

Approved
DPC meeting 13/13
8/11/13

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 13th Meeting of 2013 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 8th November 2013 at 09.30 am.

- Present:**
- Mr P Origo (Chairman)
(Town Planner)

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

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

 - Mr M Gil (MG)
(Chief Technical Officer)

 - Mr G Matto (GM)
(Senior Architect)

 - Mrs C Montado (CAM)
(Gibraltar Heritage Trust)

 - Mr J Collado (JC)
(Land Property Services Ltd)

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

 - Mr C Viagas (CV)
(Heritage & Cultural Agency)

 - Mrs J Howitt (JH)
(Environmental Safety Group)
- In Attendance:**
- Mr P Naughton-Rumbo (DTP)
(Deputy Town Planner)

 - Miss K Lima
(Minute Secretary)
- Apologies:**
- Mr J Mason (JM)
(Rep Commander British Forces, Gibraltar)

Approval of Minutes

546/13 – Approval of Minutes of the 12th meeting of 2013, held on 24th October 2013

The Commission approved the Minutes of the 12th meeting of 2013 held on 24th October 2013 subject to the following amendments (in bold):

Minute 534/13 (page 13) – last paragraph

The Commission approved the details of the footpath; 1.5m wide, as had been agreed with the Government as landlords, extending from the applicant's house to the existing gate on the northern boundary on the side road from Mount Road. **The Commission refused the application for a platform and steps as submitted in drawing number A8212010-101 amendment B, dated October 2013.** The applicant is to provide a revised plan **to the DPC** for approval prior to issuing of the permit.

Minute 540/13 (page 19) – 2nd paragraph

CAM said that had the application gone through the usual planning process, the applicant probably would have ended up with a tent over the terrace but the form and the way it has been attached to the monument would have been studied to avoid drilling the monument as much as possible. For this reason, she said that the Heritage Trust did not object in principle to the tent but rather the way in which it has been installed and the visual impact it has.

Matters Arising

547/13 – BA12750 – 1 Boschetti's Steps – Proposed refurbishment, rear extension, additional storey and roof terraces

DTP advised the Commission that the proposal is to construct a rear two storey extension and an additional storey. He said that part of the internal patio will remain open and roof terraces will be created on a flat roof.

DTP said that the Heritage Trust welcome the replacement of shutters with timber shutters and that they did not have any objection to the roof terrace. However, he said that they had commented on the balustrades saying that these were out of character and that a parapet wall or railings would be more in keeping.

DTP also said that the Ministry for Heritage did not object to this proposal but were concerned about how it will affect the character of the area. He said that they had expressed their preference for at least one of the pitched roofs to be retained.

DTP said that there are no objections on planning grounds but that he would agree with the Heritage Trust on the balustrades.

The Commission approved this application subject to the proposed balustrades being replaced by either a parapet wall or railings.

548/13 – BA12752 – 15 Rosia Road – Application of masonry tiles to the existing painted wall

DTP told the Commission that this application had been referred by the Subcommittee. He said that the proposal is to clad the wall with stone and that he understood that the reason for this proposal is because the wall currently gets marked by people at the bus stop located in front of the wall, leaning against the wall. DTP said that from a planning point of view the proposed wall is not in keeping with the area and that a rendered wall would be more appropriate. Visuals of the proposed cladding were shown to the Commission.

CAM said that the Heritage Trust is concerned with the kind of stone cladding that is continuously being used around Gibraltar as it is not traditional to Gibraltar

The Chairman suggested that the Commission advise the applicant to seek alternatives. The Commission agreed.

CAM highlighted that the colour of the cladding is important.

CV suggested that perhaps creepers covering the wall might be a better option.

The Chairman also agreed to obtain photos showing the whole area for the next meeting.

The Commission requested alternative proposals to be presented to them prior to approval.

549/13 – BA12754 – Administration building, Queensway Quay – Proposed glazed office extension to rear flat roof/terrace

DTP informed the Commission that the proposal is for a lightweight, fully glazed structure. He said that the extension is necessary due to expansion of the existing office. DTP said that part of the terrace will be retained. He also confirmed that there are no planning objections.

The Commission approved this application.

550/13 – BA12761 – 1 Currey House, Buena Vista Estate – Proposed internal alterations and alterations to garden and fencing

DTP told the Commission that this application has been referred by the Subcommittee for a decision on policy for this and possible future applications.

He said that the applicant intends to incorporate the garden area as part of their flat and has proposed a paved walkway and garden area. He said that the proposal includes a 1.3m high timber fence around the garden but that the type of fence that is being proposed is not what has been allowed elsewhere in the estate.

The Commission agreed that the set policy should be adhered to. The Commission approved a 1.3m high fence with horizontal boarding and no lattice.

550/13 – BA12762 – 23 & 25 Castle Street – Proposed refurbishment and extension to form 5 flats

BA12763 – 2 & 4 Parody’s Passage – Proposed refurbishment and extension to form 4 flats

BA12764 – 1, 3 & 5 Ansaldo’s Passage – Proposed refurbishment of pre-war properties into 12 flats

DTP advised the Commission that the above applications have all been submitted by the same applicant who intends to refurbish the properties and create a total of 21 flats. He said that the applications are for general refurbishment of the buildings. DTP said that the proposal is to replace windows and shutters with aluminum and the roof with undulating steel sheeting.

DTP said that the Heritage Trust felt that the buildings cover a significant area of town and that the roofing materials should blend in better with the roofscape and that therefore, either traditional materials or a good modern replacement should be used.

With regards to building B, DTP said that the proposal is for internal reconfiguration and reroofing. He said that the Heritage Trust welcomes the refurbishment but have requested further information on the windows. He also said that the Ministry for Heritage has no objection but is concerned with the loss of the internal patios. DTP said that although some patios will be lost, others will be kept. DTP also said that the Department of Environment has made their usual comments on dust control during construction, energy performance of buildings and requested that at least 5% of the area be landscaped.

DTP said that there are no planning objections to the proposal for buildings A & B.

KB said that swift nests should be provided on the roofs.

CAM said that windows and shutters should comply with the policy for the old town area. DTP asked whether composite windows would be acceptable. CAM said that as long as it is good quality composite, she did not think that it would be an issue.

The Chairman said that some of the windows cannot be seen from any point and suggested that perhaps only the on-street windows should be composite. CAM said that this is what has been agreed for other refurbishments but that the Heritage Trust would still prefer timber throughout.

The Commission approved application BA12762 subject to traditional or composite windows on the on-street façade, the use of either traditional roof covering or a good quality imitation and the inclusion of swift nests.

With regards to building C, DTP said that the proposal is for an overall refurbishment, internal reconfiguration and small extension. He also said that the proposal for building D is general refurbishment and reconfiguration. The same comments were made on this application by the Heritage Trust and Department of Environment. The Ministry for Heritage did not have any objections.

The Commission approved application BA12763 on the same conditions as BA12762.

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With regards to building E, DTP said that the proposal is for a general refurbishment and a two storey extension on the west side with a terrace at roof level. He said that a lift shaft will also be included for access.

DTP said that objections have been received from the Ministry for Heritage in relation to new windows to a terrace area as these are not traditional. DTP said that the windows cannot easily be seen due to the location of an existing building immediately in front.

JC questioned what type of roof covering the applicant was being asked to match since in the photos shown, there does not seem to be any kind of uniformity. He highlighted that if these properties would not have been bought through tender they would have remained in their current state and that increasing the cost of the refurbishment by imposing certain types of materials might not make the project viable, if the flats cannot be sold at the right price.

CAM said that the Heritage Trust would prefer a more traditional style using roof tiles or slate. The Chairman said that in the past whenever there have been lightweight tiles these have been approved and recommended that the same policy is maintained. CV referred to other examples of refurbished buildings in which lightweight tiles have been used.

The Chairman informed the Commission that HMGOG has approved tax relief on roofs.

MG said that the Commission should take into account the weight of the material.

KB said that the applicant should provide cavities for swifts.

DTP also told the Commission that the proposal for building F is a general refurbishment, reconfiguration and the inclusion of a lift.

The Chairman said that a condition of the permit will be that the external pipe work needs to be hidden.

The Commission approved application BA12764 subject to the inclusion of cavities for swifts and the same conditions as for the previous applications.

551/13 – BA12765 – Roof Terraces, Sail 3, Ocean Village – Proposed conversion of terrace bar areas for office accommodation

DTP reminded the Commission that this application was discussed in the meeting held on 24th October 2013 and that the proposed change of use to the permitted extensions on Sails 1 and 2 into office accommodation was approved but that the proposal for access between the sails using bridges was refused.

The Commission welcomed Mr Andrew Chapel on behalf of Lotto Land Ltd who is the prospective occupier of the three units.

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Mr Chapel told the Commission that Lotto Land Ltd currently employs 40 employees and that they have outgrown their offices situated above the casino at Ocean Village. He said that they currently have their team split between two sites and that this is not ideal. He said that Ocean Village is an ideal location for them and that they use the area for promotional purposes and to attract high quality individuals to their business. He said that they currently have to cap employment at a maximum of 50 employees but that with larger premises they could double this figure by next year. With regards to the bridges, Mr Chapel said that the bridges are crucial to allow his team to communicate between each unit. He said that the new proposal for a ropebridge looks good and that his staff likes it.

DTP recalled that the previous proposal was for a solid timber structure linking the sails but said that the revised proposal is for a rope bridge. He said that sails 1 and 3 already have spiral staircases to the roof terrace and that these would be retained and that a similar staircase would be added to sail 2.

DTP informed the Commission that the objection submitted by the owners of Ivy's to the previous proposal had been confirmed by the objectors as being maintained in relation to the revised proposal.

The Chairman told Mr Chapel that the Commission is not opposed to the expansion of his office and that they would try to accommodate their needs. He said that other office buildings have been approved in the area but that development has not commenced.

MEH said that he did not have an issue with the rope bridge.

JC said that the revised proposal has less of an impact and that if the DPC agree to the bridge in principle, it would just be a question of modifying the design.

MG said that he did not approve of the revised proposal.

DTP said that the issue is the amount of development that is going on in Ocean Village. He said that originally the change of use that had been allowed on Sail 2 was restricted but that this had now been allowed to be used for any office use. He said that because of the circumstances of one occupier there is a need for the bridge and that this introduces more clutter to the marina environment. DTP added that the latest proposal is less intrusive but questioned whether this is the kind of thing which the Commission wants to allow to be introduced into the area.

MEH said that he did not see an issue as long as the people using it are happy with it. He said that in his view the Commission has approved awnings which have much more of a visual impact. He said that having this in a recreational area will be positive for businesses. He also said that he did not have any concerns regarding impact on the environment.

GM said that at present three office suites will cater for the company's current staff but that this might not be enough in the future and the company will depart. Mr Chapel said that two suites are sufficient for their current staff and that three will accommodate them until the end of next year. He said that they would be signing a three year lease.

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CV said that in principle he liked the new concept but said that he would be worried about receiving further applications perhaps to cover the bridges for use in the winter months.

DCM said that it was an improvement on the previous proposal and that his issue was with the type of access and whether people would be willing to use this. He said that he agreed that the bridge clutters the area but that there might be a design which does not clutter.

JC said that the bridge is not in keeping with the general theme of Ocean Village.

GM said that he would like to be satisfied that the details of the proposed structure meet building regulations.

MG said that he objects to the proposal as it clutters the area.

Mr Chapel told the Commission that the bridge would have a minimal visual impact and that the designs shown are simply an artist's impression. He said that it could be a rope or timber bridge and that it would have to meet building regulations. He also said that they can make it blend in better with the surroundings and that they could remove it if they ever leave the premises.

The Commission took a vote on the principle of having a bridge connecting the three units with the following result:

3 in favour

4 against

2 abstentions

The Commission refused the application to connect the three sails through a bridge.

552/13 – BA12771 – Former John Mackintosh Wing, Ex St Bernard's Hospital – Proposed single level sheltered housing and 3 levels dementia care facility (HMGOG project)

DTP told the Commission that the proposal is to convert the former elderly accommodation scheme into five sheltered apartments and a dementia care facility. He said that the proposal involves internal reconfiguration and that the only external changes are the addition of glass panels to the balustrades on the west elevation.

CV explained that although some of the patients will have dementia, it will mainly be an elderly care facility.

The Chairman asked whether the building could have a green roof. MEH said that this could be done but is not in the plans. CV said that he would look into this.

553/13 – BA12772 – West Place of Arms – Proposed enclosed dog park (HMGOG project)

DTP informed the Commission that the proposal is to convert the top of the listed monument into a dog park. He said that physical alterations include glazed balustrades for edge protection, possible low level lighting and glazed panels to the embrasures. DTP said that trees will remain

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in situ unless they are damaging the monument and that the park would have a double gate system.

DTP referred to the objection letter circulated to Members from Mrs Thomas who says that the design is inappropriate as a concrete surface would burn the dogs' paws when hot. She also claims that the area is not large enough, access is dangerous and there are no bins.

DTP said that concerns have been raised by the Responsible Pet Owners Society, a copy of their letter having been circulated to Members, with regards to access for disabled users.

DTP also said that the Heritage Trust had no objections as there is minimal intervention on the monument and the proposed use is appropriate. He said that they have stated that the World War II structures should be maintained and a tree survey conducted.

DTP said that the Ministry for Heritage does not object but wants to be advised of all details and included in the project.

DTP also advised the Commission that the Department of Environment has made their standard comments on dust control during works and said that shrubs should be removed and the refuse section consulted.

Regarding access issues CV said that the steps will be treated and a glazed balustrade installed for safety. He said that the concrete surface is appropriate and that in fact granite surfaces are usually recommended for these parks. He also said that the trees will be kept wherever possible and that the World War II structures will remain and could be used as sheds for example. CV said that lighting will be discreet and that a lift could potentially be installed to provide disabled access but that a discreet location would have to be identified.

MEH said that the site had been suggested by the Responsible Pet Owners Society. He said that disabled access might be possible from the North of the site.

CV said that from a Heritage point of view it would be a good use for this area. He said that larger and smaller dogs are usually separated and that another park had been suggested for the area of Chatham Counterguard; however, only one Dog Park will be done at first to see if it is acceptable.

DCM said that from a lands point of view the site at West Place of Arms has been approved but that a second option has not been considered.

JH said that the area suggested is a green area and that this could be the reason why it has been proposed. She said that tree shade is important.

The DPC had no objections to the proposal subject to the comments raised.

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554/13 – BA12773 – 2 Edward House, Europa Road – Proposed extension on to side terraces and installation of glass curtains to front terrace

DTP advised the Commission that the proposal is to install glass curtains on the front terrace and enclose two other terraces at the side of the property with brick work and create a façade with windows as existing.

DTP said that the Heritage Trust has no objection to the glass curtains and said that the windows on the south and north balconies would have to be like the existing ones.

DTP reported that the Ministry for Heritage objected to the proposal as it will affect the vernacular appearance of the building.

From a planning point of view, DTP said that there was no objection to the glazing of the front terrace as long as it is a frameless system. However, he said that on planning grounds there is an objection to the enclosure of the two side terraces as this would negatively affect the appearance of the building.

The Commission approved the installation of glass curtains to the front terrace but refused the application to enclose the two side terraces.

555/13 – BA12775 – 12/1 Buena Vista Road – Proposed garage extension including new access to house

DTP reminded the Commission that this application is for an extension to the garage and an extension to the pool deck. He said that outline planning was granted on the condition that the pool deck structure had to be set back. DTP said that a revised proposal has been submitted which omits the plant room below the pool deck. He advised that the pool area is now up to the boundary wall with security fencing below. He also said that a mezzanine level has been included in the extension over the garage which has increased the height slightly. DTP recalled that one of the concerns at outline stage was the height of the extension. He said that there have not been any objections from the public.

DTP told the Commission that the Heritage Trust has recommended planting beneath the pool and has objected to the garage extension as it is out of character and higher than other properties in the area. DTP said that the Ministry for Heritage has not raised any objections.

CAM said that the Heritage Trust had concerns with regards to the height at outline stage and that increasing the height increases their concerns.

MEH said that there are taller buildings in the other direction to that shown in the photographs provided. The Chairman said that they could provide photos of the site in the context of the adjoining at the next meeting.

The Chairman highlighted that the garden area on the west side will be lost. DTP said that planting can be introduced in front or behind the security fence.

The Commission deferred this application pending the provision of the requested photographs.

556/13 – BA12784 – 19 Tuckey’s Lane – Proposed extension to roof terrace

DTP informed the Commission that the proposal is for a single storey extension. He said that one of the conditions of the permit would be that the windows need to match existing. He advised that the Department of Environment had made their standard comments on dust control during construction and energy performance of buildings.

CAM said that the original balustrades should be kept.

The Chairman said that in his opinion the extension will result in a loss of character of the building.

The Commission refused this application on the basis that the extension would break up the terrace, affect the character of the building and result in a loss of amenity.

557/13 – BA12785 – Ocean Village and Marina Bay marinas – Proposed reconfiguration of pontoons, installation of floating pontoons, cantilevered walkway to Marina Bay pier

DTP told the Commission that this application is to reprovide berthing lost as a result of the floating hotel. The proposal is also to upgrade the current facilities and improve public access to the main Marina Bay pier. DTP said that the applicant has confirmed 24 hour public access to the main pier. He said that an extension to the main pier has been removed from the proposal.

DTP said that the Director of Civil Aviation requires a letter of agreement between Ocean Village and the Airport to determine the maximum height allowed for boats using the pontoons. DTP also said that the Department of Environment had commented saying that an increased berthing facility could affect water circulation and that they would require assurances from Ocean Village that water circulation will not be affected and details of mitigation measures to be put in place.

JH asked for details on how many berths were lost and how many are being reprovided. DTP said that he did not have this information. JH said that she shared the Department of Environment’s concerns on density. The Chairman said that the Commission cannot limit the number of berths on planning grounds.

DTP said that floating pontoons are a better solution for marinas than fixed piers as they cause less damage to boats; hence the reason for including these as a way of improving facilities.

GM asked whether there would be any mileage in removing the existing concrete fingers.

JC asked whether the public will be allowed on to the different piers. DTP said that his understanding is that there will be gates at the entrance to the fingers and that the public can only access the main pier.

JH asked what the standard is on waste from boats. The Chairman said this was not a matter to be discussed by the Commission.

The Commission approved this application.

558/13 – BA12796 – Rosia Ramp – Proposed centralised refuse cubicle (HMGOG Project)

DTP told the Commission that the proposal is to replace the current refuse cubicle opposite Nelson's View which is causing nuisance and is being used by resident's of the estate despite them having their own bins within the estate. He said that relocating the refuse cubicle will result in the loss of three parking spaces and that TSD has highlighted that the area is already problematic with parking. DTP said that no comments have been received from the Traffic Commission.

KB suggested re-providing parking where the bins are now.

The Commission supported this application but recommended that the lost parking spaces are reprovided.

559/13 – BA12798 – Camp Bay – Proposed re-profiling of Glen Rocky Distillery waterfall

DTP informed the Commission that the proposal to re-profile the waterfall is due to spray from the waterfall being blown over the top of the cliff during south westerly conditions. He said that the water contains a higher level of salt than usual and that continuous spraying over the cliff will affect the properties. DTP told the Commission that the applicant has carried out fluid dynamics modeling of the waterfall and that one way of mitigating would be to recess the waterfall which is predicted to reduce the amount of spray over the top of the cliff to 5-10% of baseline conditions. DTP explained that the proposal is to recess the waterfall into a slot and re-profile part of the cliff face. The recessed section would extend 5m into the waterfall exit, would be 0.5m wide and 1m deep. It would extend 20m down the face from the waterfall exit. DTP also said that during works the waterfall would have to be diverted and that boreholes would have to be drilled in order to do this and then subsequently plugged. DTP told the Commission that the proposal would have minor visual impact and no impact on ecological value.

DTP said that the Department of Environment has advised that there would still be an issue with spray over the cliff regardless of alterations and said that they prefer it remains undisturbed. He also said that TSD has requested a geotechnical survey prior to any works being done.

CV said that he would not have a problem with clipping a few areas but that this is a much visited site.

JC said that it is an artificial waterfall and that the applicant is simply trying to prevent fairly corrosive water from spraying on to the properties.

JH said that the fact that this water discharges straight into the sea should take into account its corrosive properties, as it would not be discharged in such a way into the aquatic environment if the water was toxic or harmful.

MEH said that the distiller could close down at any point.

GM requested details on the level of corrosion. DTP said that he did not have the details on hand but that the applicant has prepared a comprehensive report and that the information may be

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contained in that. A representative of the applicant was in the audience but he was not able to answer the question either.

DTP said that the modeling carried out indicated that the spray not only affected the applicant's site but that the spray also reached the eastern side of Europa Road affecting other properties in the area.

KB thought that this proposal would be unpopular with the public.

DCM suggested that it might be useful to obtain an engineer's view on this.

MG said that we know that the waterfall is not natural but that it looks natural and creating a channel will make it look manmade and unattractive.

The Commission refused this application on the basis that the visual impact would be unacceptable.

560/13 – BA12800 – Building 56, HMNB – Proposed replacement of asbestos roof (MOD Project)

DTP said that the proposal is to replace the roof with a slate system as used elsewhere in Gibraltar.

KB requested the provision of swift nests.

The Commission approved this application.

561/13 – BA12801 – Europa Point – Proposed centralised refuse cubicle (HMGOG Project)

The Commission recommended that the Department of Environment liaise with CV on this matter.

562/13 – BA12803 – Lathbury Barracks – Proposed recycling compactor area (HMGOG Project)

DTP told the Commission that this application has been withdrawn.

563/13 – BA12805 – Adjacent GASA, Europort Avenue – Proposed bathing pavilion (HMGOG Project)

DTP advised that the proposal is for various pools built into the sea, play areas, a boardwalk and exercise areas. He said that the pools would be modular constructions. DTP added that amenities will include a bar area, showers and toilets. No additional car park will be provided.

DTP said that the Ministry for Heritage does not have any objections as a marine life survey had recently been carried out and had not found any species of value in the area. The Department of Environment also highlighted that a marine life survey should be done.

MEH said that the area would have to be declared a bathing area and water quality monitoring carried out regularly.

JH said that the water quality should be checked prior to embarking on this project.

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MEH said that the Department of Environment knows that there is no problem with the water quality in this area and that monitoring will commence from now. He said that there is no sewage outlet in this area and that industrial activities will be monitored.

The Commission had no objections to the proposal.

Minor works

564/13 – Ref 1198/037/13 – Queensway Nursery, 25 Queensway – proposed wall mounted banner

The Commission refused this application.

565/13 – BA12249 – CP1263, 2 Highbury Terrace, Europa Road – Proposed bar/outhouse

DTP requested that this application be deferred pending further information from the applicant. The Commission deferred this application.

566/13 – BA12726 – 1 Highbury Terrace, 9B Europa Flats – Proposed swimming pool and external landscaping

The Commission approved this application.

567/13 – BA12753 – The London Bar, Governors Street – Proposed internal alterations and part change of use from bar to shop (kiosk)

The Commission approved this application.

568/13 – BA12799 – Sunrise Motel, Devil's Tower Road – Proposed extension to terrace area for use as prayer room (HMGOG project)

The Commission had no objections to the proposal.

Applications granted permission by Sub-committee under delegated powers

569/13 – Ref 1198/006/13 – Bus shelters (batch 5) – Proposed bus shelter adverts – Silver Star, Rock Motors, Argus

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

570/13 – Ref 1198/006/13 – Bus Shelters (various) – Proposed Disney adverts

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

571/13 – Ref 1198/040/13 – Winston Churchill Avenue, Queensway, Waterport Road – Application for banners

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

572/13 – Ref 1198/043/13 – Castle Steps – Proposed pedestrian signs (HMGOG project)

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

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573/13 – BA11688 – 12 Limonium House – Proposed balcony enclosure with glass curtains

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

574/13 – BA11820 – Unit 1, 143 Main Street – Revised plans to relocate door and increase opening between units

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

575/13 – BA12162 – 3 Lighthouse Cottages, Europa Point – Proposed UPVC double-glazed windows for new extension – waiving of condition

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

576/13 – BA12312 – 2 Ashbourne Ramp, Buena Vista Estate – Relocation of first floor wooden banister only (external fencing referred to DPC)

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

577/13 – BA12396 – Trafalgar Hill (alternative site) – Installation of outdoor information LCD display

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

578/13 – BA12401 – Casemates Square – Installation of outdoor display

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

579/13 – BA12403 – Cathedral Square – Installation of outdoor display

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

580/13 – BA12548 – 16 Trafalgar House – Proposed internal alterations

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

581/13 – BA12549 – Unit 27, 2/2 Casemates Square – Proposed alterations and extensions

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

582/13 – BA12584 – 12 Governor's Lane – Proposed re-roofing and rebuilding bathroom - revisions

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

583/13 – BA12657 – Unit 29a New Harbours – Proposed additional floor level for storage

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

584/13 – BA12658 – Unit 56, New Harbours – Proposed additional floor level for storage, new external door and internal reconfiguration

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

585/13 – BA12676 – 6 Currey House, Buena Vista Estate – Proposed internal alterations

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

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586/13 – BA12679 – North Mole, Mons Calpe Road – Proposed disabled access into GJBS reception area

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

587/13 – BA12679 – North Mole, Mons Calpe Road – Proposed disabled ramp

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

588/13 – BA12684 – 191 Main Street – Proposed alterations to rear entrance area

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

589/13 – BA12693 – 44 Main Street – Proposed replacement of flooring, ceiling, lining shop front and signage to shop premises

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

590/13 – BA12693 – 44 Main Street – Proposed shop refurbishment

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

591/13 – BA12696 – 15 Engineer Lane – Proposed shop refurbishment

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

592/13 – BA12707 – Unit 4 Portland House – Proposed office refurbishment

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

593/13 – BA12710 – Portland House – Unit 6, 7 & 8 – Proposed office refurbishment

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

594/13 – BA12730 – 5 Ragged Staff Wharf, Queensway Quay – Proposed refurbishment and installation of sun canopies

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

595/13 – BA12731 – Suite 3B Regal House, Queensway – Proposed new air conditioning, ventilation lighting and provision of backup generator in basement

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

596/13 – BA12740 – Flat 4, 74 Irish Town – Proposed alterations and refurbishment

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

597/13 – BA12741 – 55-57 Line Wall Road – Proposed alterations

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

598/13 – BA12743 – Apt 51/12 Main Street – Proposed minor internal alterations and roof light

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

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599/13 – BA12745 – Apt 51/9 Main Street – Proposed sub-dividing of property, minor internal alterations and refurbishment

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

600/13 – BA12746 – Apt 5/11 Main Street – Proposed internal alterations

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

601/13 – BA12747 – Ground floor, Victoria House, 28 Main Street – Proposed entrance ramp at ground floor level

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

602/13 – BA12749 – Regal House, Reclamation Road – Installation of handrails

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

603/13 – BA12755 – 232 Peninsular Heights – Installation of glass curtains on balcony

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

604/13 – BA12756 – 4B Elliott’s Battery – Minor internal alterations

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

605/13 – BA12759 – 2 Townsend Corner – Proposed internal alterations and minor extension

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

606/13 – BA12761 – 1 Currey House, Buena Vista Estate – Proposed internal alterations (external fencing referred to DPC)

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

607/13 – BA12767 – Suite 3, 25 City Mill Lane – Proposed internal alterations

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

608/13 – BA12768 – 6B Cornwall’s Centre – Proposed internal wall to shop premises

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

609/13 – BA12770 – 2B Waverly House, 31 Cumberland Road – Proposed minor alterations to flat

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

Any Other Business

610/13 – Gibtelecom antennae

JC raised the issue that a number of aerials have been erected but that these are not regularised.

MEH said that a copy of the policy which needs to be adhered to has been given to them.

JC requested a copy of the policy document. The Chairman agreed to distribute this to members.

Approved
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611/13 – Bus shelter advertisements

GM told the Commission that he had received complaints from bus users who say that the adverts are obstructing their view when sitting inside the bus shelter. He said that the bus routes are also being placed in front of their line of sight.

The Chairman said that it is his understanding from the Ministry of Tourism that bus drivers are required to stop and should be reported if they fail to do so. He also said that the designer of the adverts insisted that it would be possible to see through the adverts and agreed to look into this.

612/13 – Next Meeting

The Commission agreed to next meet on Tuesday 12th November 2013 at 9:30am.