

APPROVED

DPC meeting 9/13

9/7/13

**THE DEVELOPMENT AND PLANNING COMMISSION**

Minutes of the 9<sup>th</sup> Meeting of 2013 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 9<sup>th</sup> July 2013 at 09.30 am.

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- Present:**
- Mr P Origo (Chairman)  
*(Town Planner)*
  
  - The Hon Dr J Garcia (DCM)  
*(Deputy Chief Minister)*
  
  - The Hon P Balban (MTHT)  
*(Minister for Traffic, Housing and Technical Services)*
  
  - Mr M Gil (MG)  
*(Chief Technical Officer)*
  
  - Mr G Matto (GM)  
*(Senior Architect)*
  
  - Mrs J Howitt (JH)  
*(Environmental Safety Group)*
  
  - Mrs C Montado (CAM)  
*(Gibraltar Heritage Trust)*
  
  - Mr C Russo (CR)  
*(Land Property Services)*
  
  - Mr C Perez (CP)  
*(Gibraltar Ornithological & Natural History Society)*
- In Attendance:**
- Mr P Naughton-Rumbo (DTP)  
*(Deputy Town Planner)*
  
  - Miss K Lima  
*(Minute Secretary)*
- Apologies:**
- The Hon Dr J Cortes (MEH)  
*(Minister for Environment & Health)*
  
  - Mr C Viagas (CV)  
*(Heritage & Cultural Agency)*
  
  - Dr K Bensusan (KB)  
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Mr J Collado (JC)  
*(Land Property Services Ltd)*

Mr J Mason (JM)  
*(Rep Commander British Forces, Gibraltar)*

**Approval of Minutes**

**330/13 – Approval of Minutes of the 7<sup>th</sup> Meeting of 2013, held on 14<sup>th</sup> June 2013**

The Minutes of the 7<sup>th</sup> meeting of 2013 held on 14<sup>th</sup> June 2013 were approved by the Commission.

**Matters Arising**

**331/13 – Ref 1195 – 3b Rosia Parade – Proposed removal of Aleppo Pine Tree**

DTP reminded the Commission that the following was agreed at a previous meeting:

1. To obtain confirmation from HMGOG on whether it would be possible to allow the applicant to move the wall forward, encroaching on to public highway.
2. If the above was not possible, removal of the tree and planting of 2 mature trees in the front garden.

DTP told the Commission that since the meeting, examples of a similar situation along Hyde Park Road, London, where the wall has been cut around the tree, have been found. He said that this option was discussed at the meeting but that the applicant was not in favour as he felt this would pose security issues and issues with his entrance gate.

MG highlighted that the pavement in front of the property is narrow and that any encroachment would impede passage.

CR said that the parking bays in this area are quite deep so perhaps there might be some leeway in bringing the pavement forward. He also suggested placing railings behind the wall on the inside of the property.

The Chairman said that any security issues could be dealt with by adding gratings in between the wall and the tree or by planting prickly plants to avoid trespassing.

MG said that he did not think that it would be necessary to remove the wall right down.

MTHT asked whether the tree will continue to lean further. DTP said that the tree is not expected to lean further but that its girth will expand.

The Commission agreed that the tree must be kept and the wall cut around it.

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**332/13 – BA12605 - Unit 1 Corral Road – Proposed canopy**

DTP told the Commission that this application was discussed at a previous meeting and there was concern for the visual impact caused by placing the canopy in front of the monument.

The Chairman said that he had visited the site and that the structure is self supporting and fixed to the ground. He said that the applicant wants to have a white plastic awning over the structure. He added that the structure is slim and will not impose much visible intrusion and objections.

MG said that he has seen the structure and that in his opinion it looks quite cheap and is not in keeping with the area. He said that he does not have a problem with placing a structure in this area but that it should be more attractive.

CAM said that she was concerned that allowing this structure might create a precedent. She said that perhaps it would be better to produce a quality design that could be used elsewhere.

MTHT said that he has received requests for similar structures at other locations.

The Commission agreed to recommend that the character of the structure is improved so that it can be used in other areas within the city walls if further requests are received.

**Other Developments**

**333/13 – BA11755 – 40 Europa Road, Buena Vista Barracks – Proposed construction of 15 new dwellings (Phase 1)**

**BA12618 – 40 Europa Road, Buena Vista Barracks – Proposed construction of new house and pedestrian bridge structures**

**BA12643 – 40 Europa Road – Proposed alterations to entrance including pavements/bus stop and bin store**

The abovementioned applications were discussed simultaneously.

The Commission welcomed the applicant's architect, Dominic Harvey

The architect summarised the three applications and explained that the applicant is proposing the following:

1. Repositioning of communal swimming pool in front of the stone block as this new location better suits the requirements.
2. Removing the house originally proposed in front of the stone block.
3. Improving access and allowing public access up to a new gate by Buena Vista Battery.
4. One house proposed on the cliff under separate application BA12618.

The architect said that there are no technical or historical reasons why these changes should be rejected and that the applicant is happy to work with the Ministry for Heritage and the Department of Environment.

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DCM asked Mr Harvey to define public access. Mr Harvey explained that it would be free pedestrian access up to a gate which will be placed before Buena Vista Battery. He said that unsupervised access on to the battery will not be allowed as it is unsafe. He also said that it will be possible to visit the Battery by pre-arrangement. The access point he said would be via the main entrance on Europa Road or through the back of the site by pre-arrangement; the latter would be the heritage route which could be arranged for any time, day or night. Public access will be granted between 9am and 6pm.

JH asked how far down the gate will be located. The architect said that it will be near the edge of Buena Vista Battery.

The architect added that the developer is trying to create a secure environment for its residents. He also told the Commission that the swimming pool will be moved in front of the Stone Building and that the proposed garages have been removed from the design.

CAM asked whether the safety works to the Battery which were originally proposed are not going ahead. The architect said that these works will be done and that safety railings will also be installed. The Chairman said that he is almost certain that this is a condition in the permit and that details should be submitted for approval.

JH said that the site visit had been useful. She said that public access is very important but that from her own experience, once you have a gated situation people will not visit the area anymore. She also said that the proposed house in front of the Battery is not easily seen from below but that it does overwhelm the Battery. She also said that she gathered that they were adjusting the garages to improve access from the back. The architect confirmed this. JH added that it does not seem like much had changed, just that access is smaller. She also said that there were strong feelings against the house on the cliff, from an environmental point of view.

CR asked whether access will be denied if approval for the house is not granted.

DCM said that he thought that the house on the cliff is not acceptable. He said that the land was given to the developer by the previous administration and that this would not have happened under this Government.

MTHT said that the Ministry of Environment had commented saying that with regards to the new house and bridge, a screening assessment, an ecological assessment of fauna and flora and an assessment on visual impact should be carried out. MTHT also said that the Ministry for Heritage had commented saying that the proposed area for the house has World War II additions and is listed as 18<sup>th</sup> Century. Heritage had also suggested that landscaping would help to make it in-keeping with the area. The Ministry for Heritage has confirmed that as long as it does not affect heritage features, they do not have any objections. They have requested an Archeological Watching Brief and that the Gibraltar Museum be informed if historical artifacts are uncovered during works. They have also welcomed public access.

DTP told the Commission that he would go through the three applications separately to provide them with further information before taking a decision.

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Ref: BA11755

DTP said that this is a full planning application for Phase 1 and a communal swimming pool. He said that the proposal is to remove the house from in front of the Stone Block and relocate the pool onto this site. DTP said that during a site visit, the issue that the garages were affecting the view of the Stone Block was raised and that subsequently, the garages have been removed from the design.

From a planning point of view, DTP questioned the need to have high walls around the pool. He recommended a boundary completed with railings and/or landscaping. He added that the removal of the house from in front of the Stone Block is beneficial from a heritage and visual perspective.

DCM asked whether the removal of the house from in front of the Stone Block is conditional on the DPC approving a house on the cliff. DTP said that if approved, this is the proposal.

DCM said that he would object to the proposal to construct a house on the cliff.

GM asked whether the Commission was happy to accept a wall around the communal pool. DTP recommended soft landscaping and this was agreed as a condition of the permit.

Ref: BA12618

DTP told the Commission that this application is for approval to construct a house on the cliff edge and for the provision of a for a heritage walk on the western side of the development and two pedestrian bridge structures on the eastern side of the development..

With regards to the house on the cliff, DTP said that the proposal is to develop one house set into the slope on three levels. He said that the house will have a green roof and its architecture will be contemporary. Access shall be from the road and a turning circle will have to be provided. DTP also told the Commission that a geotechnical survey has been commissioned by the applicant and that further surveys are required to establish the exact nature of the site prior to making a final decision on whether to construct the house at this location.

CP asked whether a survey of Devil's Fall Cave which is below the site has been carried out. He said that a survey should overlay the site plan to show any possible impact on the cave. DTP said that the applicant is aware of the caves and that any impact would need to be assessed.

MG said that he was not aware of whether surveys of the cave have been carried out. CP highlighted that the rock structure inside the cave is crumbly.

DCM said that it might be better to defer a decision on the house until it is certain that necessary surveys have been conducted.

DTP told the Commission that a previous proposal for a house at this location was refused because it was considered that it would have an adverse effect on the monument, cause loss of open space and loss of ecological aspect of the area.

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CP also said that ecological species found on site would have to be relocated with a relevant permit. He said that some plants found in the area are protected under Schedule 3 of the Nature Protection Act.

Regarding the application to build a pedestrian bridge and structures, DTP said that the idea is to connect existing staircases to run behind the eastern side of the site and have a cantilevered walkway. He said that there will be stairs down to Europa Road and that in the future there could even be stairs up to Windmill Hill by bridging over Europa Road.

CP asked whether the walkway to the north is a dead end. DTP said that it is but that visits to the Battery could be arranged.

DCM said that the walkway is a good idea but that since it ends at a gate, people will not want to use it. DCM also said that the developer had stated previously that the rear path would be done independently to whether or not the house is constructed. DTP confirmed this.

JH said that the new building should be seen in the context of the development as a whole. She said that some members of the Commission were not present when the development was first considered and that it would be beneficial to see full details of the development.

DTP said that the entire project was considered at outline stage and that the house was rejected at that point. He said that perhaps it would be better to refuse if in principle there were objections.

CAM said that the Heritage Trust feels that the view of the Stone Block is being opened up by not constructing a house in front of it. She said that they need to balance which view is most valuable, that of the Stone Block or the barracks.

DCM said that the issue is the location of the new house.

The Chairman said that if the architect keeps to the design presented, the house on the cliff would be discreet but questioned how this could be controlled. The architect said that he would work to DPC conditions.

GM asked what the developer is proposing for the Stone Block. DTP said that they requested outline permission for conversion and to add a storey but this was not approved. He said that they now want to convert it into two units. The architect told the Commission that the additional level on the stone block was proposed to add natural light as at present there is a concrete roof.

The Chairman asked the architect whether detailed drawings for the house on the cliff and geotechnical information could be submitted for the next meeting. The architect agreed to submit an overall site plan, information on cliff stabilization surveys and house details for the next meeting to be held on 7<sup>th</sup> August 2013.

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BA12643

Further to this application, DTP told the Commission that the applicant's proposal is to create a footpath along Europa Road and provision of infrastructure for services, including a bin store and small cupboard for utilities. Works would involve cutting back part of the rock. A viewing area will also be provided and the bus stop will be relocated to a safer, more convenient position. DTP said that there are no objections to this application.

The Chairman explained that the boundary wall on Europa Road will be set back but that this will provide better visibility and a better curve on the road. A small section of the boundary wall will also be removed to create a viewing platform.

The Commission approved the proposed alterations to the entrance including pavements, bus stop and bin store.

**334/13 – BA11925 – 14 Mount Road – Proposed demolition of existing dwelling and construction of 2 new detached houses.**

DTP told the Commission that approval was given for the construction of two houses in July 2012 but that the applicant has now submitted a revised application for the construction of one house only. He said that the scale, mass and height of the house are similar to the previous proposal. The houses will comprise of three storeys, a roof terrace, set backs on first and second floors and contemporary architecture. DTP said that the applicant is requesting a one year extension to their outline planning permit. There are no planning objections.

CAM welcomed the reduction in the mass of the development but was concerned with the visual impact of a contemporary design on the area. The Chairman said that a contemporary style was accepted in previous discussion.

MTHT said that if an extension is granted Environmental Energy Performance legislation should apply and details submitted to the Department of Environment He also said that the removal of trees is unclear and requested further information. The architect who was in the audience, confirmed that no trees will be removed.

The Commission approved this application.

**335/13 – BA12326 – Albany House, 5, 7, 9 Town Range – Proposed demolition and construction of 6 storey building mixed commercial/residential use**

DTP told the Commission that outline planning permission was granted in February 2013. He said that at the time concerns were raised over the architectural treatment of the front and east elevations of the building. Revised designs incorporating comments made by the DPC have been submitted by the applicant.

DTP said that the applicant has complied with comments on height and altered the height of the building to be in line with the railings of the adjacent building. The architecture of the top floors has also been redesigned to be more traditional. Vertical elements have also been created using different colour render and by adding shutters and railings. DTP recommended approval.

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MTHT said that an assessment of alternative energy options should be submitted. He also noted concerns raised by the Ministry for Heritage, who did not have any objection but requested that an archeological watching brief be commissioned by the developer.

MG highlighted that Town Range is a narrow road and is the only route down from the Upper Town other than via Flat Bastion Road. He said that works should not affect the road or require any road closure.

MTHT asked whether parking will be assigned. The Chairman said that it had been agreed at outline when the first of several schemes had been applied for that any development would not require providing for its own parking as new parking was being made available within the Governor's Parade and City Mill lane car park development and so this site had been exempted from providing its own parking.

The Commission approved this application on the condition that the works will not require closure of the road.

**336/13 – BA12577 – 60 Devil's Tower Road – Proposed 4 storey building comprising ground floor retail plus industrial storage, and 3 floors car parking/lock-up garages/stores (Option A)**

**BA12579 – 60 Devil's Tower Road – Proposed 3 storey building comprising ground floor retail plus industrial storage, and 2 floors car parking/lock-up garages/stores (Option B)**

DTP asked the Commission to consider both options simultaneously. He said that representations have been received from the owners of the business which is located at the rear of this property.

DTP said that the main difference between both applications is that the second option extends over a shared access area.

The Commission welcomed Mr Christian Caetano, lawyer of the objector.

Mr Caetano said that there has been a historic dispute between his client and the applicant regarding the misuse of the access area by the applicant. He said that his client and the applicant rely on shared access to their properties and that the applicant continually uses the access area as parking and for storage. Mr Caetano added that the plans, particularly Option 2, impinge on the access road. Mr Caetano told the Commission that his clients have engaged the RGP and HMGOG on numerous occasions but to no avail, as they say that it is not a public road.

Mr Caetano referred to counter representations received from the applicant who claims that no one is entitled to exclusive use of the road. He said that his clients accept this but that the applicant himself does not abide by this. He said that his client would be happy for the proposed development to proceed but only if access rights are granted. He said that a traffic management plan is necessary and that they would need support to enforce this. Mr Caetano added that their objection will be removed if an agreement can be reached between the two parties.

The Chairman asked Mr Caetano, who had recently paid for the resurfacing of the access road. Mr Caetano said he was not certain of why these works had been carried out but that he thought that they had been done by Castledine Ltd, owners of a unit further into the site, to the rear of his client.



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DCM asked Mr Caetano who was the owner of the road. Mr Caetano said that the road is Crown Land and the tenants only have any access rights. Mr Caetano said that his clients are physically unable to access their premises at times.

The Chairman asked whether perhaps the solution would be to have the access to the proposed garages in the development through this road. Mr Caetano said that perhaps this could be a solution but that it doesn't guarantee that it will stop them from parking and storing items in the area.

Mr Caetano said that his client's objection is to application BA12579 as presumably the applicant would not have the right to build over land which he does not own. However, he said that the other application BA12577 would still present the same issue of his client not being able to access his unit.

DTP said that essentially this is an issue of management of the access road. CR said that there have been long counterarguments in the past and that it is something that HMGOG and LPS should get involved in.

The Chairman said that if approved, the applicant would need to keep to their designs and HMGOG would need to manage misuse of the land. He said that he did not consider that misuse of land should prevent development. He welcomed the applicant to revert with reactions and to incorporate objections into his application. He said that both parties should try to resolve the issue and recommended deferring a decision.

The Chairman asked whether the Commission accepted the proposed architectural form.

JH said that esthetically the lower building is better. CP said that it was in keeping with the architectural style of Devil's Tower Road car park.

MG said that although it is not a public road the height requirement as if public highway should be enforced; that is 5.3 metres. He also asked whether any representations had been received from the tenants of Sunrise View. The Chairman confirmed that no representations have been received.

This matter was deferred to allow the applicant to submit a revised scheme incorporating concerns raised.

**337/13 – BA12589 – 13, 15, 17 New Passage – Proposed refurbishment and replacement of existing pitched roof with extension/terrace**

DTP said that the proposal is to refurbish 4 flats and construct one more studio at roof level. A roof terrace will also be constructed on one side of the building. DTP raised concerns that the new storey will be level and right in front of the windows of a Government housing property located on the street behind.

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CR asked whether the Government property is currently occupied. The Chairman said that it is vacant but that the Minister for Housing had said that they will use it. MTHT confirmed that making use of this property would depend on the state of the building and that if it is beyond repair it might be better to advertise for tender.

The Chairman highlighted that a roof terrace has been permitted on the northern side of the building, allowing easy access on to the adjacent terrace.

MTHT said that he would ask the Housing Department to check the housing property.

The Commission approved the application for refurbishment of the property but deferred the request for permission to build an extension/terrace at roof level. CP requested the introduction of swift nests and CAM said that fenestration should match existing.

**338/13 – BA12613 – Charlie’s Tavern, 2 Britannia House, Admiral’s Walk – Proposed replacement of existing canopy to external terrace area with curtain glazing to sides, fixed roof over part, and retractable roof over remainder**

DTP told the Commission that representations have been received from Marina Bay Management to the proposed retractable roof on the basis of disturbance to residents immediately above the restaurant. DTP said that they claim that when a terrace is partially enclosed it is used much more than when it is completely open.

DTP reminded the Commission that a previous application for a retractable roof by another restaurant in the area was refused.

From a planning point of view, DTP recommended that the pediments on top of the entrance doors be removed as they are not in keeping. However, he said that the applicant had stated that they were not intending to change the doors.

The Commission approved the replacement of the existing canopy to the external terrace area with curtain glazing to sides and a fixed roof. The request to install a retractable roof over part of the terrace was refused by the Commission to respect the amenity of the neighbourhood as the Commission accepted the representations received from the Marina Bay Management and its previous decision with other applications, which permitted for the construction of conservatories along the Marina Bay frontages. The pyramidal entrance is to be replaced with the same details as per Charlie’s adjacent to maintain uniformity of character. The flower containers are also to be retained for soft landscaping outside the conservatory.

**339/13 – BA12615 – 80 Rosia Dale, Rosia Road – Proposed loft conversion including skylights**

DTP told the Commission that the Rosia Dale Housing Association (RDHA) has commented on this application saying that the policy to date has been to only allow skylights on the east side and that this applicant is requesting permission to install these on the western elevation. He said that the applicant prefers to have the skylights on the west side as he feels that by having these on the east, he would be looked upon by properties located on the cliff above at Admiral’s Place. DTP said that he did not feel that there would be a significant loss of privacy.

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CR said that the Commission should consider the objection as technically in accordance with their leases, roofs and roof spaces are part of the communal areas.

JH asked for information on the rules regarding fire escapes from lofts. The Chairman said that the loft conversion would be subject to Building Control criteria and that if it is going to be used as a bedroom, the staircase of the property would have to be sectioned off, but that whatever is required would need Building Control clearance.

From a planning point of view, DTP said that the loft conversion is not an issue. The concern he said, are the skylights on the western façade, to which added there are no planning objections even if this departed from the policy

JH informed the Commission that at present there are ongoing major roof repairs within the estate and that at present there is a consistent view. DTP said that if allowed this would become standard policy.

DCM asked whether it was necessary to seek the management company's approval prior to giving DPC approval. It was disclosed that RDHA had been consulted and had no objections in principle subject to there being agreement on who became responsible for the altered new roofs.

GM suggested that the Commission limit the skylights to the east side at the moment and address the issue in the future once the extent of the effect of introducing skylights is evident.

The Commission approved the loft conversion but only allowed skylights on the east elevation.

**340/13 – BA12640 – 94 The Anchorage, Rosia Road – Proposed glass curtains to balcony**

DTP told the Commission that the proposal is to install a framed glass curtain system around the whole terrace. He said that the proposal is for a framed system following the installer's recommendation as the balcony is exposed to strong winds. The applicant is proposing to use frames that are of the same colour as the building render.

The Commission found that they did not find the reasons given for a framed system convincing as frameless systems have been installed in other developments which are also exposed to strong winds.

The Commission approved the installation of glass curtains on the condition that it is a frameless system. The Chairman said that Building Control would need to assess and approve the system regardless.

**341/13 - BA12645 – 77 Queensway – Proposed emergency generators within existing compound**

DTP told the Commission that this application is linked to the Data Centre within the Comsen Tunnels. The proposal is to remove a redundant plant and install emergency generators and a switch board within the compound area. They will also remove barbed wire from the city wall.

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DTP said that the Department of Environment were concerned that not enough information has been provided on the generators and feared a potential effect to reduction in air quality. They have expressed concerns that it will be detected by the monitoring station directly above the site and have requested further information.

The Ministry for Heritage has also objected as it abuts the city wall

CAM asked whether the cages will be removed. DTP said that these will remain.

JH asked what it is that they are replacing. DTP said that they are replacing air conditioning units.

The Commission deferred this item and requested further information on the proposal.

**342/13 – BA12646 – 43/45 North Mole Road – Proposed access path to Parcel Office – GOG Project**

DTP told the Commission that the proposal is to create a separate pedestrian access as the Post Office is concerned with pedestrian safety across the vehicular yard. At present pedestrians visiting the Parcel Post Office have to walk precariously through the car park and vehicle entry and exit point with the possibility of an accident. DTP informed the Commission that it will be necessary to remove a small Palm tree and part of a fence.

DCM asked whether the footpath is in the area already occupied by them. The Chairman confirmed that it is within the adjacent compound facility that also belongs to the post office.

CP confirmed that it would not be possible to replant the small Palm Tree.

The Chairman recommended landscaping in the area to replace the lost palm tree.

**343/13 – BA12649 – Girl Guides Hut, Queen’s Road, Upper Rock – Proposed additional storey and refurbishment**

DTP told the Commission that the proposal is to refurbish the ground floor and construct an additional storey with a pitched roof. Timber cladding with slate tiles will be used.

DTP said that the usual policy within the Upper Rock Nature Reserve does allow for the construction of some new non-residential buildings if these are for recreational use. The only concern DTP raised was on visual impact. DTP said that from a planning perspective it would be preferable to extend the building within its plot rather than constructing an additional storey.

CAM declared an interest as a member of the executive of Girl Guiding Gibraltar. She told the Commission that the proposal is due to the need to increase the capacity of the hut. She said that at present the whole area is being used.

MTHT said that the Ministry of Environment had requested a site meeting to determine whether removal of vegetation is necessary and to consider the visual impact on the area. He also told the

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Commission that the Ministry for Heritage had no objections to this application but had requested that it be kept within the current footprint.

The Commission approved this application.

**344/13 – BA12653 – St Joseph’s School – Proposed construction of mezzanine floor – GOG Project**

DTP told the Commission that the proposal is to construct a mezzanine level to provide additional classroom space. This will be constructed at the rear of the building and there will be additional windows on the new upper level and two fire escapes.

The Commission did not have any comments.

**345/13 – BA12654 – Retrenchment Block, Lathbury Barracks – Proposed use for airsoft (imitation rifle sport) and paintballing, and construction of perimeter fence and asphaltting – GOG Project**

DTP told the Commission that exact details of this project have not been provided.

DTP said that the Department of the Environment had commented on this application saying that it was necessary to determine the exact scope of the scheme and potential consequences on the area. He said that they had also requested details on the height of the fence.

DTP said that he was not aware of whether this would affect the Barbary Partridge. DCM clarified that the green corridor for the Barbary Partridges is to the east of the area in question.

CP said that no effect on migratory birds is anticipated due to lack of vegetation.

The Chairman questioned the need to asphalt the area.

CAM said that the Heritage Trust had reservations as this is the defensive glacis for the Retrenchment Block. She also said that they were concerned on whether this is an appropriate long term use of the area.

DCM said that the Airsoft and Paintballing groups intend to use nets and posts which are moveable. He said that the MOD and Rifle Shooting are also located in this area. DCM also said that this project should be done in conjunction with the Ministry of Environment.

The Commission requested further details on the asphalt surface and fencing before proceeding with this part of the development. They also requested that environmental recommendations be forwarded to Government.

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

**346/13 – BA12598 – Alameda Gardens – Proposed demolition of building**

DTP told the Commission that the construction of an office in this area had previously been approved.

The Commission agreed that whenever development has already been approved, these matters could be dealt with by the subcommittee in the future. Swift nests to be provided.

The Commission approved this application.

**347/13 – BA12622 – Block 1 & 2, Sir William Jackson Grove – Proposed installation of 72 No photovoltaic panels to existing roofs**

MTHT told the Commission that Minister Cortes commented on this application prior to the meeting, saying that the Ministry of Environment welcomes the installation of solar panels but that the Gibraltar Electricity Authority had not been consulted and should have, as the intention is to power communal lighting.

The Chairman said that they would not have to be consulted at this stage.

DTP said that issues relating to the fixing of solar panels onto the roof are dealt with by Building Control.

The Commission approved this application.

**348/13 – BA 12623 – 1 South Sheds Place – Proposed change of use from bar to nursery (extension to existing)**

MTHT said that approval for a loading/unloading bay outside the nursery has been denied by the Traffic Commission and highlighted that if the nursery is extended, traffic implications might increase. He added that a disabled bay in the area is currently being used by parent's taking their children to the nursery and that complaints have been received.

The Chairman said that the planning permit was issued with the approved final traffic arrangements by the Highways Department.

DCM asked whether the expansion was to accommodate more children as this would signify an increase in traffic. The Chairman said that he did not have this information.

JH said that as a resident of the area she has noticed an increase in traffic due to the location of the nursery.

DCM suggested that it might be beneficial to arrange a site visit.

MTHT asked whether the nursery is already being renovated and said that the procedure should be that no works are permitted until approval for a loading/unloading bay is given by the Traffic

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Commission. The Chairman said that the applicant is clearing out the ex-pub which cannot be prevented and had assured that he was not commencing with any fittings for the nursery.

The Commission agreed that approval from the Traffic Commission should be obtained prior to the DPC approving a change of use from bar to nursery.

**Applications granted permission by Sub-committee under delegated powers**

**349/13 – Ref1198/017/13 – Colourworks Winston Churchill Avenue – Proposed banners**

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

**350/13 – Ref1198/018/13 – 12 Europa Road, Beaulieu House – Proposed property sold sign**

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

**351/13 – Ref1198/020/13 – Winston Churchill Avenue and various sites – Proposed banners**

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

**352/13 – Ref1198/021/13 – Irish Town – Proposed Perspex Directory Sign**

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

**353/13 – BA11508 – 10 City Mill Lane – Proposed set of new doors**

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

**354/13 – BA12331 – 8 Candytuft House, Waterport Terraces – Proposed internal alterations**

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

**355/13 – BA12356 – 4 Ellerton Ramp, Buena Vista Estate – Amendment to south boundary wall plans**

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

**356/13 – BA12513 – 1/15c Town Range – Proposed change of use from office to dog grooming salon**

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

**357/13 – BA12539 – Ground floor 12 Scud Hill – Proposed internal and external alterations**

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

**358/13 – BA12546 – Apt 3/12 Castle Steps – Proposed internal alterations**

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

**359/13 – BA12547 – Unit E, 46 Rosia Road – Proposed alterations to premises**

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

**APPROVED**  
*DPC meeting 9/13*  
9/7/13

**360/13 – BA12555 – 10 Shorthorn Farm Estate, Europa Road – Proposed conversion of water storage tank into additional room and provide larger opening to living room façade wall**

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

**361/13 – BA12556 – 24/28 Parliament Lane – Proposed extension of roof terrace parapet wall**

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

**362/13 – BA12557 – 2B Mediterranean Terrace, Library Ramp – Proposed extension to create en suite bathroom**

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

**363/13 – BA12563 – Bus stop junction, Willis’ Road – Proposed letter box**

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

**364/13 – BA12574 – 402 Mayflower, Both Worlds – Propose gate on balcony**

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

**365/13 – BA12582 – 28 Parliament Lane – Proposed concertina security gates**

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

**366/13 – BA12585 – 24/3 Witham’s Road – Minor internal alterations**

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

**367/13 – BA12588 – 293 Main Street – Proposed flat renovation**

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

**368/13 – BA12590 – 1 Pelham House, Acland Avenue – Internal alterations**

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

**369/13 – BA12592 – Suite 932 Europort – Internal alterations**

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

**370/13 – BA12594 – Flat 109 Peninsular Heights – Enclosure of terrace with glass curtain**

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

**371/13 – BA12601 – 26 Silene House, Westview Park – Proposed glass curtains**

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

**372/13 – BA12603 – Lion’s Pond Rotunda Alameda Gardens – Replacement of old broken iron fence – GOG Project**

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



**APPROVED**  
*DPC meeting 9/13*  
9/7/13

**373/13 – BA12604 – 20 Admiral’s Place, Naval Hospital Road – Proposed staircase from second floor to attic**

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

**374/13 – BA12606 – 50 Irish Town – Proposed internal alterations including mezzanine deck and toilet facility**

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

**375/13 – BA12611 – Rocio House, 15 Rodger’s Road – Replacement of concrete slabs to both balconies on west façade**

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

**376/13 – BA12612 – 34 Silene House – Proposed glass curtains**

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

**377/13 – BA12627 – Unit 34 & 36 Ocean Village Promenade – Subdivision of unit Creation of new office space**

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

**378/13 – BA12630 – Sightseeing platform, Sir Herbert Miles Road – Proposed exercise equipment – GOG Sports Authority**

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

**379/13 – BA12634 – College Clinic, Regal House – Proposed air conditioning unit**

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

**380/13 – BA12638 – Unit R01 Ragged Staff Road, Queensway Quay – Proposed refurbishment of seating area**

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

**381/13 – BA12641 – 220 Main Street – Proposed refurbishment of shop premises and façade**

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

**Any Other Business**

**382/13 – BA12671 – Governor’s Cottage**

DTP told the Commission that this application is for the demolition of a unit damaged by a fire and the construction a two storey building to house the Motorcycle club that needs to be relocated from the rock fall area at Sir Herbert Miles Road.

From a planning point of view, DTP said that the intended use is appropriate within an industrial area assuming that they repair motorcycles; however, he noted that there is a demand for starter units for business.

**APPROVED**

*DPC meeting 9/13*

*9/7/13*

MTHT confirmed that the lower level will be used for motorcycle repairs and that the second floor will be the club's premises. He also said that the old Motorcycle Club at Sir Herbert Miles Road will probably be demolished and the road aligned.

**383/13 – Ref1443 – Edinburgh House Tower Roof**

DTP said that the DPC is being asked to consider whether they would approve repairs involving the removal of the pitched roof and replacement with a flat roof. From a planning point of view, he said that this would remove a feature of the area.

CR said that these works are part of the maintenance obligation of the shop and that HMGOG wanted guidelines as to what would be permitted as they are negotiating to assist the shop owner.

DCM added that the lady who runs the shop was concerned with the cost of repairs and the maintenance of the tower. He said that the tower does not have any heritage value.

The Commission agreed that they would allow the demolition of the whole tower.

**384/13 – Next Meeting**

The Commission agreed to next meet on Wednesday 7<sup>th</sup> August at 09.30 am.