

APPROVED

DPC meeting 10/13

7/8/13

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 10th Meeting of 2013 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 7th August 2013 at 09.30 am.

Present:

Mr P Origo (Chairman)
(Town Planner)

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

Mr M Gil (MG)
(Chief Technical Officer)

Mr G Matto (GM)
(Senior Architect)

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

Mrs J Howitt (JH)
(Environmental Safety Group)

Mr R Labrador (RL)
(Gibraltar Heritage Trust)

In Attendance:

Ms C Walsh (CW)
(Department of the Environment)

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)
(Gibraltar Ornithological & Natural History Society)

Mrs C Montado (CAM)
(Gibraltar Heritage Trust)

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

Approval of Minutes

385/13 – Approval of Minutes of the 8th and 9th Meetings of 2013, held on 8th and 9th July 2013

The Minutes of the 8th and 9th meetings of 2013 held on 8th and 9th July 2013 were approved by the Commission.

Matters Arising

386/13 – BA12389 – 11 Chicardo’s Passage – Proposed works to replace existing roof and re-render and decorate facades

The Commission welcomed Mr David Orfila, the applicant’s agent.

DTP reminded the Commission that the condition was that the applicant should use clay tiles. He said that the applicant is asking the Commission to reconsider their decision based on their decision to allow lightweight tiles to be placed on the roof of their agent’s property.

Mr Orfila said that the property in question is a 150 year old building with a timber roof structure which is supporting heavy clay tiles. He said that due to the inelasticity of timber, the roof tiles are being affected resulting in problems of rain water ingress. He told the Commission that the proposal is to replace the clay tiles with polyurethane sandwich panels. Mr Orfila explained that the new system would provide extra thermal insulation, would be weatherproof and more aesthetic. He said that it is difficult to see the roof from any point.

JH asked whether there are other properties in the upper town with similar roofs. Mr Orfila said that his property has this type of roof. The Chairman confirmed that there are others but of other manufacturers.

GM asked whether repairs have been effected on the roof structure. Mr Orfila said that no repairs have been done yet but that the applicant will be contracting an expert to check whether any roof members need to be changed.

JC asked whether a sample could be presented to the Commission and asked why the proposed colour had been chosen. Mr Orfila said that the Chairman has visited his property and seen the tiles, and that the colour was chosen to try to mimic the look of old Spanish tiles. He also said that the three facades of the property will be rendered and painted. A dado is also included in the application.

GM said that a more systematic approach is becoming increasingly common and said that he would encourage the roof structure to be replaced and the old clay tiles being put back in place.

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DTP told the Commission that the condition to use clay tiles was included in compliance with the Development Plan policy. He said that the reason why this was not a condition for Mr Orfila's property was because his property previously had corrugated sheeting and not clay tiles. DTP said that the aim of the policy is to retain the historic character of the town area.

JH asked whether there are grants in place to assist homeowners in refurbishing their properties and contributing to the regeneration scheme for the upper town. The Chairman said that a paper has been submitted to HMGOG requesting that tax relief is extended to include roofs.

RL said that he personally did not favour the proposed design. He said that the Heritage Trust also hopes that the tiles will be replaced with original clay tiles.

JH recalled that the Commission recently approved slate tiling in the town area and asked how this decision fairs with policy. DTP said that in the case where slate tiling was approved in a property in Governor's Lane, a sample was shown to the Commission and was found acceptable. The Chairman suggested that perhaps the Commission could recommend that the applicant uses the same slate tiling for this property. DTP said that these tiles would not be traditional to this building.

The Commission decided not to withdraw the condition and agreed that the applicant should use clay tiles.

387/13 – BA12492 – 51B Europa Road – Proposed gates to be fitted to side road by residence

DTP advised that the application was for permission to erect a gate to prevent trespassing.

DTP told the Commission that the Traffic Commission consider that allowing this will create a precedent for other areas and recommend refusal.

JC said that he did not understand why there are objections as only residents have access to this area. He said that the request stems from problems which neighbours are having with people loitering in the area. He said that if permission were given with conditions, the tenants would not acquire rights.

RL said that access to Harley Street is behind Gort's Hospital and that perhaps in the future this entrance might be used.

JC said that everyone with access rights could be given keys to the gate.

DCM said that he thought that the Commission should take into account issues raised by the Traffic Commission.

The Chairman suggested that HMGOG includes this road as part of public highway with the view to policing the area and introducing lighting. JC said that there would be a high cost to this.

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The Chairman also suggested that HMGOG could also erect a gate to control access instead of this gate being installed by the tenants.

The Commission took a vote on this application with the following result:

1 in favour

5 against

The request to install gates was refused by the Commission who recommended that alternative solutions be considered.

388/13 – 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 told the Commission that representations and counter representations have been received in respect of the abovementioned applications.

The Commission welcomed Mr Haresh Budhrani, the applicant’s legal representative.

Mr Budhrani told the Commission that presently the site is used as a storage facility and that the idea is to enhance this facility and combine it with parking facilities. He said that the view of his client is that congestion in the access road to the east of the site need not increase as a result of the development. Mr Budhrani told the Commission that he has been liaising with JC for some time on the matter of the access road and that his client’s view is that a more effective traffic management system is necessary. He said that the access road is Crown land so it is up to HMGOG to manage it.

DTP asked whether parking for customers visiting their retail premises will be provided. The applicant said that this would be incorporated within the ground floor retail area. Mr Budhrani added that parking in the common access road would be limited to the parking of trailers.

TP asked whether loading and unloading is included in their proposed design. The applicant said that there is no space to include this within their design but that they only receive 2 to 3 trailers a day which park for approximately half an hour. TP said that if they are expanding they should be self accommodating rather than congesting. Mr Budhrani said that this was not a fair comment as there are many businesses in Gibraltar that do not provide parking for their clients.

DTP asked the applicant how vehicles will access the upper level parking areas. The applicant said that they would drive through the common access road and access the building through a road at the rear.

MG asked whether the storage units would be for rent. The applicant said that this is being decided but that they will be for either sale or rent.

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JC highlighted that none of the schemes has been considered by HMGOG as Landlord. He said that the access issue has been ongoing for a long time and that the current situation should be policed. He said that he could not see how the design can incorporate customer parking if the area is already congested.

JH asked whether parking on the first floor of the new development would remove cars from the access road. DTP said that the parking areas will be for private residents and storage. He said that there will be an increase in traffic of vehicles accessing the parking and storage units.

The Chairman suggested that the applicant should submit revised designs incorporating a loading/unloading bay and access for cars to the rear. He said that if this fulfills requirements, then the DPC would be in a better position to consider the application on planning grounds.

GM said that perhaps the designers should make the footprint of the building narrower to accommodate cars but that the building would then need to be higher.

The Commission deferred this matter and asked the applicant to submit revised designs incorporating access and parking.

389/13 – BA12615 – 80 Rosia Dale

DTP reminded the Commission that this application was discussed at a previous meeting and that the Commission approved a loft conversion with skylights on the condition that the skylights are placed on the east side only.

The Commission welcomed the applicant Mr John Byrne.

JH declared an interest as a resident of Rosia Dale.

Mr Byrne referred to a letter sent to residents by the Rosia Dale Housing Association in which they state that they do not have any objection to the installation of skylights. He said that their letter does not stipulate any restrictions on skylights. He said that due to the position of the building, skylights on the western façade would not be seen from any point. He told the Commission that having these on the eastern façade will affect his privacy as Admiral's Place communal pool is directly above.

DTP asked Mr Byrne why he was concerned with loss of privacy if his request is to convert the loft for storage use. Mr Byrne said that in the future he might decide to use this area as a bedroom.

The Commission did not have any questions.

MG said that considering that the building is on the second row and that it can't be seen from any point, he did not have any objections. DCM concurred.

The Chairman said that the decision to not allow skylights on the west façade was taken because the first application which was received was for a property on the front row of houses and that it

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was the only application at the time. He said that having them on the eastern façade would ensure uniformity but he envisaged receiving more applications in the near future for skylights on the east side.

MG said that he would have all of the skylights on the same side of each block for uniformity.

JC said that he did not have any objection to this proposal but that it may encourage other requests.

GM said that skylights were refused on the outer facades of the development directly above from a heritage perspective and questioned how the Commission could defend allowing it here. The Chairman said that it would be allowed on different merits and that this estate has a different character.

The Chairman asked the applicant whether the skylights will be on the upper or lower ridge of the roof. Mr Byrne said that they all need to be at the same level.

DCM said that it would look better if they were all on the same side but that it would be unfair to restrict tenants.

The Commission took a vote with the following result:

1 against
3 in favour
2 abstentions

The Commission approved skylights on the west and east facades as long as they are of the same dimensions and colour.

390/13 – BA12623 – 1 South Sheds Place – Proposed change of use from bar to nursery (extension to existing)

DTP told the Commission that the applicant had confirmed that there will not be an increase in the number of children attending the nursery and confirmed that the Traffic Commission has approved a pick up/drop off bay in the area.

DCM reminded the Commission that at the last meeting MTHT was not keen on the idea. The Chairman said that no representations have been received from the Ministry for Traffic, Housing and Technical Services and that all of the issues highlighted at the previous meeting had been clarified.

The Chairman recommended that the applicant be conditioned to screen off the air-conditioning unit on the façade.

The members questioned how their intake could be controlled. CW said that this is an issue which has been raised by the Department of the Environment as it is not regulated at present. DCM said that regulation of private nurseries is currently being looked at.

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The Commission approved the change of use from bar to nursery and the extension to the premises. The Chairman said that he would refer to their letters of intake capacity and will inform the Department of Education.

391/13 – BA12640 – 94 The Anchorage, Rosia Road – Glass Curtains

DTP reminded the Commission that it had objected to the previous proposal for the installation of a framed structure due to its visual impact. He said that a revised design for a frameless system which will run along the balcony edges has been submitted. DTP said that the only difference to those that are normally approved is that they would need a post on the corner of the balcony but that this would not have any visual impact. He said that there are no planning objections.

MG said that in his opinion glass curtains spoil the image of the building and would create a precedent. DTP said that glass curtains have already been allowed in another area of this development, as well as in other estates.

JC said that developers should be encouraged to install glass curtains as part of the original design.

RL concurred with MG saying that if other requests are received, the character of the building will be destroyed.

The Commission took a vote on this application with the following result:

0 in favour
3 against
3 abstentions

The Chairman cast his vote and voted against the installation of glass curtains.

The Commission refused this application on the basis that the glass curtains would not be consistent with the character of this section of the building.

392/13 – BA12645 – 77 Queensway – Proposed standby electrical generators for data centre within existing compound

DTP reminded the Commission that the application is to install emergency generators for the data centre in Comcen Tunnel and that redundant fixtures will be removed from the wall. He said that the main issue with this application was that it is below an air monitoring station where levels for Nitrogen Oxide are already high.

CW said that an officer from the Department of the Environment met the applicant on site and that the applicant's intention is to use it as a backup but they would have to use it between three to four times a month for maintenance purposes and on any occasion when there might be a power cut. CW said that approving this would not be consistent with the environmental action plan. She said that the applicant does not appear to have considered alternative options.

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The Chairman said that they are using a site already owned by them and that an alternative site would incur costs.

The Chairman said that perhaps the applicant could liaise with HMGOG to try to swap their site with another on the east side.

JC asked whether the existing equipment is theirs and questioned the need to have three standby generators.

DCM said that the Electricity Authority should also be consulted.

This matter was carried forward as the Commission suggested that the applicant should address the DPC on the need for their proposal.

Major Developments

None.

Other Developments

393/13 – BA10925 – 1A Cumberland Road – Outline Planning Permission No 3232

DTP told the Commission that the applicant is requesting an extension to their outline planning permission. DTP also said that a full planning application has not been submitted as the applicant has been in discussion with the Landlord. He said that the applicant had submitted revised designs that will be ready for consideration at the next meeting. DTP told the Commission that there are no planning objections to the renewal of their outline planning permit.

The Commission approved the application to renew permission.

394/13 – BA12597 – Sunrise View, Eastern Beach Road – Proposed installation of lift shaft and associated works

DTP told the Commission that the proposal is to install a lift shaft on the southern side of the building. He said that the exterior finish will provide balance and will be the same as the rest of the building which has recently been re-rendered.

The Commission approved this application.

395/13 – BA12651 – Ex 55 Club-267 Main Street – Proposed change of use to offices (class B2)

DTP told the Commission that this application has been withdrawn.

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396/13 – BA12674 – Block 2 Sir William Jackson Grove – Proposed change of use shop to resident’s management office

DTP said that at present this unit is vacant and that the intended use as the estate’s management office would be a relevant use.

JC told the Commission that the move to this unit would mean that the management office would be vacating the flat that they currently occupy.

JH said that the previous administration had agreed to create a senior citizens club facility in this area and that it is a shame that this unit has never been used for the benefit of the neighbours.

JC said that the management company intends to provide a type of social club for use by residents within these units.

The Commission approved the change of use from shop to management office.

397/13 – BA12680 – 1D Cumberland Road – Proposed installation of portacabin in front of Deselec premises beside Harrington Building waste ground

DTP told the Commission that the proposal is to install a portacabin on an area of land beside Harrington Building which is not currently in use. He said that this would be temporary during redevelopment of their site at 1A Cumberland Road. He said that pruning of existing trees will be required.

RL said that this request appears premature. However, the Chairman said that they would have to prepare the ground for use and that if it is not possible they would have to rent elsewhere.

JC said that they would also require Landlord consent.

GM said that the area demarcated on the plans did not seem large enough. The applicant who was in the audience confirmed he will be placing two portacabins beside each other as he cannot place one on top of another as this would require the removal of a tree.

JH queried whether it was common practice to provide such space for a company refurbishing its property adding that these portacabins are usually set up to manage a large construction related project. JH also said that while the site was dry at present it was part of a valued green area.

MG suggested that they rent other premises elsewhere temporarily.

GM suggested that if approved the Commission could impose a condition of beautification. The Chairman said that Greenarc is already contracted by HMGOG for the beautification of this area.

The Chairman recommended that the Commission suggest that the applicant liaise with HMGOG to come to an agreement and perhaps rent another location.

The Commission deferred this application.

398/13 – BA12681 – Kings Bastion Leisure Centre – Proposed installation of vinyl awning covering the terrace area, installation of aluminum terrace cover, bunting poles wall mounted

DTP told the Commission that an aluminum terrace cover has been installed on the esplanade in front of Rock Bastion restaurant and that a large awning has been installed on the upper terrace area outside Boyd's. He said that the applicant had already started to install both and is now requesting permission to retain it.

DTP said that this is a listed building and that a better design would have been more appropriate. He told the Commission that the Ministry for Heritage is concerned that the stone has been damaged. DTP added that policy does not allow for these types of structures to be installed if they affect the setting and in this case it affects the image of the Bastion.

RL said that he was concerned that the new trend seems to be to erect structures in front of listed monuments. He said that the structure has been damaged and that its character has been affected.

JC asked why the Police cannot monitor these things. The Chairman said that under the Town Planning Act they would need to charge the applicant with criminal damage and take them to Court prior to being able to fine them. He said that a notice has been served on them and if they do not comply, legal action will be taken.

The Commission refused this application and agreed that both structures should be removed with immediate effect.

399/13 – BA12683 – 11 Witham's Road – Proposed demolition of structure to convert into private parking area

DTP said that the proposal is to create a hard standing with an electric gate and a canopy, for use as a parking area. He said that there are no planning objections.

The Commission approved this application.

400/13 – BA12685 – Old Mole Head, North Mole Road – Proposed demolition of existing building – GOG Project

GM explained that the external fabric of the building was recently refurbished but that water ingress problems were not addressed. He said that the cleansing company that occupied the building has been relocated.

RL requested that the Heritage Trust be involved in the demolition from an archeological perspective and asked that an Archeological Watching Brief be carried out.

The Commission welcomed the removal of the building.

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401/13 – BA12694 – 9 Poca Roca, Upper Rock – Proposed single storey dwelling to replace previously demolished on same footprint

This matter was carried forward as the property is situated within the Nature Reserve and further information is required from the applicant due to strict policy in this area.

402/13 – BA12702 – Orange Bastion – Proposed beautification and conservation works – GOG Project

DCM said that one vault will be allocated to the Special Olympics as Government has a commitment to find premises for them and that the other vaults will be advertised for tender for commercial use.

RL said that the Heritage Trust has no objections to the proposed works but would like to be involved in the project. He said that they are concerned that some vaults have already been lined without first consulting the Heritage Trust.

DCM said that the project was started by the previous administration and that the lining was done then.

DTP said that from a planning point of view, if the intention is to use the vaults for commercial use, mainly restaurants, it might be a good idea to include canopies and signs in the project. This would avoid the submission of various applications for different types of canopies and signs in the future.

DCM concurred with DTP's recommendation and asked that this be relayed to CV as project manager.

403/13 – BA12703 – Devil's Tower Camp – Proposed provision of single storey block built structure – MOD Project

The Commission approved this application.

404/13 – Ref 1288 – Coaling Island entrance – Proposed kiosk

JC told the Commission that the owner of the kiosk was given a commitment by the previous administration that he could reopen a kiosk at this location once works in the area were finalised.

The Chairman asked whether other locations have been considered but DCM confirmed that the commitment was for this location.

JC said that the applicant wants an indication from the Commission on what type of kiosk would be acceptable.

The Commission preferred option 1 (modern structure) submitted by the applicant.

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Minor Works – not within scope of delegated powers

405/13 – BA12006 – 2 Ordinance Wharf – Application for relaxation of the A12 Building Regulations

The Commission approved this application.

406/13 – BA12689 – Sandpits Views, Sandpits Road – Proposed renovation of façade – GOG Project

The Commission approved this application.

407/13 – Ref 1195 – King’s Lines Oil Fuel Depot – Proposed tree removal

The Commission approved this application.

408/13 – Ref 1195 – The Mount adjacent to Europa Road – Proposed tree removal

JH requested information on the outcome of tree assessments.

The Chairman said that this tree had been assessed and that it is considered that it will die soon and fall on to Europa Road; therefore, the recommendation is that it should be removed.

The Chairman asked JH whether she would like to form part of the assessment team. JH agreed.

The Commission approved this application.

409/13 – Ref 1198/032/13 – 3 Cornwall’s Parade – Proposed solar panel canopy

The Chairman told the Commission that the proposal is to exhibit a photo voltaic panel on the shop front as a marketing tool. These would usually be installed at roof level. A sign above the door would also be installed but the Chairman said that this would be similar to those in adjacent premises.

DTP said that the solar panels would clash with the style of the old town area.

RL said that he would not approve the canopy or signage.

JC suggested meeting with the applicant so that they provide a sample of what the panel would look like. JH concurred.

GM said that he would object to the proposed sign.

This matter was carried forward with the view to arrange a site visit.

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Applications granted permission by Sub-committee under delegated powers

410/13 – Ref 1198/024/13 – Catalan Bay Road – Government Project to install DOE information sign

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

411/13 – BA12631 – Flats 10 & 10A, 269 Main Street – Minor conversion work and refurbishment of apartment areas

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

412/13 – BA12635 – Suite B, Regal House, Ground Floor – Alterations to office layout

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

413/13 – BA12637 – Suite C & D, 3rd Floor Regal House – Alterations to office layout

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

414/13 – Ref 1198/022/13 – 53a Irish Town – Proposed signage

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

415/13 – BA12485 – 13B Ocean Village – Proposed new signage for premises

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

416/13 – Ref 1198/25/13 – Post Office, Main Street - Banner

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

417/13 – BA12616 – 81 Rosia Dale – Installation of air conditioning units

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

418/13 – BA12620 – 216 Rosia Plaza, Rosia Parade – Proposed alterations

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

419/13 – BA12636 – 12A Chusan House, Varyl Begg Estate – Proposed installation of takeaway within supermarket

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

420/13 – BA12650 – 1 to 13 (except 11) Catalan Gardens - Repainting

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

421/13 – BA12661 – 804 Europlaza – Glass curtains

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

422/13 – Ref 1198/027/13 – Ministry of Sports, Culture, Heritage and Youth – Proposed signage

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

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423/13 – Ref 1198/028/13 – 62 Irish Town – Eye Spy Recruitment

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

424/13 – Ref 1198/029/13 – Ministry of Culture – Naval Ground – Proposed music festival advert

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

425/13 – Ref 1198/030/13 – 13/1 Line Wall Road – Proposed business sign

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

426/13 – BA12389 – 11 Chicardo’s Passage – Re-roofing

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

427/13 – BA12615 – 80 Rosia Dale – Proposed revisions

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

428/13 – BA12628 – 12/4 George’s Lane – Proposed alterations to colour scheme

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

429/13 – BA12638 – Unit R01 Ragged Staff Wharf, Queensway Quay – Proposed signage

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

430/13 – BA12644 – 76 Ragged Staff Wharf – Proposed internal alterations

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

431/13 – BA12648 – 6 Moorland House – Proposed enclosure to balcony

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

432/13 – BA12659 – 25B Elliott’s Battery – Proposed internal and external alterations

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

433/13 – BA12660 – 5 & 6 Rosia Dale – Proposed loft conversion for storage use

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

434/13 – BA12663 – Vaults 11 & 12 Chatham Counterguard – Proposed internal alterations

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

435/13 – BA12667 – Suite 851, Europort – Proposed office fit out

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

436/13 – BA12675 – St Paul’s School – Proposed extension to boundary wall

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

437/13 – BA12606 – 50 Irish Town – Proposed alterations

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

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438/13 – BA12655 – 602 Neptune House – Proposed replacement of three windows

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

439/13 – BA12673 – 8 The Island, Queensway Quay – Proposed alterations to basement

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

440/13 – BA12679 – North Mole, Mons Calpe Road – Proposed disabled ramp access into GJBS reception area

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

441/13 – BA12682 – 16/3 Halifax Road – Propose subdivision of warehouse into smaller stores

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

Any Other Business

442/13 – BA11855 – Castle Ramp

DTP told the Commission that permission was granted for new windows on this property but that an arched window has been constructed which was not approved. The applicant is asking the Commission to revise their previous decision. DTP recommended refusal as this type of window is not traditional in the upper town area.

The Commission refused this application.

443/13 – BA12513 – 1/15c Town Range

DTP told the Commission that the proposal is to convert the premises into a dog grooming parlour. He said that objections have been received from neighbours and the Management Company who say that there will be parking problems, noise nuisance and access to non-residents through their development.

DTP also said that counter-representations have been received from the applicant who claims that the issue of parking is not relevant and that dog grooming will be by appointment only so there will not be too many dogs in the premises at one time. The applicant also claims that the residents themselves also own dogs.

DTP said that dog grooming does not suit the original concept for which these units were designed.

JC said that he would agree with objections through the courtyard but that this would not be a problem if access is from Town Range.

The Chairman said that there are no restrictions on pets in the estate. However, he said that if permission is granted it will not be possible to restrict the number of dogs that can be present within the premises at any given time. He said that noise would have to be regulated by the Environmental Agency.

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The Commission took a vote on this application with the following result:

1 in favour

2 against

3 abstentions

The Commission refused this application on the basis that the intended use is incompatible with the area and is likely to cause a disturbance to others.

444/13 – BA12717 – St Mary’s School – Town Range – GOG Project

DTP told the Commission that the proposal is to change the windows on the main elevation. Two options have been suggested:

1. Timber frames with PVC beading
2. Timber windows and frames

DTP recommended timber windows and frames as this was in line with policy and recent decisions such as at Loreto Convent.

The Commission approved timber windows with timber frames.

445/13 - Next Meeting

The Commission agreed to next meet on Thursday 5th September at 09.30 am.