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DPC meeting 12/12

22/11/12

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 12th Meeting of 2012 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 22nd November 2012 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)

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

 - Mr C Perez (CP)
(Gibraltar Ornithological & Natural History Society)

 - Mrs J Howitt (JH)
(Environmental Safety Group)

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

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

 - Mr J Mason (JM)
(Rep Commander British Forces, Gibraltar)
- In Attendance:**
- Mr P Naughton-Rumbo (Executive Officer) (DTP)
(Deputy Town Planner)

 - Mr E Francis
(Minute Secretary)
- Apologies:**
- Dr K Bensusan (KB)

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Approval of Minutes

603/12 - Approval of the minutes of the 11th Meeting held on the 25th October 2012.

The Commission approved the Minutes of the 11th Meeting held on the 25th October 2012 subject to the following changes:-

Minute 601/12 – Replace KB with CV

Minute 560/12 – Replace ‘RL said that the Heritage Trust was under the impression that the Petanque Club was going to be relocated following discussions with the Minister for Heritage’

with

‘RL said that during a meeting between the Heritage Trust and the Minister for Heritage, the Minister suggested that relocating the club could be an option.’

Matters Arising

604/12 - BA12124 - Maida Vale – Proposed development of 5 villas and 3 townhouses.

DTP explained that the cliff works assessment had been reviewed by an independent engineer who had agreed with the assessment.

DTP confirmed that TSD had approved the geotechnical works on the basis of the submitted assessment and the independent review. However TSD recommended that the applicant accept responsibility for the maintenance of the rock catch fence and that the applicant devise a future maintenance for the cut slopes bearing in mind their close proximity to the building.

DTP proceeded to explain the proposed cliff stabilization highlighting that it consisted of netting and shotcrete on the north, south and central slopes. He explained that shotcreting on the north and south ends was only required to crest area and was necessary to enable the drainage channel required by TSD to be formed. The central slope would require the more shotcreting because of the loose nature of the soil although if bedrock was encountered then the extent of shotcreting could be reduced.

CP pointed out that some trees had already been lost due to the exposure of roots, other trees had also had their roots exposed and it had been recommended that the roots be covered in hessian in order to protect them. This it appeared had not been done so removal of these trees was also imminent.

DTP said that his understanding was that at the time the applicant had taken the necessary remedial action involving the hessian cover and keeping this damp. DTP advised that 5 nettle trees still remained and the applicant would be planting 166 new trees and some 300 shrubs as part of the project..

MEH said that the shotcrete could affect the chemistry of the soil which would have an effect on the nettle trees.

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MEH asked what supervision would there be on site to ensure that conditions are met and should these conditions not be met is there a penalty imposed or is there a procedure to redress this.

CP stated that GONHS agreed with MEH in that goal posts are sometimes changed once approval given.

MEH said that his comment was intended as a general comment and not directed at this developer in particular who he acknowledged was possibly the greenest developer Gibraltar has seen.

A representative of the applicant who was present advised that an engineering solution had been devised that would mean that the tree in question would not need to be removed. The members welcomed this.

The Chairman assured the Commission that conditions are applied and adhered to. In respect of the change in schemes he explained that this might sometimes occur due to sites not being adequately analysed by the developer.

DCM said that the Town Planning Act was currently being reviewed so he would welcome the submission of any suggestions or concerns. The question of imposing a penalty for removing trees that were supposed to be retained could be included in the review.

JH asked whether the proposed safety measures fell within the boundary of the site.

DTP pointed out that the rock protection fence was outside the site.

The Commission approved this application.

605/12 - BA12222 - Unit 2, Ex MOD NFTX Shelter, Devil's Tower Road – Proposed concrete plinth for storage of waste sludge trailer.

MG stated that there were certain issues with the site that were still under discussion. This application was carried forward.

606/12 - BA12231 - Villa Venezia, 5 Little Genoa – Proposed construction of floor below level of road.

DTP said that he wished to record that Mr Azopardi's vote had been counted at the last meeting when in fact it should not have been as he was only in attendance and not a voting member.. This however would not affect the decision as it would remain the same due to the majority vote.

607/12 - BA12243 - The Deanery, 11 Bomb House Lane – Proposed refurbishment and extension, demolition of extensions

DTP informed the Commission that the Heritage Trust and the Ministry for Heritage had concluded that the extensions although of the early 18th century had no historical function and of little streetscape value. DTP added that if demolished a full survey and historical watch and brief would be requested due to the area being of significant historical interest.

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CM asked that the Trust would like to know why the applicant wished to demolish these buildings.

DTP said that the applicant wanted continuity of open space and in order to accommodate the proposed parking and pool

CM said that the Trust had suggested a compromise which would be to retain the two storey building and demolish the single storey buildings. CM said that this would enable the views through to the patio to be retained.

CV said that this area was very rich in history and the developer's application was taking account of this. CV added that the building being proposed for demolition was old but of no significant value, he stated that he did not want the opportunity to allow a sensitive development to be lost.

JH said that the building should not be allowed to be demolished just because it has no historical value.

MEH suggested that the Commission when voting should consider whether or not to allow demolition if no suitable alternative is found.

CM said that the Trust would prefer their suggested compromise therefore she could not support this application.

JH agreed with the Trust.

The vote was as follows:-

7 votes in favour
2 votes against
2 abstentions

The Commission approved this application.

608/12 - BA12245 - Buffadero Training Camp – Proposed installation of aerial array including fencing.

DTP explained that this was a MOD project which involved the removal of the current 5m antennae and replacing them with 10m antennae. Director of Civil Aviation's objections have been removed as his concerns had been addressed. DTP referred members to the Town Planner's screening opinion that had been circulated.

The Chairman stated that although neither the EU Directive or the Town Planning (Environmental Impact Assessment) Regulations 2000, classify the proposed telecommunications apparatus as a development in the Schedule 1 and 2 he undertook a screening and found in conclusion that no EIA is required. He added that the Department of Environment was also undertaking a screening to establish whether an Appropriate Assessment was required. He explained that his screening had determined that there will be no significant

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effect from the proposed development . He added that the MOD would be introducing mitigating measures whilst consulting with the Department of the Environment in order to ensure that there would be no adverse effects to habitats and wildlife in this area.

CP said that TP's report stated that this application would not be considered as a list 1 or 2 category, he suggested that the lists should be reviewed to include this type of antennae should be included as the interference from the antennae would have an effect on migratory birds.

CP pointed out that this area attracted migratory birds including night species and there was a Peregrine Falcon which nested in this area, he asked what mitigating measures the MOD would introduce to account for this.

JM stated that the MOD wishes to cooperate and liaise with all interested parties, he added that they would also be willing to introduce mitigating measures.

TP explained that the category lists are determined by EU legislation which cannot be amended locally.

CP asked whether the antennae could be sited on the same location as the old antennae seeing as GOG was not proceeding with the power station in this location.

MEH suggested that alternative technology should also be looked at.

JM explained that alternative technology had been looked at but none found suitable, however they would look at possible alternative sites.

DCM stated that HMGOG welcomed the submission by MOD of these plans.

MEH agreed with DCM and looked forward to working together with the MOD.

609/12 - BA12247 - (Cheers) Unit G1, Cornwall's Centre– Proposed windscreens to terrace
DTP explained that revised plans had been submitted. The application now consisted of the screening of two of the arches (on the outer side only) with transparent awnings which would only be rolled down in the event of inclement weather.

MG expressed his objection on the basis that this would result in the loss of the patio courtyard feature.

GM agreed with MG.

JC said that the patio courtyard feature was very nice but this was not used during inclement weather.

CV said that the roll down awning would detract from the quaint feature. He added that Marina Bay had a similar courtyard feature which had now been lost to similar proposals.

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A vote was taken with the following results:-

1 vote in favour
8 votes against
1 abstention

The Commission rejected this application.

610/12 - BA12259 - Great Siege Tunnels, Upper Rock – Proposed toilet – GOG Project.

DTP explained that revised plans had been submitted which provided for the toilet block to be re-orientated and relocated against the rock. An alternative site within the tunnels suggested by the Commission during site visit had also been looked at but was not considered feasible due to financial costs.

The Chairman said that if the Commission was not happy with the entire structure they could recommend that HMGOG review this.

DCM explained that the toilets were required, he suggested that this proposal be allowed and HMGOG would review the entire area.

CM pointed out that whilst the toilet structure might be temporary the necessary infrastructure works such as sewers are not.

CV agreed that toilets were required however he suggested that HMGOG look at the possibility of chemical toilets.

MEH said that this would be looked at as part of the Upper Rock Plan.

It was agreed that the Commission would recommend that the revised proposal should be seen as a temporary solution but that a comprehensive review be taken of the approaches to this site.

611/12 - BA12274 - Giralda Gardens, Smith Dorrien Avenue – Proposed extension to Petanque Club Premises and disabled ramp - GoG Project

DTP reported that as requested a members' site visit had taken place. Those members who attended were shown around the site by club members. DTP reported that the club had improved the site over the years and also provided a service to the community, but that it appeared to be a case of the club growing too large for the site. DTP reminded the Commission of its long-standing policy of not permitting inappropriate development on listed monuments.

The Chairman pointed out that a brand new substantial extension had been recently constructed and inaugurated at Grand Battery, opposite the petanque club without any objections from heritage so he felt that it would be very difficult to reject or defend objections to the petanque application.

DTP stated that the Commission had not been consulted on the Grand Battery development.

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CV wished to clarify that the Heritage Trust had been consulted in relation to the Grand Battery development which will be part of a military museum and eventually form part of a bigger historical project in this area.

JH said that current policy is to remove inappropriate buildings; she suggested that a possible compromise would be to remove the current porta cabin and build something which was in-keeping with the area.

CM said that the Trust had visited the area and felt that the club had outgrown its premises. She added that the trust would object to this application.

The Chainman suggested the heritage participates with the Petanque club and include in the development another interpretation centre for this part of the Battery as a possible mitigation measure and to proceed with a more attractive architectural form to complement the site as had been achieved at Grand Battery.

MEH supported looking at a possible alternative architectural design which would enhance the Battery and serve as an interpretation centre. He added that GOG should engage with the Trust and the Petanque club.

DCM agreed with this suggestion.

The application was carried forward pending the outcome of these suggestions.

Other Developments

612/12 - BA11755 - Buena Vista, 40 Europa Road – Proposed residential development

DTP explained that the proposed cliff stabilization consisted of the following:-

Area A – Wire mesh, shotcrete of small area – carried out between Nov 12 – Dec 12

Area B – Repair past work, block removal, netting – carried out between Feb 13 – Mar 13

Area C – Scaling, wire mesh, bolts, block removal – carried out between Jan 13 – Feb 13

Area D – Netting, block removal, wire mesh – carried out between Mar 13 – April 13

DTP added that Technical Services had approved the proposed works. He reported that Department of the Environment generally did not support shotcreting, and had concerns on de-vegetation and nesting birds.

CP pointed out that the cliffs provided nesting areas for many birds during the period Feb – July, he asked whether works during these months could be avoided. He stated that originally the required cliff works were said to be minimal and now it appeared to be much more. CP also expressed his concern with the use of netting as some birds had already been lost as a result of this.

MEH said that if the cliff had previously undergone cliff works why was it necessary to carry out further works.

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DTP said that an assessment had been carried out by a Geotechnical engineer who had recommended these works. This assessment had been reviewed and approved by the Technical Services Department.

JC also informed the Commission that one of the tender requirements was to address any issues which might be required in respect of cliff stabilization.

MEH said that he recalled that this application had previously been approved because the required works would be minimal as cliff stabilization works had recently been carried out.

The applicant's engineer who was present was asked to address the Commission. He explained that most of the works required was maintenance and repairs to the measures previously carried out, such as replacement of corroded cables.

He explained the works required was as follows:-

Area A – mesh already exists – cable requires replacing. Shotcrete is necessary as the clay within the fissure is being washed away.

Area B – Replacing of cable due to corrosion and repainting of bolts.

Area C – No mesh is required, maintenance to existing anchors, netting required to the extended development area which was not included in previous works

Area D – Spider Mesh required (large aperture) and some additional bolts and maintenance.

TP suggested that GONHS be informed when works were being done.

CP asked whether works could be avoided during the period between Mar – July.

The engineer agreed to look at this.

The Commission approved the proposed cliff stabilization measures.

613/12 - BA12185 - 63 Europa Road – Proposed construction of 12 parking spaces.

This application was carried forward at the request of the applicant.

614/12 - BA12217 - Outline-Buena Vista Barracks, 40 Europa Road – Proposed construction of dwelling - Additional dwelling to Buena Vista residential scheme

This application was carried forward at the request of the applicant.

615/12 - BA12238 - Outline-4 Scud Hill – Proposed additional storey with integral garage.

DTP explained that this building was occupied by two housing tenants. The top floor tenant wished to purchase his flat subject to being able to construct the additional storey. DTP informed the Commission that this application had previously been refused on the basis of objections from the Housing Department on the adverse effect on the structural integrity of the building. The applicant had engaged a structural engineer who had met with engineers from the Housing Department. The applicant's engineer considered that the structural integrity of the building would not be affected. DTP added that the GSLA had raised concerns over possible damage to

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the adjacent playground. Objections have been received from the Traffic Commission due to the loss of on-street parking and from neighbours.

DTP referred members to the letters of representation that had been circulated prior to the meeting.

Mr Bosio, the bottom floor tenant, addressed the Commission and expressed his objections to the proposal highlighting that he felt that the structure would not withstand the additional storey and the detrimental effect the works would have on their daily lives.

Mr Azzopardi an adjacent neighbour addressed the Commission and objected to the proposal on the grounds that there would be loss of the green areas and possible damage or loss of the adjacent playground.

Mr Bear, the applicant, addressed the Commission and explained that after his application was refused on structural grounds he consulted with an engineer and with housing and it was determined that there would be no structural problems. He also highlighted that the property required certain remedial works to it. His proposal would ensure that these are carried out. He added that there was no intention of removing the playground.

The Commission carried this application forward pending confirmation, from Housing, as to the structural viability of the proposal.

616/12 - BA12252 - 234 Main Street – Proposed repairs, replace balconies and balustrade to terrace.

DTP summarised the proposed works and advised the Commission that outline permission had been granted in January 2011. The Commission approved this application.

617/12 - BA12254 - The White House, 1 Naval Hospital Road – Proposed internal alterations and extensions to roof terrace.

DTP informed that Commission that there was an ownership dispute in respect of this property, and that a 2/3 majority of the beneficiaries of the estate objected on the loss of the communal terrace. They were requesting the DPC to refuse the application so as not to affect their claim over the terrace area. DTP reported that the applicant had argued that this dispute has been unresolved for some 50 years and the DPC should not entertain such frivolous arguments based on alleged ownership. The applicant also argued that the proposal improved the amenity of the top floor.

DTP referred members to the letters of representations. He confirmed that the Commission's legal adviser had confirmed that the DPC should not concern itself with the ownership dispute and that the grant or refusal of the application would not affect either party's position.

CP asked what the policy on retrospective granting of permits.

DTP explained that there was no policy on this however the legislation allowed for this.

The Commission did not have any objections and approved this application.

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618/12 - BA12260 - 9/3 South Barrack Road – proposed extension, swimming pool and refurbishment.

DTP explained that there had been several objections to this application and some of the objectors had asked to address the Commission. He referred members to the copies of representations circulated prior to the meeting.

Mr Santos addressed the Commission and expressed his objections to this proposal, highlighting that all properties in this area are stepped and that this development would break the contours of the area. He also explained that the new build would overcrowd his property.

Mr Carroll asked to address the Commission. Mr Carroll explained that he had initially objected to the proposal as this would require alterations to his building. Mr Carroll explained that he had met with the applicant and a solution had been found however the plans shown by DPC did not show this therefore he still maintained his objection.

Mr M Gonzalez asked to address the Commission on behalf of the tenants of 9 South Barrack Road.

Mr Gonzalez explained that they were not against the proposal however they were concerned with possible damage to the area as a result of the access for materials.

DTP explained that Mr Ochello, neighbour, had objected on the grounds that the proposal contained a window which overlooked his property, the applicant had said that they would be willing to have frosted glass. The applicant was also amenable to the use of a flat roof instead of pitched roof in order to alleviate the concerns of Woodford Cottage tenants.

JC noted that the application described one of the rooms as an office, he asked what the policy was in relation to commercial use within a residential property.

DTP reported that his understanding was that this was a home office and not a commercial office. He suggested that the applicant could be conditioned to the office being limited to use ancillary to the residential use..

The Commission requested a photomontage of the proposal and agreed that a site visit should be arranged.

This application was carried forward.

619/12 - BA12263 - 4/8 Morello's Ramp – Proposed extension and refurbishment to create 3 flats.

DTP referred members to copies of representations that had been circulated prior to the meeting. DTP reported that one objector had requested that the building be set back from Morello's Ramp so that the steps could be widened. The applicant had responded that the building line was not being altered and it would be financially unviable to do so. Reference was also made to windows onto a light well. It was noted that there was an existing window at ground level onto this light well.

The Commission approved this application.

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620/12 - BA12279 - Outline-The Island, Queensway – Proposed detached house

DTP informed the Commission that several objections had been received and several of the objectors had requested to address the Commission. He referred members to copies of the representations that had been circulated prior to the meeting.

Mr Wood objected on the grounds that it was out of scale, massing and loss of vistas. He also wished to draw attention to the fact that if the development went ahead then in his opinion public access to the island would have to be allowed in accordance with LR8 of the Gibraltar Development Plan.

Mr Scott objected to the development highlighting that if the development went ahead then the character and charm of the Island would be lost. He added that berths for larger yachts would also be lost and the vistas of the Rock from this area would also be lost. Mr Scott also pointed out that part of the mole which in his opinion has heritage value would be covered up.

DTP informed the Commission that 11 objections had been received objecting on the grounds of visual impact, character loss, noise pollution, loss of privacy, detrimental to marine life, water circulation, loss of berths, over development, scale and massing. DTP advised members that at the time of the original application for the Island there had been concern over the visual impact of the development and that the design had been revised to provide larger gaps between buildings to minimize the visual impact. In approving the original design the bridge, the site of the current application, was an important element in terms of allowing views out and into the Marina and to create the Island 'feel' DTP added that this development would have the potential to detract from this and create a dark walkway between the proposed building and Ordnance Wharf.

DTP reported that the applicants were aware that there would be a need for a proper assessment of the impact on water circulation.

JH said that no it appeared that no serious account had been taken of the marine life present in this area.

MEH said that the water flow could be mitigated however the building and massing cannot.

CM said that the objections raised mirror those raised when the Island was originally proposed, this new proposal would remove the last vistas in this area. The Trust would therefore object to this application.

The Commission voted with the following result:-

1 Abstention
9 votes against

The Commission rejected this application.

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621/12 - BA12281 - Unit 7, 3 Calpe Road – Proposed loft conversion.

DTP reported that this application was in line with the terms of the outline permission granted. CV and CM maintained their objections to the proposal.

The Commission approved this application.

622/12 - BA12287 - 9-11 West Place of Arms – Proposed change of use from store to baking establishment

The Commission approved this application.

623/12 - BA12290 - 17 Turnbull's Lane – Proposed change of use from office to bakery with ancillary teaching class

The Commission approved this application.

624/12 - BA12293 - St Michael's Cave – Proposed widening of cave exit, roof structure, reception office, external flooring, entrance stairs and disabled access lift, refurbishment of WCs - GoG Project

Mr Saguinetti from the Gibraltar Tourist Board addressed the Commission and explained the proposed works highlighting that the widening of the entrance was needed as a result of increasing the capacity within the cave and in order to allow for disabled access.

The Commission raised no objections.

625/12 - BA12298 - 9 Line Wall Road – Proposed alterations and refurbishment and change of use from nightclub to storage associated with office use.

The Commission approved this application.

626/12 - BA12299 - 83 Catalan Bay – Conversion of voids into 3 No bedsits.

DTP explained that the proposal was for the creation of 3 bedsits within the voids below the podium. He understood that these were to be used as a form of 'holiday/weekend' home and not permanent residence.

There was general concern that the proposed units would be result in inadequate living conditions due to the relationship of the proposal to existing adjacent buildings.

The Commission rejected this application.

627/12 - BA12300 - Adj 100 - 105 Mayflower, Both Worlds – Proposed tiling of footpath.

The Commission expressed its concern with the fact that this pathway could end up with two different surface treatments. DTP explained that the resurfacing was required to address water penetration problems and that the walkway is in two different ownerships. The Commission requested that a sample stretch of the walkway be prepared.

This application was carried forward.

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628/12 - BA12301 - Demolition-Victoria Stadium, Bayside Sports Centre – Proposed demolition of prefab changing rooms - GoG project

The Commission raised no objections to this application.

629/12 - BA12308 - 1A Bishop Rapallo Ramp – Proposed change of use of one room from residential to office use.

The Chairman pointed out that originally the house had been put out to tender as residential.

CM recalled that at a recent DPC approval had been granted for an extension in order to increase residential amenities.

Concern was expressed that the office use could expand in the future and could result in the loss of the residential use. If there was a need for a commercial office then the applicant should seek to locate in an existing office space. .

The Commission rejected this application.

630/12 - BA12309 - Gala Casino, Leisure Island, Ocean Village – Proposed timber framed canopy to external seating area.

Members did not consider that the proposed structure was in-keeping and that no add-ons should be permitted as this would negatively affect the appearance of the building. The Commission rejected this application.

631/12 - BA12310 - Moorish Castle, Upper Rock – Proposed extension to existing reception/entrance office - GoG Project

The Commission raised concerns that the extension would inhibit views of the Castle and that continuing the existing mock castellations onto the new extension was inappropriate. It recommended that the extension be redesigned.

632/12 - BA12314 - New Harbours Industrial Estate, Rosia Road – Proposed new car deck. GoG project

This application was carried forward at the request of the Government

Minor Works – not within scope of delegated powers

633/12 - Ref1195 - Hindu Temple, Engineer Lane Car park – Proposed removal of two trees - GoG request

The Commission approved this application.

634/12 - Ref1195 - Southport Gate – Proposed removal of tree - GoG request

The Commission approved this application.

635/12 - Ref1195 - South Barrack Ramp – Proposed removal of Yucca - GoG request

The Commission approved this application.

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Applications granted permission by sub-committee under delegated powers

636/12 - Ref -1198/28/12-The Flower Shop, 13 City Mill Lane: New sign
The Commission noted the approval granted by the sub-committee.

637/12 - Ref-1198/027/12-Proposed banner for Think Green Day
The Commission noted the approval granted by the sub-committee.

638/12 - Ref -1196-The Clipper, Irish Town: application for tables & Chairs
The Commission noted the approval granted by the sub-committee.

639/12 - BA11105 - 36 Crown Daisy, Waterport Terraces: Internal alterations to flat
The Commission noted the approval granted by the sub-committee.

**640/12 - BA12050 - Units 21 & 21A Ocean Village Promenade (Bridge bar & grill):
Proposed revision to roof over terrace area**
The Commission noted the approval granted by the sub-committee.

641/12 - BA12068 - Cuban Bar, Unit 21B, Ocean Village Promenade – Proposed awnings.
The Commission noted the approval granted by the sub-committee.

642/12 - BA12229 - Netgear,12 & 13 Waterport Terraces: proposed shops
The Commission noted the approval granted by the sub-committee.

643/12 - BA12253 - Suite 18-20, Block 3, Watergardens: Internal office alterations
The Commission noted the approval granted by the sub-committee.

**644/12 - BA12264 - 20b Elliott's Battery: Replacement of existing glazing with proposed
glass curtains on terrace**
The Commission noted the approval granted by the sub-committee.

645/12 - BA12267 - 55/57 Irish Town: Proposed fixing of awnings on façade
The Commission noted the approval granted by the sub-committee.

646/12 - BA12269 - Flat 15, 3 Serfaty's Passage – proposed internal alterations to flat.
The Commission noted the approval granted by the sub-committee.

647/12 - BA12271 - 8 Governor's Lane: Internal office changes
The Commission noted the approval granted by the sub-committee.

648/12 - BA12272 - 8 Collingwood Tower: internal alterations to residential unit
The Commission noted the approval granted by the sub-committee.

649/12 - BA12275 - Apt. 803, Bldg. 6, Europlaza: Glass screens
The Commission noted the approval granted by the sub-committee.

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650/12 - BA12282 - 35 Devil's Tower Road – Proposed telecommunications cabinet.

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

651/12 - BA12285 - Devil's Tower Camp Road: Gibtelecom proposed installation of telecommunications equipment in a new cabinet next to existing

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

652/12 - BA12289 - 5 Bell Lane – Proposed internal refurbishment and external signage

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

653/12 – BA12291 - Unit 1, Ocean Heights Gallery – Proposed gas cylinder compartment with external access, awning and extractor.

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

ADDENDUM

654/12 - BA12322 - The Main Guard, 13 John Mackintosh Square – Proposed additions and alterations - GoG Project

The Commission noted and welcomed the proposed alterations.

655/12 - BA12335 - North Mole – adj Port Department Offices - Proposed temporary electricity generating installation - GoG Project

DTP summarised the proposal. He advised the Commission that the Department of the Environment would be preparing an EIA Screening Report and that the Town Planner would then need to provide a Screening opinion.

The Commission took note.

656/12 - Ref1195 - 1195 North Mole, Tamarisk Tree – Proposed removal - GoG project

The Commission approved this application.

Any Other Business

657/12 – Next Meeting

The Commission agreed to next meet on Thursday 13th December 2012 at 09.30 am.

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