

## Approved

DPC meeting 8/18  
4<sup>th</sup> September 2018

### THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 8<sup>th</sup> Meeting of 2018 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 4<sup>th</sup> September 2018 at 9.30 am.

---

**Present:**

Mr P Origo (Chairman)  
(Town Planner)

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

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

Mr H Montado (HM)  
(Chief Technical Officer)

Mr G Matto (GM)  
(Technical Services Department)

Mrs C Montado (CAM)  
(Gibraltar Heritage Trust)

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

Mr Charles Perez (CP)  
(Gibraltar Ornithological & Natural History Society)

Mr C Viagas (CV)

Mrs Janet Howitt (JH)  
(Environmental Safety Group)

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

**In Attendance:**

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

Mr. Robert Borge  
(Minute Secretary)

**Apologies:**

Dr K Bensusan  
(Gibraltar Ornithological & Natural History Society)

# Approved

DPC meeting 8/18  
4<sup>th</sup> September 2018

## Approved

DPC meeting 8/18  
4<sup>th</sup> September 2018

### 462/18 – Approval of Minutes

The minutes for of the 7<sup>th</sup> meeting of 2018 held on 18<sup>th</sup> July 2018 were approved.

### Matters Arising

#### 463/18 – F/15593/18 – 6 Cumberland Steps – Proposed construction of single storey extension to building and roof terrace to form 7 new apartments.

This application had previously been discussed at the June meeting. The application had been deferred because the Commission considered that the applicant needed to make some amendments after listening to the objectors present at the meeting and a site visit conducted by members.

The applicant wished to add a single storey in order to construct 7 new apartments. The objectors had raised issues concerning the loss of privacy and light. On the upper 2<sup>nd</sup> floor the applicant had relocated the windows further north and on the 3<sup>rd</sup> floor, the unit in the south-east corner had been pulled back, introducing a small terrace instead. The applicant had also amended the design of the wash house at the south end so as to extend it as far as the stair core, and the roof terrace had been pulled back in the south-east corner. The revised plans were displayed to the Commission.

The Chairman asked Mr Stephen Martinez (SM), who was representing the applicant, whether he had served a Section 21 (a) notice to all the residents.

SM replied that there was only one owner of the freehold, who was the owner of the terrace.

The Chairman stated that the notice should have also been served to those in rented accommodation. He added that the Commission would not be able to consider the application until everyone had been served a Section 21 (a) notice as otherwise any decision could be subject to a judicial review.

This application was deferred on this basis so that S21A process is complied with.

#### 464/18 – O/15396/18 – 92 Devil’s Tower Road – Proposed construction of a multi-storey residential development including ancillary commercial accommodation and automated car-parking system.

This application had previously been considered at the July meeting and had been deferred. The Commission had determined that the height and mass of the building was too large. It was considered that Devil’s Tower Road (DTR) was changing rapidly and that a Landscape Character Assessment and design framework had been recommended by the Town Planning Department to provide guidance for development within this area. It was reported that Government had decided to not undertake the assessment at this time.

Mr Jonas Stahl (JS) and Mr Peter Cabezutto (PC) were invited to approach the Commission to present the amendments they had made to the application.

## Approved

DPC meeting 8/18  
4<sup>th</sup> September 2018

JS stated that they had addressed the height and character issues the Commission had pointed out at the last meeting. They had taken the building footprint and broken it up into three staggered volumes. They had also removed two storeys and reduced the height from 81 metres to 78 metres. There would be a small intrusion into the OLS.

JS added that they had also reduced the number of apartments by 37. The previous design of the building was a glass tower and would now have recessed terraces instead. The east and west facades would be opaque and the north façade would be glazed. The roof terraces would have some landscaping in order to create some interest.

JS told the Commission that seeing as the building would be in a highly developed area they would be including a 260sqm landscaped plot for the public to enjoy. He also informed the Commission that a Visual Impact study had been carried out with views taken from 21 different views to the North Face. They had determined that the building would still leave 82% of the North Face visible. He described the impact as limited and that the building would only come into view once someone was up close.

A video was shown detailing the approach to the building from different angles. JS stated that considering the views of what has already been constructed and what could potentially be constructed if the low rise buildings at DTR were any taller it would have a further visual impact. JS mentioned that Hassans Centenary Terraces would be the focal point at the end of DTR and Beach View Terraces would hide the building on approach from the new frontier tunnel until you reached the roundabout.

DTP reported to the Commission that the basement and ground floor of the building would house parking as previously submitted. The previous design had been split into 3 volumes breaking up the mass and that the introduction of a staggered form also assisted in breaking it up. The previously designed side terraces had been removed and recess terraces were now being introduced. The applicant would also be creating terraces on the upper levels and the building design now consisted of a staggered structure with different heights.

Comments from consultees had not yet been received. However, Technical Services Department (TSD) had previously commented that in terms of rockfall the proposals were acceptable.

DTP commented that the visual assessment undertaken by the applicant, whilst helpful, was not an independent assessment and contained subjective assessments

DTP commented that whilst the department's preference would have been to have a robust independent landscape character assessment and design framework in place, against which this and any future applications could be assessed, this was not possible and that the application needed to be determined.

He also mentioned that the changes undertaken by the applicant were welcome and meaningful but that further design improvements could be made. The car park would not meet the standard 1:1 ratio.

DCM commented that from his perspective this revised submission was an improvement. He added that as per the 2009 Development Plan no tall buildings should be constructed within the city walls and as industrial entities had moved out of DTR there was now an increase in residential developments on DTR. That is the framework in which he believed this application should be

## Approved

DPC meeting 8/18  
4<sup>th</sup> September 2018

considered.

CAM considered that a holistic plan was needed for this area and agreed that a lot of detail had been submitted by the applicants. However, she felt the building was too tall, as Hassan Centenary Terraces would also be a massive block. She added that the height of this building would set a bar for future developments in the area.

JH relayed her disappointment that this development was being discussed at all as she considered that the Commission had agreed with the Town Planning Department that a Landscape Assessment should be carried out for DTR. JH added that holistic approach should be implemented when it comes to DTR as it is being developed at a very rapid pace and that on behalf of the Environmental Safety group she would be objecting again on this occasion. She stated she would be objecting due to the precedent it would set on the height of future developments, the negative visual impact it would have and that there was a large responsibility on the Commission regarding safety.

CV commented that in Gibraltar there were some strategic vistas which were unique and needed to be respected but the Visual Impact Study presented was thorough and Beach View Terraces would obscure this particular building. He added that he would object to a tall building in town and would much rather have tall buildings in this area. CV agreed that a more holistic approach should be implemented, not just to this area but to the whole of Gibraltar. With regard to safety issues CV said that he was following the advice being given by TSD that supported the safety measures the applicant would implement.

DCM mentioned that a Landscape Assessment would not have eliminated the debate over the height and mass of this building. Currently, the 2009 Development Plan was in place, and although there was a need for a new Development Plan, and this is what the Commission should follow.

JH responded that changes to the Civil Aviation Act meant that height restrictions had been lifted with no detailed guidance in place since the last Development Plan of 2009, which were concerns ESG had raised at the time. She added that this development would have an impact on the vistas of an important and iconic area – the North face, and an impact on the entry into Gibraltar. JH also said that holistic planning for this purpose was widely supported by DPC, which the Town Planners advocated for such a plan too. JH noted that the manner in which the applicant had used development in adjacent areas in his presentation – i.e. Government tall blocks as reference making his own design look small more than suggests how important holistic planning is and not piecemeal development as is happening in this area. JH added that implementation of a new Development Plan should be looked into; Gibraltar was very small and the Commission needed to be flexible but also cautious.

DCM agreed with JH that there was a lack of space and the Commission should look at striking the right balance between conservation and developing Gibraltar.

CP added that due to the lack of space, buildings will have to go higher but the rate of development was astronomical and by the time a new Development Plan is in place DTR will already be developed.

The Chairman stated the current Development Plan allows the Commission to make decisions objectively.

## Approved

DPC meeting 8/18  
4<sup>th</sup> September 2018

MEHEC commented that if he looked at Gibraltar as a whole he preferred taller buildings in this area and possibly build lower buildings in other areas.

CAM summarised the issues the Heritage Trust had stating that they agreed that buildings should be taller in this area but how tall should the buildings be. In relation to the vistas and views her concerns had been calmed.

MC commented that the building breached the maximum height dictated by the OLS but if it would not cause any wind turbulence then the height was permissible.

GM commented that there were numerous factors that he was considering. He felt that DTR could sustain this amount of development and buildings of this mass and height. The developers had redesigned their development and were trying to create some interest on the higher floors when buildings of this magnitude tended to be repetitive. He added that hopefully this building would set a precedent in design terms.

JS asked the Commission to consider that time was a sensitive factor for approval of his client's application as rock fall mitigation measures had to be implemented as soon as possible and that these measures were not just for the rear of their site but would also extend to adjacent plots.

The Chairman asked the Commission to vote on this application with the results being as follows:

Approve: 6  
Against: 3  
Abstentions: 2

The application was approved.

### **Major Developments**

#### **465/18 - O/15663/18 - 18 Winston Churchill Avenue - Proposed construction of the Gibraltar national stadium.**

This application was for the redevelopment of Victoria Stadium to become the Gibraltar Football Association's (GFA) National Stadium. Ms Sara Mendez Roldan (SMR), Mr Peter Kenoble (PK) and Mr Ben Vagarin (BV) were asked to address the Commission to inform and describe the application submitted.

PK explained that the new stadium would have 4 stands and have seating capacity for 8000 people. The new stadium would host international and domestic matches and meet UEFA and FIFA requirements in order to support the development of professional football in Gibraltar. The stadium will also have additional facilities such as VIP and Conference areas on the western side, multi-sport hall, training pitches, gymnasium, medical centre, offices, GFA fan shop and a sports restaurant and bar. PK considered that the new stadium will be intensely used.

PK also explained that due to its proximity to the airport there would be some height restrictions to the stadium. Due to the restrictions the plot would be used in its entirety to make full use of the space available. There would be public spaces at podium level and the sports hall would also be

## Approved

DPC meeting 8/18  
4<sup>th</sup> September 2018

available to the public. The Cepsa Petrol Station next to the current stadium will be moved to the frontier as discussed at a previous meeting. There would also be a view into the stadium from the Sundial Roundabout due to an open glazed façade. PK also mentioned that there would be a public urban space around the stadium and a 4 metre wide walkway on the Bayside Road side. The stadium would also have access for disabled users. The stadium would have an articulated design with landscaping, especially on the east side where the building would be the most visible.

SMR informed the Commission that they were planning on using energy efficiency measures throughout the new stadium. They would be reducing the energy demand using improved insulation, air ventilation and making the most of natural lighting. SMR added that they were also looking into using low/zero carbon technology.

She also explained that they had undertaken an Environmental Impact Assessment and would be implementing operational management measures during constructions and had already discussed visitor and traffic management with the Traffic Commission and Traffic Department.

SMR also mentioned that they would have like to start construction in early 2019 but would start after the Island Games and construction would be phased in order to minimise disruption.

DTP reported on the following comments received from consultees:

- Department of Environment Heritage and Climate Change (DoEHCC) – Applicant must ensure that ground water body should not be contaminated during construction.
- Ministry for Heritage (MH) – An Archaeological Watching Brief (AWB) and photographic study should be undertaken.
- Traffic Commission (TC) – Required further details of road junctions. These details would need to be submitted at Full Planning stage.

DTP reported that an objection had been received from the operator of one of the current bars at Victoria Stadium as his business had not been included as part of this project. He referred members to copies of the objection circulated with the agenda.

DTP stated that the height of the stadium was within the aeronautical limits, standing at 21 metres tall at the north stand. The south and north-eastern facades would be glazed in order to soften the impact at street level. DTP recommended that cladding should adopt a neutral colour. The stadium would fit within the urban context of the area. He added that as the view from the runway was quite prominent the applicant should consider introducing some architectural features to create some interest to the north facade.

Under regulations 88 parking spaces should be proposed but only 40 spaces were being provided. However, the stadium would be accessible by foot and would be close to public transport routes. Other considerations were that this proposal represented a major investment of both economic and sporting benefit. That the existing floodlights at the stadium would be replaced with OLS compliant ones. DTP also mentioned that the skate park on site would need to be relocated.

DTP recommended approval of this application with conditions that further design improvements be made to the north façade, submission of an adequate transport management plan, retention of the Bayside Road street parking, bike parking to be provided, detailed landscaping plans and renewables assessment to be submitted at Full Planning stage.

## Approved

DPC meeting 8/18  
4<sup>th</sup> September 2018

MEHEC commented that solar panels should be mandatory as this was the perfect place to install them. Cycle lanes should also be implemented. He also mentioned that there is a small colony of Swifts on site and that nest boxes should be re-provided; ensuring that they are not demolished whilst they are here.

The Commission unanimously approved this application following DTP's recommendations.

### **466/18 - F/15646/18 - 44 Town Range - Proposed construction of five storey office development.**

The applicant was seeking permission to construct a five storey office development at 44 Town Range which is derelict and fronts both Town Range and Victualling Office Lane. The building faces onto a courtyard and is part 2 storeys tall and part 3 storeys tall. The applicant would be constructing a total of 1300 sqm of office space with a car park within the site. The buildings would be demolished but retaining the Town Range façade. The entrance to the car park would be via the current archway on Town Range. There would be a loss of on street parking due to the vehicular and pedestrian access to the site.

The applicant proposed to set the building back and introduce a terrace on the first floor. At roof level there would be two green roofs, solar panels, a/c plant, and lift as well as a stair core. The stair core would provide access to the roof. Swift nests were to be incorporated into the lift/plant room.

The stone wall on the facades would be refurbished and the entrance to the site would be retained. Existing windows would be replaced with aluminium window frames. The third and fourth floor would have glazed facades.

DTP reported that in August 2015 an 8 storey development had been approved for 33 apartments and a 35 space car park but the current proposal represents a reduction in overall mass and height compared to the previous scheme.

TSD had commented that a traffic management plan should be put in place and the lost on-street parking should be re-provided.

Traffic Commission commented that adequate sight lines should be introduced and that the applicant should consider changing the entrance in order to not lose the on-street parking.

DTP reported that the reduction in mass and height was welcomed as well as the setting back and the retention of the façade. He added that the Commission may need to consider relaxing the parking requirements and balance the loss of parking with bringing a derelict space back into use. DTP considered that window frames (within the retained facades) should be timber instead of aluminium. DTP recommended approval with conditions on using timber window frames, a Swift/Bat survey, Desk Based Assessment and an Archaeological Watching Brief be conducted.

CAM noted that the Heritage Trust welcomed the reduction in height since it was last presented to the Commission but felt that the loss of the laundry on site should be recorded and the façade over the first storey should be softened and not seen from street level.

MEHEC commented that the glazed façade should be set further back and the Swift survey should



## Approved

DPC meeting 8/18  
4<sup>th</sup> September 2018

be carried out in April/May as Swifts would have already migrated. He added that nests should be similar to what there is currently in place.

DTP mentioned that there would be some visibility from the Upper Rock and that the previous scheme was predominantly glazed. This scheme would not necessarily be seen from street level.

The applicant was present at the meeting and informed the Commission that with the current design they did not wish to detract from the old building. He added that there were still ongoing discussions with Town Planning on the design of the building.

The Commission decided to approve this scheme following DTP's recommendations.

### Other Developments

#### **467/18 - F/14272/16 - Casemates Square (Part) - Proposed repositioning of the cityscape sign, removal of two trees, new landscaping and the repositioning of J.J. Holliday's plaque**

This application was deferred pending completion of a Tree Assessment.

#### **468/18 - O/15594/18 - Unit 9, Poca Roca, Upper Rock - Proposed demolition of existing structures and extension to residence.**

### Agent to address the Commission

The applicant wished to demolish a shed and water tank and construct an extension to the existing bungalow. There are 3 trees on site which would be retained. There would be a small corridor connecting the main residence and the extension.

The applicant has revised the design and has reduced the size and removed the kitchen from their earlier plan. The architecture is similar to another extension previously constructed on the other side of the applicant's bungalow.

Mr Stephen Martinez (SM) approached the Commission and informed them that the applicant was trying to rebuild what had previously been in place. There had previously been a dwelling on the same site. The extension would cover a total of 28 square metres.

DTP reported that on a number of permissions granted for replacement dwellings and extensions that had been in line with policy. In April 2016 an application had been refused to construct 4 houses with access from Bruce's Farm.

Comments were received from DoEHCC who stated that there should not be any encroachment on green areas; and TDS who said that there may be land stability issues and the applicant must ensure that stability is not affected by construction.

The site is within the Nature Reserve and policy Z9.4 states that no further dwellings should be constructed within the Nature Reserve. Any extensions within the Upper Rock must not exceed 20% of the volume of the original dwelling. DTP explained that the applicant had included the

## Approved

DPC meeting 8/18  
4<sup>th</sup> September 2018

water tank and shed in their calculations. Town Planning considered that the 2 detached structures should not be included in the calculations. DTP recommended that the application be deferred to allow the extension to be redesigned in order to comply with the established policy of not exceeding the 20% limit.

CV commented that he was in agreement with adhering to policy especially when it came to the Nature Reserve but in this case the area was only 28 sqm, and 18 sqm is the size used for a hotel suite.

GM asked whether the extension would be visible from town when looking toward Poca Roca.

The Chairman replied that this extension would not be visible at all and the Commission could consider relaxing the policy with this proposal. The Chairman noted that he considered the architectural form to be pleasing.

MEHEC commented that he would approve this proposal as he felt the purpose of the policy was to restrict development within the Nature Reserve. He felt the proposal was not ostentatious and was an exceptional case as this was for the same family. MEHEC also commented that the applicant intended to construct on land which had previously been built on.

The Commission voted on this application as follows:

Approve: 8

Against: 0

Abstain: 3

The Commission approved this application and conditions were set following comments from DoEHCC stating that the entire roof should be a green roof, Swift/Bat boxes should be installed and trees should not be damaged during construction.

### **469/18 - O/15600/18 - 52/58 Flat Bastion road and 3/5 and 9/11 Bado's Passage - Proposed extensions and re-development of residential scheme and ancillary areas.**

This application was to redevelop two separate two-storey vacant buildings which had gone out to tender. DTP stated that prior to issuing the tender town planning and heritage comments had been requested and that these had been incorporated into the tender conditions. This was very welcome and meant that the current scheme, which generally complied with these, was generally acceptable.

A car parking deck would be provided, the existing buildings refurbished and extended in order to create a total of nine apartments. There would be a central circulation core. The applicant proposed to implement green roofs with solar panels. Entrance to the car park would be via Flat Bastion Road resulting in the loss of one on-street parking place. 8 parking spaces would be provided which is one less than required under the regulations. Traditional windows and balconies were to be implemented and trees on site would be retained.

## Approved

DPC meeting 8/18  
4<sup>th</sup> September 2018

DoEHCC commented that Swift/Bat boxes should be provided and landscaping details should be provided.

The Traffic Commission had submitted comments stating that any on-street parking that is lost should be re-provided and adequate turning circles be put in place.

An objection letter was received expressing concerns over the size of the development and any potential damage that could be caused by construction. This letter was circulated to all members.

DTP reported that this development would be assimilated into the townscape and would not affect the vistas from Flat Bastion Road. The scheme proposed followed the requirements set out at tender stage and the design was sensitive to its location. There were no objections to the car park deck and DTP recommended that the 1:1 ratio on parking be waived for the minor shortfall and that motorcycle parking should also be provided in compensation. No lift access was being provided and DTP recommended that the applicant reconsider this aspect. Further landscaping was considered necessary for the car deck including the use of permeable surfacing. CAM commented that an AWB should also be required.

JH commented that seeing as there were some mature trees on site that the applicant had stated would be retained that this should be properly assessed as they were totally enclosed and out of sight in the new development. The trees broke up the concrete in the area and definitely enhanced the town landscape and efforts should be made to retain them. She also commented that with regard to the objection letter received a lot of care and due diligence should be taken.

The application was approved with specific conditions requiring additional landscaping of the car deck including use of permeable surfacing, motorcycle parking, AWB.

### **470/18 – O/15610/18 – 1 St Joseph’s Road – Proposed demolition of existing warehouse and construction of a new garage building containing parking spaces and stores.**

This application was to redevelop an existing warehouse into a garage building with stores. The site is sloped; the warehouse on site is dilapidated and is adjacent to a vegetated area. This site had gone out to tender. A total of 9 on street parking spaces would be lost and 3 trees removed. The new garage building would be 3 storeys tall and house 32 parking spaces, with infrastructure included for electric vehicle charging points. On the top storey 46 stores would be installed. On the ground floor there would 18 car parking spaces. The first floor would be accessed by a ramp on the east side and house a further 14 spaces, including a disabled parking bay. A loading/unloading bay was proposed off the ramp with the loss of a further two trees. The existing footpath would be maintained across the ramp to the existing stairs. The roof would be a green sedum roof. The building would be built with concrete blockwork and louvers incorporated for ventilation and a planter provided between the 1<sup>st</sup> and 2<sup>nd</sup> floors.

Mr Stephen Martinez (SM) and Mr Stephen Catania (SC) representing the applicants addressed the Commission. SC explained that they were intending on keeping as much open space and the height as low as possible. SC also mentioned that they would not be making a profit from this construction, they were looking into create an amenity for residents of Jumpers Building. He explained that the loading bay would provide access to the stores which would be separate from the parking. They would also be providing disability access. Trees would be repositioned and would be providing a green roof. The stores would be for residents and the leases would be

## Approved

DPC meeting 8/18  
4<sup>th</sup> September 2018

conditioned.

DoEHCC commented that there was a scheme for the entire green area and that due to the loss of 3 trees the applicant must plant a further 8 trees.

TSD objected to the proposed vertical wall cladding and that the applicant must ensure that the slopes are not affected during construction.

DTP reported that there would be a loss of three public parking spaces and a motorcycle bay but the Commission should consider that there would be a gain of 32 spaces. The loss of three trees was acceptable subject to the planting of 8 new trees. He also mentioned further design work was required on the elevational treatment to break up the massing and achieve greater articulation. DTP recommend the scheme be approved with the conditions to redesign the external façade; detailed landscaping plans required, sight lines to be provided, 10% of spaces to have EVCP, bat and swift survey and nests and other conditions to reflect comments from departments.

The Commission unanimously approved this application.

### **471/18 – F/15620/18 – 24 Casemates Square – Proposed construction of glazed external structure.**

This application was deferred pending completion of a Tree Assessment.

### **472/18 – F/15622/18 – 4 Castle Street – Proposed construction of an additional storey, restoration of façade and minor alterations.**

### **473/18 – F/15623/18 – 6 Castle Street – Proposed construction of an additional storey and minor internal alterations.**

### **474/18 – F/15624/18 – 4 Castle Street – Proposed installation of lift shaft within internal courtyard.**

These three applications were considered together by the Commission as they were all by the same applicant for related properties. The property at 4 Castle Street is a 3 storey residential property which is currently in a dilapidated state. The applicant proposed to construct a single storey extension with an apartment. The applicant would replace all aluminium windows with UPVC windows and shutters would be replaced like for like. A stair core would be incorporated for access to the roof. The applicant also proposed to install a lift shaft within the internal courtyard.

The applicant also wished to construct a single storey extension at 6 Castle Street. A previous scheme had been approved to turn it into a boutique hotel but never came to fruition.

DTP commented that he felt the additional storeys were sympathetic and that the heritage features at both properties were to be retained. Details on the replacement windows still needed to be confirmed. Photovoltaic panels would also be installed.

## Approved

DPC meeting 8/18  
4<sup>th</sup> September 2018

The Commission unanimously approved these applications.

### **475/18 – F/15658/18 – International Commercial Centre, 2A Main Street – Proposed internal alterations and external façade refurbishment.**

This application was to make alterations to the shopping arcade at 2A Main Street. The applicant was proposing to remove the shutters on both the north and south façade and replace them with canopies on the north façade. There would be a large sign placed at the entrance to the International Commercial Centre. The applicant proposed to place holistic signage and spotlights on the north façade.

Heritage Trust welcomed the refurbishment and the removal of the cluttered signage.

DTP recommended that the application be approved with conditions. The Development Plan restricts advertising on the upper floors of buildings so the applicant should omit any signage on canopies above the first and second floor.

. He also said that the shutters at Cooperage Lane should be retained as they helped to assimilate the lower floors into the streetscene. The large sign at the entrance was acceptable but its depth should be reduced as the proposed depth was considered excessive.

The Commission unanimously approved this application following DTP's recommendations.

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

### **476/18 – F/15657/18 – Admiral's Villa, 17/4 Gardiner's Road – Proposed conversion of dwelling into one apartment.**

The Commission unanimously approved the application.

### **477/18 – F/15681/18 – 216 Main Street – Proposed internal alterations to existing apartments on second floor and general renovations to external facades of building including replacing existing timber windows with fibre glass windows.**

The Commission unanimously approved the application.

### **478/18 – F/15727/18G – Skywalk, St Michael's Road, Upper Rock – Proposed extension adjacent to existing skywalk lift, for creation of small office.**

The Commission unanimously approved the application with a recommendation for a green roof to be included. MEHECC however, indicated that there may be further design changes to the proposed scheme.

### **479/18 – F/15730/18G – Front of Building 4, St. Bernard's Hospital, Harbour Views Road – Proposed extension at the front of Building 4 with associated internal alterations to ground and first floor levels of Building 4 to accommodate the new primary care centre.**

The Commission had no objections to the proposal.

## Approved

DPC meeting 8/18  
4<sup>th</sup> September 2018

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

#### 480/18 – BA12176 – Laguna Estate – Proposed construction of additional floor to blocks and installation of lifts.

*Consideration of colour scheme for social club and car park building.*

GoG Project

#### 481/18 – F/13843/15 – Ocean Spa Plaza, 17 Bayside Road – Proposed mixed use development comprising multi-storey car park with 589 spaces, 125 apartments, hydrotherapy spa and resort deck, offices, commercial/retail street frontage.

*Consideration of ground floor level landscaping to discharge condition 19 of Supplemental Planning Permit No. 5059A.*

#### 482/18 – F/13995/16 – Orion House, 6 George’s Lane – Proposed construction of a two storey roof extension and general refurbishment of existing building.

*Consideration of signage details for ground floor commercial unit to discharge Condition 6 of Supplemental Planning Permit No. 5451A.*

#### 483/18 – F/14091/16 – 202/204 Main Street & 1-9 Giro’s Passage – Proposed single storey extension and full refurbishment of existing residential property.

*Consideration of revised elevation for Giro’s Passage façade to retain existing door openings to discharge Condition 1 of SPP No. 5468C.*

#### 484/18 – O/14525/16 – Vacant Open Flat Roof Area Over Chatham Counterguard Vaults, No.11 & No.12, Fish Market Lane – Proposal to reopen original access via spiral staircase in vault 12 to provide access to current unused open rooftop terrace over vaults 11 and 12 Chatham Counterguard to be used for outdoor eating and drinking and other associated works including the installation of new floor decking and glass balustrading.

*Consideration of request to renew Outline Planning Permit No. 6123.*

#### 485/18 – F/14646/16 – 19 Willis’s Road – Proposed conversion of part-stores into residential accommodation (new apartment), new bin store for public use and small extension.

*Consideration of proposed colour scheme for façade to discharge Condition 3 of PP No. 5990.*

#### 486/18 – F/14780/17 – Unit 14 Chatham Counterguard – Proposed refurbishment to unit, to convert unit into Indian tapas restaurant.

*Consideration of amended façade signage detail to discharge Condition 7 of PP No. 6069.*

#### 487/18 – F/14864/17 – Europarking, Europort Avenue – 366 residential units in three towers with associated retail and commercial space, car & bike parking, and public realm.

## Approved

DPC meeting 8/18  
4<sup>th</sup> September 2018

*Consideration of revised car parking proposals to provide six car parking spaces within development site to comply with feedback from the Commission.*

**488/18 – F/15032/17 – 29A Admiral’s Place – Proposed installation of two roof skylight windows.**

**489/18 – F/15126/17 – 4 Seamaster Lodge, Mons Calpe Mews – Proposed installation of glass curtains.**

**490/18 – F/15190/17 – Phase 1 of 3, 78 Queensway – Conversion of existing buildings into workshops and warehousing.**

*Consideration of roof material to discharge Condition 3 and 4 of Planning Permit No. 6351.*

**491/18 – F/15196/17 – 9 Parliament Lane – Proposed installation of signage and minor external alterations to shopfront.**

**492/18 – F/15203/17G – Laguna Site Complex – Proposed new Saint Anne’s and Notre Dame Schools at the Laguna site complex.**

*Consideration of various amendments to proposed development.*

GoG Project

**493/18 – F/15242/17 – Unit 1.02 Eurotowers – Proposed internal and external alterations to premises.**

*Consideration of amended façade signage details to discharge Condition 4 of PP No. 6750.*

**494/18 – F/15566/18 – 7 Westminster Close, Montagu Crescent – Proposed installation of glass curtains.**

**495/18 – F/15569/18 – Unit 15 Queensway Quay – Proposed installation of glass curtains.**

**496/18 – F/15580/18 – 402 Viking Lodge, Mons Calpe Mews – Proposed installation of glass curtains.**

**497/18 – F/15601/18 – 28 Hermes House, Varyl Begg Estate – Proposed internal alterations, enclosure of existing balconies and installation of air conditioning units.**

**498/18 – F/15605/18 – 16 John Mackintosh Square – Proposed installation of new internal opening and minor alterations to façade.**

*Reconsideration of application following submission of updated plans to comply with Subcommittee recommendations.*

**499/18 – F/15607/18 – Ground Floor 7&9 Town Range – Proposed retention of water cistern.**

## Approved

DPC meeting 8/18  
4<sup>th</sup> September 2018

500/18 – F/15631/18 – 10/7 Demaya’s Ramp – Proposed internal alterations and change of windows.

501/18 – F/15634/18 – 142-143, Block 1, Watergardens – Proposed internal alterations.

502/18 – F/15636/18 – 5 Secretary’s Lane – Proposed installation of replacement lift to building and associated works.

503/18 – F/15637/18 – Flat 1, 14 Flat Bastion Mews, Flat Bastion Road – Proposed installation of awning.

504/18 – F/15642/18 – Ocean Village Express, The Promenade – Proposed subdivision of Ocean Village Express to create new unit for wine/tapas shop.

505/18 – F/15643/18 – 3 Europa Road – Proposed relocation of gas to new kitchen.

506/18 – F/15648/18 – 197-201 Main Street – Proposed alterations to shop front and installation of signage.

507/18 – F/15652/18 – 260/262 Main Street – Proposed internal alterations.

508/18 – F/15656/18 – 59 Main Street – Proposed shop front alterations.

509/18 – F/15660/18 – Area adjacent to dusk and floating pier office, Ocean Village – Proposed store room, launderette and berth holder recreational area on existing decked area.

510/18 – F/15661/18 – 9/6 Naval Hospital Hill – Proposed change of windows and shutters.

511/18 – F/15662/18 – C9, Block C, The Arches – Proposed construction of conservatory at penthouse apartment.

512/18 – F/15671/18 – 403, Block 1 Europlaza – Proposed installation of glass curtains.

513/18 – F/15673/18 – 61202 Europlaza – Proposed installation of glass curtains.

514/18 – F/15675/18G – St Mary’s School – Proposed refurbishment works to school including roof refurbishment.

GoG Project

515/18 – F/15680/18 – Queensway Fitness Centre, Ragged Staff Wharf Apartments, Queensway Road – Proposed internal alterations to existing gym.

516/18 – F/15682/18 – 38/8 Flat Bastion Road – Proposed internal alterations.

517/18 – F/15683/18 – 518 Seashell House, Beach View Terraces – Proposed internal alterations.

518/18 – F/15684/18 – 312 Sand Dune House, Beach View Terraces – Proposed internal alterations.



## Approved

DPC meeting 8/18  
4<sup>th</sup> September 2018

**519/18 – F/15686/18G – Suites 1B, 2A and 2B Leanse Place, 50 town Range – Proposed internal alterations.**

GoG Project

**520/18 – F/15687/18 – North Mole, Port of Gibraltar, North Mole Road – Proposed installation of new underground fuel pipeline at North Mole, extension jetty to western arm, including a truck filling point.**

JH commented that she had written to the Town Planner to ask for more details on this project and was told this was an old application going forward. JH stressed that the last time it came forward in 2013/2014 she had also asked for more information than was being supplied at the time (only that double skinned and drip trays would be in place as they were going underground). This time the pipe capacity (size and rate of flow) was being increased with a new leg added for the power station – with no screening. She added that she found it surprising that it was being presented as an application for minor works when clearly this was industrial development with environmental impacts and should be screened carefully with the same transparency and standards that are expected from all operators in Port area. Additionally, JH added that Vapour Recovery should also be implemented to minimise any fugitive fumes.

The Chairman replied that there were conditions imposed on the applicant.

MEHEC commented that there would be a leakage detection system put in place.

JH stated that she would follow up with DoEHCC.

**521/18 – F/15689/18G – Hood & Renown House, Laguna Estate – Proposed extension at first floor to existing storage sheds.**

GoG Project

**522/18 – F/15690/18 – Ocean Village Marina, Ocean Village – Proposed reconfiguration of existing pontoon apparatus.**

**523/18 – F/15692/18 – Rosetree Cottage, 8 North Pavilion Road – Proposed internal alterations and change of windows.**

**524/18 – F/15694/18 – 3, 4 & 5 Transport Lane – Proposed replacement of pitched and flat roof.**

**525/18 – F/15695/18 – 24 Ragged Staff Wharf, Queensway Quay – Proposed internal alterations.**

**526/18 – F/15696/18 – C9, Block C, The Arches – Proposed internal alterations.**

**527/18 – F/15706/18 – 123 Main Street – Proposed internal alterations.**

**528/18 – F/15708/18 – 24D Prince Edwards Road – Proposed internal alterations and installation of air conditioning unit.**

## Approved

DPC meeting 8/18  
4<sup>th</sup> September 2018

529/18 – F/15709/18 – 425, block 4, Water Gardens – Proposed internal alterations.

530/18 – F/15711/18 – 293/3 Main Street – Proposed refurbishment of apartments and conversion into single unit.

531/18 – F/15712/18 – Second, Third, Fourth and Fifth Floor, Europort Building 9 – Proposed construction of new additional toilets.

532/18 – F/15714/18 - 87 Governor's Street – Proposed internal alterations.

533/18 – F/15715/18 – Prior Park, Sacred Heart – Proposed removal and replacement of existing roof to toilet block and internal alterations.

534/18 – F/15718/18 – 3 Rosteps House, 12-18 Rosia Steps – Proposed internal alterations.

535/18 – F/15720/18 – 35 Crown Daisy House, Waterport Terraces – Retrospective application for internal alterations.

536/18 – F/15721/18 – 28 City Mill Lane – Proposed internal alterations.

537/18 – F/15724/18 – Unit 601 and 701 Europort – Proposed internal alterations.

538/18 – F/15725/18 – 8 Candytuft House, Waterport Terraces – Proposed change of windows.

539/18 – F/15726/18 – Unit G10, I.C.C. 2A Main Street – Proposed refurbishment of vacant unit into a restaurant/takeaway.

540/18 – F/15734/18 – 2003 Garden Mews, Ocean Village – Proposed internal alterations and repositioning of entrance door.

541/18 – F/15746/18 – 32 Iberis House, West View Park, Harbour Views Road – Proposed installation of glass curtains.

542/18 – F/15764/18G – Adjacent to Monkeys Cave Hospital – Proposed erection of sign.

*GoG Project*

543/18 – D/15665/18G – The Bus Depot, Winston Churchill Avenue – Proposed demolition of single storey blockwork construction with concrete flat roof.

*GoG Project*

544/18 – D/15667/18G – Substation DDS D, The Bus Depot, Winston Churchill Avenue. Proposed demolition of single storey blockwork construction with concrete flat roof.

*GoG Project*

545/18 – D/15685/18G – Nun's Well, Europa Point – Proposed demolition of castellated walls above Nun's Well.

## Approved

DPC meeting 8/18  
4<sup>th</sup> September 2018

GoG Project

546/18 - D/15688/18 - 8 George's Lane - Proposed demolition of water cistern.

547/18 - D/15740/18G - Rosia Lane Garages - Proposed demolition of single storey masonry garages.

GoG Project

548/18 - A/15517/18 - 27-29 Devil's Tower Road - Proposed hoarding and project sign.

549/18 - A/15606/18 - Junction Main Street and 14 City Mill Lane - Proposed Sandwich Board.

550/18 - A/15653/18 - 33/2 Cannon Lane - Proposed installation of plaques.

551/18 - A/15654/18 - Unit D & E, 36 Rosia Road - Retrospective application for the installation of wall mounted signage.

552/18 - A/15659/18 - NatWest, 57-63 Line Wall Road - Proposed replacement of letters of building name.

553/18 - A/15666/18 - NatWest, 55 Line Wall Road - Proposed replacement of letters of building name.

554/18 - A/15691/18G - Post Office on Main Street - Proposed installation of banner to advertise MTV Gibraltar Calling Festival.

GoG Project

555/18 - A/15693/18G - Sir Winston Churchill Avenue Bridge - Proposed installation of banner to advertise MTV Gibraltar Calling Festival.

GoG Project

556/18 - A/15699/18 - Munchies, 245 Main Street - Proposed installation of replacement fascia sign.

557/18 - A/15705/18 - 280 Main Street - Proposed installation of fascia sign for gadget store.

558/18 - A/15719/18 - The Beacon Press, 3/5 Cloister Ramp - Proposed fascia sign.

559/18 - N/15732/18G - Former Rooke Site, Queensway - Proposed removal of planter with three palm trees and six Italian Cypresses.

GoG Project

*This tree application requested to remove a planter in the middle of the HMS Rooke site with three Canary Palm Trees and six Italian Cypress trees of varying size. The use of salt water to control dust during demolition works on the site has affected the Canary Palm Trees which are now dead and the*

## Approved

DPC meeting 8/18  
4<sup>th</sup> September 2018

*Cypresses are deteriorating and will eventually perish. There should be an attempt to transplant some of the Cypresses, but chances of survival are now low. The removal of the trees can take place subject to a pledge that any development at the site should significantly exceed the 5% soft landscaping requirement.*

### **560/18 - N/15741/18G - Hargraves Parade - Request to remove a large Fig, smaller Rusty Fig and Mediterranean Blackthorn from wall.**

GoG Project

*This application requested to remove a large Fig, smaller Rusty Fig and Mediterranean Blackthorn from a historic retaining wall. It was considered that woody vegetation should not be left to develop on walls, as the roots will eventually damage the wall and that all of the trees should be removed from the wall, as they will cause structural damage, if they are not doing so already.*

### **561/18 - N/15742/18G - 24E Road to the Lines - Proposed removal of Fig Tree.**

GoG Project

*This application requested to remove a large and very healthy Fig that is growing close to the base of a wall. It was recommended to remove the tree and Figs that grow from walls may cause extensive structural damage and could eventually cause some safety concerns.*

### **460/18 - Any other business.**

JH raised concerns with the amount of excavation taking place at the site of Arengo's Palace. The Chairman said that the department would check that the works are in line with their planning permission.

### **461/18 - Next Meeting**

The next meeting will be held on 26<sup>th</sup> September 2018.