsewhere within the estate. The objector's requirement for a skylight was not really a matter for the Commission but that there would be no objection if the applicant were to propose it. However, that would be a matter for the applicant and the management company. The proposed full height glazing on the west elevation would have minimal visual impact and therefore there was no objection

This proposal was approved unanimously by the Commission.

375/17 - O/14937/17 - The Cornwall's Centre, Bell Lane -- Proposed extension and alterations to the ground floor of The Cornwall's Centre to accommodate a gym.

The applicants, Mr John McKilloon-Smith and Mr Michael Smith, addressed the Commission on this proposal.

Mr Smith described this proposal as a mixed use development to construct a lightweight structure and wished to present two different options.

Option 1 consisted of a mono pitched roof, bring the courtyard up one level and create a green roof.

Option 2 consisted of a terrace with access to Cheers Restaurant.

Mr Smith said that they wished to reinvigorate the area and considered it would benefit economically. He also mentioned that they would be harvesting rainwater and it would be environmentally sustainable. Mr Smith added that they wish for the first level to be open plan.

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Mr McKillon-Smith informed the Commission that they had no intention to spoil the Centre and that out of 40 residents they had only received 1 objection in relation to privacy issues. He added that the proposed roof garden would only be for residents.

MEHEC asked where the gym would be.

Mr McKillon-Smith replied that the gym would be where the existing courtyard is.

MEHEC also asked where the tables from Cheers Restaurant would be placed.

Mr McKillon-Smith responded that Cheers did not in fact have a licence to place tables outside its unit.

MEHEC commented that removing the courtyard would not allow access by the public.

IB asked about access to Bell Lane through the Centre.

Mr McKillon-Smith responded that the corridor would be retained for access. He also said that 50% of the Centre has been empty for the past 5 years and felt that the centre would benefit financially as it would be open to residents and the local community.

Mr Smith further commented that this proposal does not destroy the heritage of the Centre; he considered it an improvement for residents and the commercial units as more people would use the Centre.

CK reported that the Centre's courtyard was a unique development and although privately owned the public enjoyed access to it. He considered it to be a relief to a very congested area and neither of the proposed options was considered sympathetic to the street scene; this proposal would have a significantly negative visual impact.

Department of Environment welcomed the idea of a green roof. Technical Services objected to the loss of an open space. CK recommended refusal of this application.

MEHEC added that if approved this would result in the loss of a necessary open space in the middle of town.

The Commission refused this application unanimously.

KB apologised and left the meeting at 13:30.

376/17 - F/14950/17 - Police Station, 120 Irish Town -- Proposed renovation and extension of the existing building for use as commercial office space and a public access gallery related to the history of the local police force, with a separate commercial area at ground floor level.

Follows on from outline permission.

CK reported on this application to renovate and refurbish the Police Station at Irish Town into offices. The existing building would also house a public gallery and cafeteria on the ground floor. On the second storey a green roof, as well as photovoltaic panels, would be installed. The roof would have a modern lattice design.

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Ministry for Heritage recommended that an archaeological watching brief be carried out. Department of Environment commented that photovoltaic panels be installed as well as bats and swift boxes.

This proposal was approved unanimously by the Commission.

377/17 - F/14952/17 - Ex Incinerator Site, Europa Advance Road -- Proposed clearing, enabling and installing a waste management plant complete with support accommodation to complement and enhance the activities of the existing Ecopark at Flint Road, Devils Tower Road.

Ms. Gillaine Dellipiani and Mr Ismael Manzorro, a Civil Engineer, addressed the Commission in respect of this proposal to construct a waste management plant.

Ms. Dellipiani described this project as an exciting project and had consulted all stakeholders and departments for this expansion of services of the Ecopark. Through this expansion Ecopark would be able to increase its recycling of cardboard by 100%. Cardboard would be recycled and formed into a briquette which could then be sold as biofuel. Within the park there would be two pits, 1 for regular household waste, and another for bulkier items. Processing of these items at Ecopark would create fresh filtered air. She also explained that this project would have socio-economic benefits by creating 60 jobs. Waste would be hermetically sealed where it would be exported and then made into RDF fuel. Recycling in Gibraltar is currently at 25% and could increase to 72%. Designs of the plant were shown to the Commission.

JC asked whether household waste would go to the same place.

Ms Dellipiani replied that Lorries would bring it to the plant and then could be taken by partners in Portugal and Rotterdam. She further explained that RDF bales could increase carbon credits and that Guernsey also uses this kind of facility.

DTP asked what would happen with the current facilities at Devil's Tower Road and with the area currently used for waste storage further up Europa Advanced Road.

MEHEC replied that there would no longer be a use for the rubbish dump.

Ms Dellipiani added that there would still be a need for the facilities at Devil's Tower Road as they would need to store the waste for up to a week.

JH commented that she supported this project as it was important to maximise recycling over incineration.

MEHEC also commented that there were some issues at it was very close to the UNESCO site and although there were a few problems these were not insurmountable and were being addressed.

There being no further questions the Commission thanked Ms Dellipiani and Mr Manzorro.

DTP reported that in relation to the actual building that the bottom concrete panels would be 2 metres in height and above that the walls would consist of undulated sandwich panels in different colours. The building would have a saw tooth roof. Natural daylight would enter the building

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through north facing windows. Plants would be incorporated in the screening to minimise the visual impact.

Technical Services commented that a rock fall risk assessment should be carried out.

DTP reported that the proposals generally complied with the Development Plan policies. He also commented that the design tried to minimise the visual impact and that its proximity to the World Heritage Site had been taken into account in the design. He added that the plant would be harvesting rainwater, would use LED lights and that Bat and Swift Boxes would be incorporated.

DTP commented that it was understood that the Department of the Environment was undertaking an appropriate assessment screening.

DTP recommended approval of this proposal with conditions that an archaeological watching brief be carried out, a detailed landscaping plan to be submitted for approval, and motorcycle parking should be provided

This proposal was unanimously approved by the Commission subject to the recommendations.

378/17 - F/14956/17 - 19/21 New Passage -- Proposed alterations, extension and refurbishment of building.

DTP reported that this proposal was to make internal and external alterations, remove the existing asbestos roof, add a new storey and with a roof terrace over. The applicant wished to convert this building into a single dwelling and also repair the windows and shutters on the 1st floor or if not repairable to replace with aluminium. The proposed 2nd floor elevations have been designed to match the existing facades. The roof terrace would have a parapet wall with an access staircase abutting the retaining wall of 2 Hospital Ramp. A skylight is proposed over a void at the rear. The current and proposed elevations were shown.

Objections were received by a neighbour stating that their window would be blocked. The applicants made counter representations stating that the window mentioned was illegal.

DTP reported that in June 2016 a proposal for this site was approved for refurbishment, removal of roof and creation of roof terrace with single storey extension. In that application the same objection relating to the adjacent window had been made and in the previous scheme had been addressed by redesigning the access staircase. However, in the current application there is a full new storey which will abut the window in question.

DTP welcomed the refurbishment and mentioned that it was in line with the street scape. He commented that the window referred to in the objection did not have planning permission. In fact, the approved scheme for the adjacent dwelling indicated glass blocks and no window. The issue was really a private rights matter. The window relates to a bathroom and mechanical ventilation could be an alternative to the window DTP highlighted that the GHT had wanted timber windows and shutters and not aluminium and that DPC would need to take a view on this. DTP recommended that this application be approved.

A discussion ensued on the windows and shutters and it was agreed to allow aluminium although a composite material would be preferred.

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IB commented that the street plaque be retained.

This application was approved by the Commission.

379/17 - F/14981/17 - Apartment 9 Moorland House, Ordinance Wharf, Queensway Quay - Proposed internal refurbishment and conversion of roof (attic) void into habitable space with existing roof structure raised.

DTP reported that the application was for internal refurbishment and to convert the existing roof void into a habitable space which would require the raising of the current roof. As part of the works a new roof terrace would be created on the North elevation. The new roof would match the existing and would incorporate eight skylights.

Technical Services had commented that they had no objections to the conversion of the roof space but did object to the raising of the roof.

DTP commented that this was the first such proposal at this location. It would alter the architectural symmetry of the buildings and the Commission needed to consider how significant this would be. The increase in height of the new roof would be minimal. The proposed cut out terrace would be more noticeable. DTP commented that looking at the marina as a whole there were a variety of roofscapes and on balance the proposed changes were not considered to have a significant visual impact.

The Commission approved this application.

380/17 - F/15009/17G - Midtown Car & Coach Park – Proposed construction of new premises for Gibraltar Target Shooting Association as extension on top of existing roof.

GoG Project

DTP reported to the Commission that this application was for the relocation of the premises for the Gibraltar Target Shooting Association which would need to be moved as a result of the proposed sporting facilities at Europa. A specific length and orientation is required for the target shooting range.

The roof of the multi storey car park was at two levels and the proposal envisaged levelling by constructing a floor at the higher level creating a void under the southern half. On the north elevation this resulted in an increase in height of 4.4m whilst on the southern elevation the increase would be 6.4m. There would also be an extension to the lift and stair cores. The extension would be roofed over apart from an open area over part of the 50m shooting range.

Technical Services had no objections but the increase in height should be kept to a minimum. The Gibraltar Fire and Rescue Service commented that due to the increase in height of the building the installation of a sprinkler system would now be necessary throughout the building.

DTP commented that due to the scale of the existing building the additional height could be accommodated without significant visual impact on the character of the town. The facades of the extension would continue the architectural treatment of the existing facades. He reported that

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whilst close to residential areas safety and sound dampening measures would be put in place. DTP also advised the Commission that the proposed extension may impact on Building D of the Mid Town development which had been designed with ventilation grilles facing the site where the extension was proposed and that the design of the extension would need to take this into account.

The Chairman commented that this was one of his initiatives and that placing the shooting ranges on the roof would maximise the use of this space.

MEHEC commented that some activities would not be able to be carried out. He added that a provision for Solar Panels should be made on the rooftop.

CV expressed his concerns about live ammunition being in a building where other people are present.

MEHEC replied that Government would enforce that Gibraltar Target Shooting Association members adhere to strict rules and all necessary standards.

The Commission had no objection to the proposal subject to the necessary health and safety controls and that the design should take account of the ventilation requirements of the adjacent building.

381/17 - A/14969/17G - Winston Churchill Avenue and Devil's Tower Road -- Proposed directional signs for emergency services vehicles to rendezvous points.

This was an application by the MOD to install additional signage indicating Emergency Services Rendezvous Points. This follows a review by the UK CAA of the Airport Emergency Plan. Whilst many of the signs are to be located within MOD property 10 signs would be outside their land. The signs have a standard design with yellow borders and green background.

DTP reported that the Traffic Commission had recommended that the proposed signs in the centre of the dual carriageway should only be permitted if they do not project beyond the kerb line. The Traffic Commission did not support the proposed signs either side of the runway road and suggested that as an alternative they could be placed on the existing gantries.

The Commission had no objections subject to compliance with the Traffic Commission's recommendations.

Appeal Decisions

382/17 - F/14121/16 - 7 Admiral's Place – Proposed minor external alterations to residence.

DTP reported that an appeal against the Commission's decision to refuse the installation of glass curtains as part of the application had been upheld by the Development Appeals Tribunal. The Commission was now required to amend the planning permission in line with the decision unless it considered that a judicial review of the decision would be appropriate.

The Commission agreed to amend the permission in line with the decision.

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383/17 - F/14520/16 - 6 Straits View Terrace, Europa Point – proposed new flats

DTP reported that an appeal against the Commission's decision to require the installation of a green roof as part of the development had been upheld by the Development Appeals Tribunal. The Commission was now required to amend the planning permission in line with the decision unless it considered that a judicial review of the decision would be appropriate.

The Commission agreed to amend the permission in line with the decision.

Minor Works – not within scope of delegated powers

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

384/17 - O/14632/16 -Mons Calpe Mews -- Proposed installation of glass curtains in Seamaster Lodge.

385/17 - O/14897/17 - 20 Genoa House, Catalan Bay Village - Proposed construction of new apartment and flat roof terrace on existing Genoa house block at second floor level to mirror approved extension for adjacent apartment at 19 Genoa house.

386/17 - F/14948/17 - 2 Sandpits Views -- Proposed installation of glass curtains.

387/17 - D/14754/17 - Buildings 73-84, Ex Mod Stores, 78 Queensway -- Proposed demolition of internal block work partitions and asbestos roof.

388/17 - D/14965/17 - Freemantle House, 3 St Christopher Alley, Europa Point – Proposed demolition of two story residential property.

389/17 - D/14985/17G - Spyglass, Upper Rock – Proposed demolition of red two storey structure.

MOD Project

390/17 - D/15010/17G - Lathbury Barracks – Demolition of two outbuildings to commence enabling works for Sports stadium project.

GoG Project

Applications Granted by Sub Committee under delegated powers (For Information Only)

The Commission noted the following applications that had been granted by the Sub Committee.

391/17 - BA12649 - Girl Guides' Hut Queen's Road Upper Rock -- Consideration of revised plans for extension to kitchen to allow for accessibility requirements of project.

GoG Project

392/17 - BA13338 - South plot, West One, Eurotowers, Europort Road -- Consideration of amended plans for revised landscaping and open access between West One and Eurocity and consideration of design detail for external glass balustrades to discharge condition on Planning Permit.

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393/17 - BA13599 - 12 Catalan Gardens Sir Herbert Miles Road -- Consideration of applicant request to install air condition unit at rear of property.

394/17 - F/13882/15 - Devil's Tower Hostel Site, Devil's Tower Road -- Consideration of revised plans for minor amendment to install single windows on north and south elevations of building.

395/17 - F/13944/16G - 4A North Mole Road -- Consideration of revised plans for the installation two air con units on façade.

GoG Project

396/17 - F/14436/16 - 37 Admiral's Place Naval Hospital Road -- Consideration of amended plans for the removal of ground floor planter, creation of storage area and replacement of new planter on the roof of the storage area.

397/17 - F/14619/16 - 16 Europa Pass Battery, Europa Pass -- Consideration of details for design of external fence to enclose area to be accessed by approved staircase.

398/17 - F/14717/17 - Red Sands Road and Europa Point -- Consideration of alternative locations for the proposed relocation of two map stands.

399/17 - F/14798/17 - Flat 3/5 Cornwall's Parade -- Consideration of revised plans for further internal alterations.

400/17 - F/14800/17 - 1001, Sand Dune House, Beach View Terraces -- Proposed installation of glass curtain windows in balcony.

401/17 - F/14830/17 - 1200 Eurotowers, Europort Road -- Consideration of revised plans for the replacement & alterations of external windows

402/17 - F/14906/17 - Mid-town Coach and Car Park, Reclamation Road -- Proposed installation of led advertising screen to external wall at entrance to coach and car park.

403/17 - F/14919/17 - 207 Viking Lodge, Mons Calpe Mews -- Proposed glass curtains to be installed on balcony.

404/17 - F/14922/17G - Britannia House, Queensway -- Consideration of revised alterations to front entrance to building.

GoG Project

405/17 - F/14924/17 - Units 17, 18 & 19, Block 6, Watergardens, Waterport Wharf -- Proposed minor internal and external alterations and refurbishment of restaurant premises.

406/17 - F/14927/17 - 6 Dexterous House, Ordnance Wharf, Queensway -- Proposed internal alterations.

407/17 - F/14929/17 - 703 Europlaza, Block 6, Harbour Views Road -- Proposed internal alterations.

408/17 - F/14940/17 - 36 Ragged Staff Wharf, Queensway Quay, Queensway -- Proposed internal alterations.

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409/17 - F/14941/17 - 40 Engineer Lane -- Retrospective application for the replacement of rotten timber beams with steel beams.

410/17 - F/14943/17 - Marina Court, 20 Glacis Road -- Proposed new accesses to existing lifts to all floors.

411/17 - F/14946/17 - Penthouse 503, Portland House, Glacis Road -- Proposed internal alterations.

412/17 - F/14949/17 - Morrison's Supermarket, Westside Road -- Proposed entrance enclosure.

413/17 - F/14951/17G - Unit A, Blue Wave House, Mid-Harbours Estate -- Proposed internal building works and installation of air conditioning units.

GoG Project

414/17 - F/14955/17 - 609 Royal Ocean Plaza, Ocean Village, Ocean village Avenue -- Proposed internal alterations to apartment.

415/17 - F/14959/17 - Unit 5.10 World Trade Centre, Bayside Road -- Proposed internal alterations.

416/17 - F/14975/17 - Unit 8B, The Square Marina Bay, Bayside road -- Proposed replacement of existing grill with new extraction flue.

417/17 - F/14976/17 - 12 Bomb House Lane -- Proposed replacement of wooden windows and shutters.

418/17 - F/14993/17 - Nazareth House, 33 Hospital Ramp, -- Proposed structural opening to internal load bearing wall.

419/17 - A/13856/15 - 13 Winston Churchill Avenue -- Proposed amendment to advertisement surround for previously approved cash out machine.

420/17 - A/13857/15 - Morrison's, Westside Road -- Proposed amendment to advertisement surround for previously approved cash out machine.

421/17 - A/14732/17 - Sundial Roundabout, Winston Churchill Avenue -- Consideration of revised location for directional sign.

422/17 - A/14925/17 - Unit OS1, ICC, 2A Main Street -- Consideration of additional advertising on kiosk.

423/17 - A/14977/17 - Ocean Spa Plaza, area about entrance to scaffolding tunnel entrance -- Proposed directional signage to be mounted on scaffolding.

424/17 - Any other business

The Chairman took the opportunity to thank JC for his service to the Commission as he was now retiring.

Approved

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425/17 - Next Meeting

The next meeting will be held on 30th August 2017.