

Approved

DPC meeting 8/16

31st August 2016

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 8th Meeting of 2016 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 31st August 2016 at 09.30 am.

Present:

Mr P Origo (Chairman)
(Town Planner)

The Hon Dr J Garcia (MTESH)
(Minister for Tourism, Equality, Social Services and
Housing)
(arrived at 11.17am)

The Hon Dr J Cortes (MEH)
(Minister for Environment & Health)

Mr H Montado (HM)
(Chief Technical Officer)

Mr G Matto (GM)
(Technical Services Department)

Mrs D Smith (DS)
(Gibraltar Heritage Trust)

Mr J Collado (JC)
(Land Property Services)

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

Mrs J Howitt (JH)
(Environmental Safety Group)

Mr W Gavito (WG)
(Rep Commander British Forces, Gibraltar)

In Attendance:

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

Mrs. Miriam Brittenden
(Minute Secretary)

Apologies:

Mr. C Viagas (CV)

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Approval of Minutes

598/16 – Approval of Minutes of the 7th meeting of 2016 held on 26th July 2016

The Commission approved the Minutes of the 7th DPC meeting of 2016 held on 26th July 2016.

Matters Arising

None

Other Developments

599/16 – F/14343/16 – Upper North Terrace, King's Bastion Leisure Centre - Proposed children's playground areas at the north terrace, King's Bastion Leisure Centre.

DTP briefed the Commission on this application and said that the proposal was a full application for the construction of two play areas on the upper north terrace of Kings Bastion, Leisure Centre. He mentioned that in October 2014, planning permission was granted for the erection of tented structures in two terraces, south and north upper levels of the Centre. He added that to date the tented structure had only been erected on the south terrace and recommended that the applicant erect a similar structure to 'screen' the proposed play areas.

In respect of the comments received by the Commission, the Gibraltar Heritage Trust (GHT) had objected in principle as the proposal affected the City Walls, which are a listed monument.

DTP mentioned that the Planning Department also had concerns as regards to this and the impact that this structure would have on the setting of the monument. Nevertheless, he also mentioned that the Commission had previously allowed the tented structures on the southern and Northern terraces. Subject to the Commission's comments, the department recommended that the tented structure should be erected to screen the proposed play areas.

MEH asked DTP to clarify whether the applicant had applied for a covering over the facilities. DTP said that the application had not included a covering structure, but would be likely that they would need to cover the play area from the elements.

The Applicant's agent, Mr. Paco Cueva, who was representing the Applicant, Rock Bastion Limited, was welcomed to address the Commission and confirmed that the plan was to install a covering tented structure.

DS asked Mr. Cuevas whether they had any safeguards for the erection of the tent as the already existing tent was causing water penetration into the lower levels of the Bastion. The Chairman commented that the GHT and the Ministry for Heritage were to join forces to ensure that the Bastion was not adversely affected. He also added that part of the process is to ensure that the structure is successfully erected and the Ministry of Heritage would certify successful completion. He added that if the Ministry of Heritage were to have any concerns on the proposals, the project would be vetoed and a Certificate would not be granted.

The Commission thanked Mr. Cuevas.

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The Commission unanimously approved the proposal subject to the Heritage conditions.

600/16 – F/14350/16 – 602 Express Lodge Mons Calpe Mews – Proposed installation of pergola to one of the balconies of apartment.

DTP stated that this application was referred by the Sub-Committee and was the first Application for the erection of a pergola in Mons Calpe Mews. As such, the Commission would decide whether the proposal was acceptable and any subsequent applications would require to follow the approved design.

DTP explained that the pergola was proposed for the top floor apartment of Express Lodge in Mons Calpe Mews. The proposal was to erect a timber frame pergola covered with a bamboo matting roof. No objections had been received from the consultees, including the Director of Civil Aviation and the MOD.

JC asked DTP whether the Management Company had been consulted, to which DTP stated that no comments had been received from them. He also mentioned that a modern design would be more in-keeping with the overall building design.

GM commented that the bamboo covering would deteriorate with the elements and would likely be blown away on windy days.

The Commission proposed that Town Planning contact the owners of the upper floors of the Estate and ask to meet with them to produce proposals more acceptable and in-keeping with the general look of the building design.

The Commission approved, in-principle, the installation of pergolas, subject to an agreement on acceptable materials. The new proposed materials would need to be considered by the Commission for their subsequent approval.

The application was deferred.

601/16 – F/14356/16 8 Shorthorn Farm Estate, Europa Road - Proposed extension and conversion/refurbishment works to residence including construction of garage to rear of property onto St. Bernard's Road.

DTP explained that this was an Application for an extension and internal works including the construction of a garage on the rear of the property. He added that the internal layout and restoration works were relatively minor; the west facing windows would be replaced and the two terrace level windows would be replaced by full height bi-folding doors.

As regards the proposed extension on the existing rear patio area, the applicant sought to remove the roof, provide a new slab and to construct a garage over this with an exit to St Bernard's Road. A single window was proposed to the south elevation.

DTP informed that the Department had received comments from Technical Services. They expressed concerns that the proposed garage would erode the vistas out of St Bernard's Road and

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made reference to the requirement of geo-technical assessment of the retaining wall and any works to such, would need to be carried out at the Applicants expense.

DTP also mentioned that they had received an objection from the adjacent property to the north of the property and referred members to the copy of these that had been circulated. The objector felt that the construction of the garage would obstruct the light into the rear of their property and suggested that they construct an open car port as an alternative. The counter-representations which had also been circulated to members stated that the open car port would not satisfy the needs of the Applicant, and that they considered the proposed extension would not interfere with light.

DTP summarised that in principle they did not have any issues with the internal restoration and the alterations to the west elevations. He added that the design was sympathetic with the overall design of the building. He recommended that a double window be installed instead of the proposed single window on the garage to align with the windows directly below the new garage. DTP stated that it was not considered the loss of light to the adjacent property to be so significant as to justify a refusal of the scheme and added that other properties in the same side of the road had been permitted to construct extensions. These had set precedents and recommended approval of the proposals subject to standard recommendations.

The Commission agreed with the comments received and approved the scheme.

602/16 - O/14362/16 Unit 4 - 10 Dutch Magazine, 3 South Dockyard Approach - Proposed extension to existing building including the installation of a new mezzanine level.

DTP explained that this was an outline application involving an existing industrial unit. The proposal was to remove the pitched roof and increase the building by 1.6 metres. The roof would be replaced with a composite roof material, which would extend over an open yard.

DTP informed the Commission that the scheme also included internal alterations and the construction of a new mezzanine level which would be sitting on existing stone pads. He also added that on the northern elevation there would be a curtain wall system made up of glazed and solid panels with a new door opening at the northern elevation.

DTP went on to confirm the comments received from consultees. Other than the standard comments, the Gibraltar Heritage Trust had highlighted that this was one of several original stone buildings from the construction of the Dockyard era and recommended that the proposed mezzanine be free-standing. They further stated that no original walls should be demolished and the roof replaced with a replica of the original tiled roof. The GHT wished to liaise with the Applicant to determine the exact detail of the paneling system.

No comments were received from public participation.

In summary, DTP stated that from a planning perspective the proposals for internal and external alterations respected the character of the original building. He accepted the GHT comments for the detailing of the paneling to be agreed with both parties prior to the full application proposal. Approval of the outline application was approved subject to comments made by the Commission.

MEH stated that the roof should be removed in an appropriate manner as it contains asbestos.

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The Commission agreed with the comments made and the application was approved subject to the usual recommendations and proposals highlighted by the Commission.

603/16 -F/14363/16 - Flat 3, 26 Witham's Road - Removal of existing roof to provide roof terrace.

DTP explained that this was a formal planning application to remove an existing pitched roof and replace it with a flat roof incorporating a roof terrace. The terrace would have a parapet wall with a glazed balustrade above. The proposal also included a timber pergola and a plunge pool.

DTP stated that there had not been any significant comments to report by the Consultees. Although there would be a loss of a pitched roof, similar proposals had been approved by the Commission in the past. The department would therefore recommend approval of the scheme.

MEH suggested a survey for swift nests; recommending that no construction take place during the nesting season and that the Applicant provide details on how the swift nests would be incorporated into the scheme.

The Commission agreed with the comments received and approved the Application with conditions relating to MEH's comments on swift nests.

604/16 - O/14368/16 - Sandpit's Vaults, 11 Rosia Road - Proposed refurbishment of existing storage facility including the construction of extensions and canopies to external areas.

DTP explained that this is an outline application in Sandpit's Vaults, which is part of the Anglo Hispano Company storage facility. The proposal was to construct an extension over part of the existing yard area and provide a covered entrance to the storage area. The proposal also included refurbishing the existing facilities.

DTP outlined that the new extension would comprise aluminium louvered panels and a sandwich panel roof. The applicants also proposed a new external door on the west elevation.

DTP confirmed that the proposal was next to the Witham's Cemetery and the Ministry of Heritage had raised concerns given that there were current restoration works at the Cemetery. GHT asked that the Applicant ensure that public and vehicular access was maintained and that the integrity of the stone wall dividing the two properties be maintained in the future.

DTP summed up by saying that the Department welcomed the proposed refurbishment of the building and stated that the proposed works were in-keeping with the current building. He also advised the Commission to consider the use of aluminium louvers and to reach an agreement with the Applicant as regards the colour scheme. Overall they recommended approval of the Application.

DS commented that the Applicant should ensure that the narrow access into the cemetery is not obstructed and suitably maintained to provide constant access for vehicle and pedestrian access.

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The Chairman recommended that the Committee meet on site with the Applicant and subject to this, the Commission approved the proposed scheme. He also recommended that the Applicant provide solar paneling on the full application.

605/16 - F/14372/16 - Villa Florence, 6 Little Genoa, Sir Herbert Miles Road - Proposed minor internal alterations to premises and conversion of garage into residential space.

DTP commented that this was a planning application for minor alterations to the premises; including the conversion of the existing garage into part of the living/dining room area, the removal of the garage door and the creation of a new window. He summarised the proposals which also included the removal of two doors on the east elevation to be replaced with two 'Concertina' doors and an alteration of the fenestration on the rear of the property

DTP added that the Applicant submitted a letter, which was circulated to the Commission, arguing that the conversion of the garage was justified as they had two separate lock-up garages on Sir Herbert Miles Road and therefore they were able to meet the parking requirements.

DTP added that the comments received from other departments, included that of Technical Services Department (TSD) which raised concern over the loss of a garage as this was likely to increase pressure for parking elsewhere. The Traffic Commission had also recommended against the loss of a garage space, acknowledging the problem of parking in the Sir Herbert Miles Road area.

In terms of the Departments recommendations, DTP confirmed there were no objections to the proposed internal alterations and the fenestration on the rear of the property, but recommended refusal of the conversion of the garage on the grounds of loss of parking. He furthermore stated that previous applications with similar proposals had also been refused. He also added that even though the Applicant had two separate parking spaces, it was not good practice to have a parking provision outside of the application site, as the garages could be sold-off separately in the future and this could add to the parking problem in the area.

The Commission concurred with the recommendations and the application for internal alterations was approved other than the conversion of the garage.

606/16 - O/14374/16 - 2 Hospital Ramp - Proposed redevelopment for the construction of a new block of 9 residential apartments on three floors over a new parking garage all to bear on an existing ARP shelter to be converted into storage cubicles.

This Application was deferred at the request of the applicant.

607/16 - F/14388/16 - 23 Seashell House, Beach View Terraces - Proposed installation of timber fence around patio.

DTP commented that this Application was for a proposed alteration of the previously approved design for the installation of timber fencing on podium level flats at the Beach View Terraces. He reported that the proposal sought to amend the design due to an issue with the suppliers and to address concerns with the suitability of the originally approved design, in respect of the wind load.

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DTP stated that the new proposal was not very different from the original design. However, the panels have been changed from vertical paneling to a horizontal boarding, incorporating gaps between the boards to reduce the wind load on the walls. The overall height of the wall and fence would be 2m high from the floor and the colour of the fence would be stained to match the existing pergola within the development.

No objections had been received from the Consultees and recommended that the Committee approve this amended scheme.

The Commission approved this application unanimously.

608/16 - F/14391/16G - Lower Right Bastion, Wellington Front - Proposed two storey vault extension works – (GoG Project).

DTP informed the Commission that this was a Government Project which proposed to construct a two storey extension in front of part of the monument. The site was previously the former GBC premises and forms part of the restoration works at Wellington Front.

DTP explained that the proposal involved the refurbishment of the vaults and the construction of the extension on the front part of the monument. He added that the full Application for the overall scheme included the demolition of the old GBC extension and the creation of a landscaped area. The new proposal involved constructing a two storey extension to re-house the Manchester 62 Club with sports facilities.

From a Planning perspective, DTP did not recommend the construction of the extension in front of city walls, but also commented that the frontage of the monument had previously been lost due to the earlier extension. He added that the proposed construction was not particularly sympathetic to the architectural style of the monument and was a modern extension.

DTP confirmed that the Commission should recommend the incorporation of a green roof to the extension as the upper area would be a public promenade.

MEH recommended that the front design should be revised to be more sympathetic to the monument architecture.

KB commented that in his opinion any football supporters clubs should not be funded by the public tax money.

GM commented that the Government proposed to renovate the City Wall and in doing so, they had to relocate several clubs, associations and offices. The Government, Technical Services Department and the Department of Heritage had to agree to a settlement with all the existing tenants where vaults have been reallocated. He added that the Club's extension was to compensate for the loss of the vaults they originally held.

JH commented that the project was intended to restore the City Walls to their former glory and in her opinion the proposed extension was not in keeping with the overall look and design of the monument.

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The Chairman also concurred with JH's comments and stressed that the overall design of the extension was not sympathetic with the general architectural design. The Architect of the scheme was asked to address the Commission.

Mr. Christian Revagliatte, GCA Architects for the Wellington Front project, addressed the Commission and stated that the extension did not form part of the original contract. He stated that when the old GBC extension was demolished the arches were exposed and the original frontage had been demolished in the past. Consequently, they considered that instead of competing with the monument, they would create a more contemporary design. Given that the extension was to create changing rooms for the football team, the design could not have a glazed façade. The extension is limited to the central part only so as not to obstruct the arches and the extension would be constructed with cladding stone and rendered on the sides.

When the Chairman asked Mr. Revagliatte which would have been the preferred solution, he stated that he would have opted for offices with a clear frontage. He further stated that due to the football club's requirement to have the changing rooms within the extension, the preferred solution had not been put forward.

MEH commented that the Commission could recommend an improvement in the overall design on the proposed extension.

Mr. Revagliatte was happy to take on board the Committee's recommendations.

The Commission concurred with comments received and recommended that the Government make architectural improvements to the façade.

609/16 - F/13995/16 Orion House, 6 George's Lane - Consideration of revised plans for the previously approved third and fourth storey extensions.

DTP informed the Commission that this was a revision of a previously approved Application. DTP went on to explain that the original approved proposal involved internal alterations and the construction of a roof extension to provide 2 x 1 bedroom apartments with front balconies and rear terraces.

DTP confirmed that the revised scheme changed the proposal so that the extension was only a single 1 bedroom apartment incorporating a mezzanine and the front and rear terraces are kept on the third floor but the fourth floor terraces had been removed. He added that at the previous DPC this issue had been contentious as the extension was overlooked the light well of the adjacent property. The Applicant's revision reduced the extent of this rear extension and had removed the rear terrace at 4th floor level whilst the encroaching windows on east elevation of the earlier scheme had now been removed.

DTP went on to inform the Commission that the applicant sought approval for a change in the overall design to a contemporary, fully glazed extension. The revised scheme would remove the proposed upper level balconies and keep only one set of balconies at the lower level.

From the Planning perspective, the department recommended approval as the extension would be set-back slightly from the front of the building and would not be visually impacting. The issue of encroachment to the adjacent property had been addressed in the revised scheme.

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DS commented that the proposed extension was not vernacular architecture and did not match the original building design.

DTP added that because the revised proposal was one unit with a mezzanine level, the proposed second level balconies were no longer needed as there would be no direct access to the balconies.

The Chairman welcomed the Architect's view on the revised plans, Mr. Dominic Harvey, AKS, commented that due to Building Control Regulations they redesigned the scheme and decided to create only one apartment. The introduction of the mezzanine on the upper level would not extend to the front glazing and therefore a balcony at that level would not be accessible and would not serve any purpose.

GM added that there were two schools of thoughts; one was the 'purist' view, where the extension should reflect the same design of the original building and the other view is to have a completely different extension design.

DTP added that according to the 2009 Development Plan, the Commission was open to accepting the two schools of thoughts, either the re-creation of the original building or a more contemporary design, with a distinction between with the old and new. The proposal fell in the contemporary design box and the extension conformed to the guidance and policy of the Development Plan because the proposed extension was set-back.

As regards details of the roof finish, the Architect confirmed that the roof would have a framed rendered band. He also added that the proposed glazing would reflect natural light into the area.

JH asked the Mr. Harvey if solar panels and a framed rendered band could be incorporated into the roof, to which Mr. Harvey said that these could be incorporated to the scheme.

The Commission considered the overall views and approved the application unanimously.

(MTESH arrived at 11.17am)

610/16 – BA11821 - Victoria Stadium, Bayside Road - Consideration of revised plans for the extension to the property, changes of fenestration, the construction of new refuse shelter and an extension to the external tables and chairs area.

DTP stated that that this was a submission of revised plans for a proposed extension to the property, changes to the fenestration, construction of a new bin-store and an extension of their tables and chairs licensed area.

DTP confirmed that the original Planning Application had been granted approval in October 2011 for various extensions and the provision of glass curtain doors. He added that part of the application, the construction of a boundary wall for the tables and chairs had not been permitted as the Commission considered that this would reduce the width of the pavement considerably.

DTP summarised that the revised Application proposed to relocate the bin store to a corner area of the stadium. The application also proposed an extension on the south, which would incorporate toilets and a storage area and the incorporation of folding glass doors into the facade. He also

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added that the tables and chairs area would be demarcated with planters, confirming that the footpath would now have a 2m width and there would also be changes to the proposed signage.

DTP confirmed that the Gibraltar Fire and Rescue Service had been consulted in relation to the emergency exits and they were happy with the revised scheme. The Sports and Leisure Authority (GSLA), had no objections to the scheme other than the physical division of the tables and chairs area, stating that the planters would be insufficient to segregate the two areas and recommended the use of a more physical divide. Technical Services had no objections but also suggested that tables and chairs on the public high way should be reconsidered further by the landlords.

DTP stated that the Department's recommendation would be to approve the extension, the fenestration and the bin store. In terms of the table and chairs area, there were no objections subject to the comments received from the GSLA being taken on board and ensuring a 2m clearance at all times in the footpath.

The Commission agreed with the recommendation and the application was approved with the condition of the 2m clearance on the footpath at all times.

611/16 - BA12010 - 9/8 Naval Hospital Hill - Consideration of additional plans for the installation of a fence above boundary wall at Europa Road level.

DTP explained to the Commission that this was a revised proposal to erect a chain-link fence on the top of the boundary wall on Europa Road. The revised proposal was to construct a 1.3m high fence to protect against objects being thrown into the property. DTP added that in April 2014 permission was granted for the original scheme on the condition that there would be no fence constructed of the boundary wall at Europa Road.

DTP confirmed that Land Property Services and Technical Services had no objections.

DTP commented that the Commission had previously approved a fence to an adjacent property to be designed to try to minimize any loss of view; the fence had to be cantilevered to provide protection with no loss of views from Europa Road. He stated that on these grounds he recommended approval of the scheme subject to the conditions imposed in previous Applications.

MEH commented that the proposed fence would obstruct the view from Europa Road and recommended approval of a chain-link cantilevered fence, below the level of the boundary wall.

The Commission concurred with the comments received and recommended an alternative solution for protecting the property, which should be not be higher than the existing boundary wall.

Minor and other works - not within scope of delegated powers

612/16 - BA13273 - Detached Mole - Proposed floating oil storage vessel: Steel barges to separate the storage vessel from the detached mole: A piping network on the detached mole: Bunkering loading locations.

JH asked for clarification of the grounds for the application to renew. DTP explained that the applicants had been working on addressing all the conditions imposed in the Outline Application.

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The department had been informed that they would be submitting the Full Application within the next few weeks.

The Commission approved the application.

613/16 - BA13553 - 43A Devils Tower Road - Proposed mixed use building offices and residential.

The Commission approved the application.

614/16 - F/14360/16 - 313 Main Street - Proposed conversion of unit as extension of adjacent Turicum Private Bank Ltd.

The Commission approved the application.

615/16 - F/14409/16G - St Bernard's Hospital, Harbour View's Road - Proposed installation of roof mounted solar panels on block 2, associated safety walkway for maintenance and associated equipment (heat pump and water cylinder).

GoG Project

MEH commented that he was very pleased with this Application and clarified that at the moment the water is heated by burning fuel and this proposal would replace this and cut the cost of fuel.

The Commission approved the application.

Applications granted permission by subcommittee under delegated powers (For Information Only)

616/16 - BA12687 - Beaulieu House, 12 Europa Road - Consideration of amended plans to regularise the construction of an unauthorised wall above existing boundary and retaining walls.

The Commission noted the approval granted by the Sub-committee

617/16 - BA13295 - 11 Lime Kiln Road - Consideration of revised plans to regularise conversion of cistern into wine cellar as part of wider refurbishment works to property.

The Commission noted the approval granted by the Sub-committee

618/16 - BA13483 - 5 & 7 George's Lane - Consideration of amendment to install pergola on roof terrace and increase height to parapet wall to comply with Building Regulations.

The Commission noted the approval granted by the Sub-committee

619/16 - BA13246 - 7 Rosia Dale - Consideration of revised plans seeking to convert roof for storage with the installation of skylights as opposed to approved double dormer windows.

The Commission noted the approval granted by the Sub-committee

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620/16 - BA13734 - Europort Road - Consideration of amended plans for relocation of approved pergolas and demarcation coloured tiles.

The Commission noted the approval granted by the Sub-committee

621/16 - F/13825/15 - 8th Floor, I.C.C, 2a Main Street - Consideration of amended plans increasing the height of the acrylic panels enclosing the swimming pool and replacing the approved flat roof with a sliding glass roof.

The Commission noted the approval granted by the Sub-committee

622/16 - F/13828/15 - 84/90 Main Street - Consideration of amended plans comprising minor internal alterations to atrium and third floor layout and external details of fourth floor terrace.

The Commission noted the approval granted by the Sub-committee.

623/16 - F/13843/15 - Ocean Spa Plaza, 17 Bayside Road - Consideration of amendment to increase the height of the central core by 1.3m to provide lift access to the spa deck.

The Commission noted the approval granted by the Sub-committee.

624/16 - F/13853/15 - 1 Booth's Passage - Consideration of amended plans for the installation of an external gate.

The Commission noted the approval granted by the Sub-committee.

625/16 - F/13968/16 - Kings Wharf, Queensway - Consideration of request from applicant to vary the wording of Condition 2 of Planning Permit 5280 to ensure public access along the public promenade if there is a break in construction between Phase II (Quay 29) and Phase III (Quay 31).

The Commission noted the approval granted by the Sub-committee.

626/16 - F/14091/16 - 202/204 Main Street & 1-9 Giro's Passage - Consideration of amended plans for minor alterations to the proposed layouts of the studio flats at first and second floor level.

The Commission noted the approval granted by the Sub-committee.

627/16 - F/14167/16 - Tramonti, Unit 3 Casemates House - Consideration of revised plans to regularise installation of roller shutter instead of concertina doors.

The Commission noted the approval granted by the Sub-committee.

628/16 - F/14252/16 - 503 Express Lodge Mons Calpe Mews - Proposed internal alterations.

The Commission noted the approval granted by the Sub-committee.

629/16 - F/14300/16 - 401 Seagull Lodge, Mons Calpe Mews - Proposed internal alterations.

The Commission noted the approval granted by the Sub-committee.

630/16 - F/14312/16 - 24 Road To The Lines - Proposed internal alterations to subdivide five bedroom apartment into one studio and two x 1 bedroom apartments.

The Commission noted the approval granted by the Sub-committee.

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631/16 - F/14315/16 - 1C Elliott's Battery - Proposed internal alterations, replacement window and new M&E installations.

The Commission noted the approval granted by the Sub-committee.

632/16 - F/14319/16 - 26A Elliott's Battery - Proposed replacement of existing vent with a window to match the existing windows on the east façade of the building.

The Commission noted the approval granted by the Sub-committee.

633/16 - F/14321/16 - 5 Castle Street - Proposed refurbishment and conversion of public house into restaurant and minor external changes including the installation of a replacement door and gate and the installation of two aluminium windows.

The Commission noted the approval granted by the Sub-committee.

634/16 - F/14324/16 - 37 Naval Hospital Road - Proposed change of use from bar to domestic storage.

The Commission noted the approval granted by the Sub-committee.

635/16 - F/14326/16 - 36 John Mackintosh Square - Consideration of amended plans for the installation of retractable canopies.

The Commission noted the approval granted by the Sub-committee.

636/16 - F/14333/16 - 404 Viking Lodge, Mons Calpe Mews - Consideration of revised plans for further internal alterations.

The Commission noted the approval granted by the Sub-committee.

637/16 - F/14248/16 - 821 Seashell House, Beach View Terraces - Proposed internal alterations.

The Commission noted the approval granted by the Sub-committee.

638/16 - F/14341/16 - 6 Abyla Lodge, Mons Calpe Mews - Proposed internal alterations and installation of a/c unit in drying area.

The Commission noted the approval granted by the Sub-committee.

639/16 - F/14342/16 - 129, Block 1 Watergardens - Proposed internal alterations.

The Commission noted the approval granted by the Sub-committee.

640/16 - F/14344/16 - 123 Seashell House, Beach View Terraces - Proposed internal alterations.

The Commission noted the approval granted by the Sub-committee.

641/16 - F/14345/16 - Flat 2, 1 Gavino's Court - Proposed internal alterations.

The Commission noted the approval granted by the Sub-committee.

642/16 - F/14346/16 - 406 Grand Ocean Plaza, Ocean Village - Proposed installation of glass curtains.

The Commission noted the approval granted by the Sub-committee.

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643/16 - F/14347/16 - 33 Rodger's Road - Proposed partial conversion of nursery to retail use and associated storage.

The Commission noted the approval granted by the Sub-committee.

644/16 - F/14348/16 - 1109 Seashell House, Beach View Terraces - Proposed installation of glass curtains.

The Commission noted the approval granted by the Sub-committee.

645/16 - F/14349/16 - 807 Viking Lodge, Mons Calpe Mews - Proposed internal alterations.

The Commission noted the approval granted by the Sub-committee.

646/16 - F/14357/16 - Buena Vista Park, 40 Europa Road - Proposed installation of awnings to the west facades of the top floor of the townhouses and the ground and first floors of the villas within the estate.

The Commission noted the approval granted by the Sub-committee.

647/16 - F/14358/16 - Unit 120, World Trade Centre 6 Bayside Road - Proposed fit-out of food and beverage unit.

The Commission noted the approval granted by the Sub-committee.

648/16 - F/14359/16 - Unit 303, Block 3 Eurotowers, Europort Road - Proposed internal alterations.

The Commission noted the approval granted by the Sub-committee.

649/16 - F/14361/16 - 20 Cormorant Wharf, Queensway - Proposed installation of glass curtains.

The Commission noted the approval granted by the Sub-committee.

650/16 - F/14364/16 - Telepizza, Unit G8, I.C.C Shopping Centre - Proposed internal alterations and installation of glazed entrance and fascia sign.

The Commission noted the approval granted by the Sub-committee.

651/16 - F/14365/16 - 1102 Seashell House, Beach View Terraces - Proposed installation of glass curtains.

The Commission noted the approval granted by the Sub-committee.

652/16 - F/14366/16 - 36/38 Engineer Lane - Proposed internal refit of unit and refurbishment of façade

The Commission noted the approval granted by the Sub-committee.

653/16 - F/14371/16 - 908 Royal Ocean Plaza, Ocean Village - Proposed removal of existing kitchen window and brickwork below and installation of patio door.

The Commission noted the approval granted by the Sub-committee.

654/16 - F/14376/16 - 10a Elliott's Battery - Proposed partial block up of existing west facing windows and south facing windows and replacement of existing windows and old patio gate.

The Commission noted the approval granted by the Sub-committee.

655/16 - F/14377/16 - 2 Rosia Plaza, Rosia Parade - Proposed internal alterations including

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conversion of part of private garage into games room whilst still complying with car parking requirements for property.

The Commission noted the approval granted by the Sub-committee.

656/16 – F/14378/16 - 10 Medview Terrace, Catalan Bay Village - Proposed porch extension to residence and associated works.

The Commission noted the approval granted by the Sub-committee.

657/16 – F/14379/16 - 413 Sand Dune House, Beach View Terraces - Proposed internal alterations and installation of air conditioning unit within balcony.

The Commission noted the approval granted by the Sub-committee.

658/16 – F/14382/16 - 18 Seashell House, Beach View Terraces - Proposed internal alterations and installation of air conditioning unit.

The Commission noted the approval granted by the Sub-committee.

659/16 – F/14383/16 - 601 Express Lodge, Mons Calpe Mews - Proposed internal alterations.

The Commission noted the approval granted by the Sub-committee.

660/16 – F/14384/16 - 506 Express Lodge, Mons Calpe Mews - Proposed internal alterations.

The Commission noted the approval granted by the Sub-committee.

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661/16 – F/14386/16G - Lighthouse Area, Europa Point - Proposed installation of new letter box.

The Commission noted the approval granted by the Sub-committee.

662/16 – F/14387/16 - 603 Viking Lodge, Mons Calpe Mews - Proposed internal alterations.

The Commission noted the approval granted by the Sub-committee.

663/16 – F/14389/16 - 1101 Royal Ocean Plaza, Ocean Village - Proposed installation of glass curtains.

The Commission noted the approval granted by the Sub-committee.

664/16 – F/14390/16 - 208 Viking Lodge, Mons Calpe Mews - Proposed internal alterations.

The Commission noted the approval granted by the Sub-committee.

665/16 – F/14393/16 - 11c Elliott's Battery, Elliott's Close - Proposed vertical extension to existing external boundary wall and installation of aluminium door to enclose patio.

The Commission noted the approval granted by the Sub-committee.

666/16 – F/14396/16 - 6 King's Street - Proposed restoration of façade including change of windows and division of flats into 4.

The Commission noted the approval granted by the Sub-committee.

667/16 – F/14397/16 - 401 Abyla Lodge, Mons Calpe Mews - Proposed internal alterations.

The Commission noted the approval granted by the Sub-committee.

668/16 – F/14399/16 - Suites 12/13, Block 5, Watergardens - Proposed change of use from office to dental clinic.

The Commission noted the approval granted by the Sub-committee.

669/16 – F/14400/16 - 20 Line Wall Road - Proposed conversion of existing mezzanine storage into offices.

The Commission noted the approval granted by the Sub-committee.

670/16 – F/14430/16G - Westside School, Queensway - Proposed construction of a new single storey classroom next to the northern boundary of the site linked to the existing building.

The Commission noted the approval granted by the Sub-committee.

671/16 – A/14381/16 - 129 Main Street - Proposed installation of banner to advertise Gib Floyd Chronology Event.

The Commission noted the approval granted by the Sub-committee.

672/16 – A/14392/16- 181 Main Street - Proposed installation of replacement fascia sign and retractable awning.

The Commission noted the approval granted by the Sub-committee.

673/16 – A/14401/16 - 20a Engineer Lane - Proposed installation of replacement projecting sign and fascia sign.

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The Commission noted the approval granted by the Sub-committee.

674/16 - N/14088/16 - St Christopher's Passage, St Christopher's Estate, Europa - Removal of Stone Pine and replacement with two semi-mature Stone Pines.

The Commission noted the approval granted by the Sub-committee.

675/16 - N/14353/16 - Prior Park School, 8 Arengo's Palace Lane - Proposed removal/partial removal of Red Gum tree.

The Commission noted the approval granted by the Sub-committee.

676/16 - N/14370/16 - Edinburgh Estate - Removal of Weeping Willow and replace with semi-mature Weeping Willow.

The Commission noted the approval granted by the Sub-committee.

677/16 - REF.1196 - Manchester United Supporters Club, Wellington Front - Consideration of request for tables and chairs area.

678/16 - REF.1196 - Manchester 62 Club, Wellington Front - Consideration of request for tables and chairs.

The Commission noted the approval granted by the Sub-committee.

679/16 - REF.1196 - Gelateria Dolce Vita, 178 Main Street - Request for tables and chairs.

The Commission noted the approval granted by the Sub-committee.

680/16 - Any other business

JH commented on the Gibtelecom cable box which is located by Kings Bastion, and asks whether it would be the covered with tourist information. DS commented that she will chase this up with her department.

681/16 - Next Meeting

The next meeting will be held on 28th September 2016.