

Approved
DPC meeting 8/12
26/7/12

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 8th Meeting of 2012 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 26th July 2012 at 09.00 am.

Present:

Mr P Origo (Chairman)
(Town Planner)

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

Mr G Matto (GM)
(Senior Architect)

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

Mrs C Montado (CM)
(Gibraltar Heritage Trust)

Mr M Gil (MG)
(Chief Technical Officer)

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

Mrs J Howitt (JH)
(Environmental Safety Group)

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

Mr M Birchall (MB)
(Rep Commander British Forces, Gibraltar)

In Attendance:

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

Ms C Walsh
(Department of the Environment)

Miss K Lima
(Minute Secretary (Ag))

Apologies:

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

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Mr E Francis
(Minute Secretary)

Approval of Minutes

389/12 - Approval of the Minutes of the 7th Meeting held on the 19th June 2012.

The Commission approved the Minutes of the 7th Meeting held on the 19th June 2012.

Presentation

390/12 – BA12175 – Glacis Estate – Laguna Estate – Proposed re-cladding, additional storey, lifts and external drying screens.

BA12176 – Laguna Estate – Proposed re-cladding, additional storey, lifts and external drying screens.

BA12177 – Moorish Castle Estate – Proposed re-cladding, additional storey, lifts and external drying screens.

The Commission welcomed Mr Lionel Recagno (LR) on behalf of the Government.

LR provided the Commission with some background information on the three housing estates and reasons supporting the need for this project. He explained that Laguna Estate, Glacis Estate and Moorish Castle Estate had all been built during the 1950s to late 1960s. An intensive refurbishment program has never taken place and the buildings require repair, especially the roofs.

LR explained that the concept will be the same for all three estates. The program will include re-cladding, the construction of additional storeys, lifts and external drying screens.

In Glacis Estate, LR explained that re-cladding will be done in such a way to break up the monotony of the buildings. Screens for clothes lines will be introduced but the material for these has not been decided yet. The suggested colour scheme is either tones of brown and beige or tones of blue.

The colour scheme being considered for Laguna Estate is a mixture of whites, blues and greys. LR explained that the idea is to use the lift shaft as an external feature of the building. The lift will have direct access to the extension and the existing levels will have access at half landings. Different layout options are still being considered.

With regards to Moorish Castle Estate, LR explained that the intention is to blend the buildings in with the existing colour scheme of the Upper Town area; a brown/beige colour scheme is being considered. The intention is also to break up monotony by using the roof as an architectural feature. LR said that there are two options for the drying screens; continuous screens all the way down the building or individual screens for each flat. He said that the preference is for individual screens.

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The Chairman asked for information on how many extra flats will be created in each estate. LR said that the exact amount has not been decided yet but that around 150 to 220 flats will be created in total. He said that they expect to create around 36 flats in Moorish Castle Estate, 42 in Glacis Estate and around 104-143 in Laguna Estate. The Chairman also questioned why more floors were not being added in Glacis Estate, and whether Housing had consulted their engineers on this possibility. LR explained that this has been considered but that they are being cautious in not placing too much extra weight on the foundations.

The Chairman informed the Commission that the photomontages for the extra floors at the Moorish Castle Estate had been requested to verify the visual impact on the Moorish Castle and what vistas if any would be affected. The most critical vistas were identified from Waterport Road and Winston Churchill Avenue where thousands of visitors to the Rock from cruise liners, coach park and land frontier would get their first impressions. KB and CM both agreed that the blind arches of the castle would be obstructed and that they would prefer if these extra floors were added elsewhere. LR said that this could be considered. Although the matter was discussed later in the agenda, it was realised from the images provided that the 'blind arches' were possibly obstructed depending the distance from which the vista is taken.

The Commission agreed to continue with the discussion later on in the meeting.

391/12 – BA12129 – 1 South View Terrace – Proposed swimming pool.

The Commission welcomed Mr Nerney on behalf of the tenants of South Pavilion.

Mr Nerney told the Commission that he was representing 6 flats occupied by Government tenants, who believe that allowing a swimming pool to be built in this area would affect their quality of life. He said that noise and loss of privacy are their main concerns, as some of their kitchen and bathroom windows would be right by the proposed swimming pool. He also said that the area around the block looks fragile and that this does not seem to have been considered in the proposal. He claimed that the area had been sold by the previous administration, without the knowledge of the neighbouring tenants.

The Commission did not have any questions.

Matters Arising

392/12 – Ref1198/014/12 – Café Solo, 3 Casemates Square – proposed signage.

Ref 1198/015/12 – Alls Well, 4 Casemates Square – proposed Signage.

The above applications were considered together by the Commission.

DTP reminded the Commission that in the previous meeting it had been decided that timber signage, a black board and white lettering should be used. DTP asked the Commission to decide whether what is now being proposed by the commercial tenants is acceptable or not as it deviates

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slightly from what was approved. He also asked them to consider whether they want to allow lettering over the arches.

The Chairman recommended to accept the proposed signs but not the individual lettering over the arches.

GM asked whether the Commission would limit the height of the sign in line with the height of the window. This was agreed by all.

The Commission approved the proposed signage as long as the same palate of colours is used and refused the lettering over the arches.

393/12 – BA12051 – 3 Scud Hill – Proposed change of use to nursery.

DTP informed the Commission that the Traffic Commission has raised concerns to a nursery being located in the area due to the increase in traffic that this will generate and loss of parking proposed.

DTP reminded the Commission that the request was for the removal of one parking bay and one motorcycle bay to create two drop off/pick up bays. The Traffic Commission have requested a site visit as they have concerns that no drop off/pick up bays in the area will mean that drivers will just double park. JH said that for the record it should be noted that some members did not approve for the same reasons.

The Chairman pointed out that the Commission had already approved the nursery but not the loss of parking spaces and this had been recorded in the last Minutes. The Chairman recommended the Commission retract from approving the change of use pending recommendations from the Traffic Commission.

The Commission agreed to await the come back from the Traffic Commission.

394/12 – BA12068 – Unit 23B Ocean Village Promenade – Proposed pergola.

DTP said that the Commission had expressed reservations to the proposal at the previous meeting. He explained that the applicant has submitted revised details and that the proposal is to create a covered area using timber construction and thatched roofing. The applicant has written to the Town Planners referring to similar existing structures in Ocean Village.

The Chairman said that from a planning perspective there are extensions of this sort in other Ocean Village areas and that this is better than temporary umbrellas that get blown away.

DCM agreed that it is in keeping with the character of the area and that it actually looks better than some of those which are already there.

The Commission approved the revised application.

395/12 – BA12077 – 3 Secretary’s Lane – Proposed redevelopment with 8 storey office building and open space.

DTP informed the Commission that following a site visit, the applicants have submitted a revised scheme. They have reduced the floor space from 2800 to 2050 and the number of storeys from 8 to 6. Setbacks have also been included in the north and west elevations and the massing is now more in keeping with the neighbouring buildings. However, DTP reminded the Commission that apart from scale and massing, there are other matters which need to be considered.

DTP asked the Commission to decide whether they wish to allow the demolition of the current building. He said that the policy is to only allow demolition in exceptional circumstances and not on the value of the building but on its visual impact on the area. The Commission were also reminded that although the applicant is proposing to create an open area, they can’t make a complete link as they are not the owners of the whole area. Other issues that should be considered are whether the use is appropriate for the area; the waiving of the car parking requirement; style of architecture; and the fact that there are objections from residents in the area.

CM said that the Heritage Trust object to the demolition of the existing building as it would set a precedent for the future. She said that the development will destroy the character of the area.

KB thought that the open area should not be taken into account when taking a decision until it is known whether it will happen or not.

CW said that the Heritage Agency objects to this development.

GM and JC were in favour of demolition. JC suggested that there are already modern buildings on either side of the property and that this would be a good opportunity to allow commercial development in this space without significantly diminishing the historical nature and appearance of the more general area. CM disagreed with them saying that the existing building is structurally sound and its future should not be conditioned by the adjacent buildings.

JC also said that the building height should be capped at the height of Leon House to minimise visual impact. DCM concurred with JC saying that the only issue he had with the proposal is its height. JC said that if he agrees to the development it has to be qualified that it is not on the architectural scheme as being presented.

CV added that he would not stray away from policy which is to protect buildings and would therefore, object to demolition. He said that an attempt should be made to use what exists at the moment and adapt it for office use. The Chairman agreed with this, adding that in other countries old buildings are converted for modern use and that in this case there is no significant reason for demolition.

The Chairman suggested that the Commission take a vote to decide whether demolition of the existing building should be allowed. Before taking a vote DTP reminded the Commission that the policy is not to allow demolition if it is not an exceptional circumstance. He said that exceptional circumstances could include benefit of redevelopment; commercial/ employment use; benefits to the public in general; and the immediate context in which the site sits.

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The Commission took a vote on this application with the following result:-
3 votes in favour
5 votes against
1 abstention

The application was refused.

396/12 – BA12098 – 1B Engineer Road – Proposed conversion of 2 storey house into 4 storey house.

DTP informed the Commission that following approval of the proposal to convert the above property into a 4 storey house, the garden was being cleared and a Second World War observation post was revealed. He asked that the Commission decide whether the structure should be removed or retained as part of the garden, as the architect has agreed that this could be done. The Heritage Trust and Heritage Agency have objected to it being removed.

It was agreed that the WWII structure should be retained and incorporated into the scheme. The Commission asked that the architect submit new plans to this effect.

397/12 – BA12124 – Maida Vale – Proposed residential development.

DTP said that following the last DPC meeting a meeting was held with the applicants with regards to their proposal for the town houses. All the different options were discussed including the possibility of moving back the town houses and creating one extra villa instead. He said that the applicant was not in favour of the latter option.

DTP informed the members that the applicant had taken into account that the Commission did not approve of hard frontages directly by Engineer Road and have reduced the depth of the town houses to allow more greenery to the front of the site. Better access has also been proposed and they have confirmed that all trees will be kept on site. A more detailed design has been submitted and natural materials will be used throughout, including timber doors, glazed balconies, landscaped terraced areas and green roofs.

The three town houses were approved.

Major Developments

397/12 – BA 12175 – Glacis Estate – Laguna Estate – Proposed re-cladding, additional storey, lifts and external drying screens.

BA 12176 – Laguna Estate – Proposed re-cladding, additional storey, lifts and external drying screens.

BA12177 – Moorish Castle Estate – Proposed re-cladding, additional storey, lifts and external drying screens.

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DTP informed the Commission that the Director of Civil Aviation has commented on possible infringements on aviation restrictions, and has said that aeronautical lights should be placed on the tower blocks and that no extra floors can be added to these blocks. DCM confirmed that there is no proposal for extra storeys in the tower blocks.

With regards to the colour scheme, DTP suggested that Glacis and Laguna Estate colour scheme should complement each other. CV said that one colour scheme for all the blocks might be too monotonous. It was agreed that the designers should revert to the Commission once the colour scheme has been decided for final appraisal

JH asked whether Government is considering incorporating solar equipment in these estates. MG confirmed that Government is considering solar equipment to service lifts and communal areas.

JC asked whether the new cladding will be placed over the old cladding in the tower blocks. LR confirmed that the old cladding will be removed.

CV highlighted that the ground floor areas of Glacis Estate are currently very dark and asked whether there are proposals for landscaping in this area. LR confirmed that the ground floor areas will remain as it is as it was refurbished only 8 years ago. He said that some seating areas will be improved and that they intend to harmonise the area. However all buildings including the ground floors shall be refurbished with the proposed architectural treatment.

Referring to Moorish Castle Estate, CM said that the proposal obstructs the arches. The Chairman added that it was important that the designers ensure that the important vistas of the Castle are not obstructed in any way.

CM asked whether parking for the new flats is included in the proposal. DTP confirmed that new flats in Laguna and Glacis Estate will be allocated spaces in Devil's Tower Road Car Park. LR confirmed that Moorish Castle Estate flats will be allocated spaces in the new Engineer Lane Car Park.

DTP suggested that the roof lines in Moorish Castle Estate are quite extensive and that they should be broken up. He said that the colour scheme in horizontal buildings can be overpowering and that an attempt should be made to ensure that they do not appear as single large mass. He said that feedback from the Civil Aviation Authority is pending to confirm that adding extra floors to this estate will not affect the Bow Wave.

The Chairman suggested that the Commission could ask Government to leave the Moorish Castle Estate project for last until the possibility of extra apartments elsewhere had been exhausted. LR said that the roofs in this estate particularly Keightley House were a matter of priority and could not be delayed any further. It was agreed that the extra floor above Keightley House would not cause any obstruction to the vistas because the building was located to the south and therefore this particular extension should go ahead. LR said that the three projects are set to commence simultaneously. He reiterated that the possibility of adding extra storeys in the other estates to offset losses at Moorish Castle has been considered but that it is not appropriate to increase the loading of these buildings even further.

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DCM added that not only is this a manifesto commitment but that it is also greatly needed to provide for over 1000 people on the housing waiting list. He said that the Government values the views of the DPC, hence the new policy of consulting the Commission on these projects.

Other Developments

398/12 – BA9852 – 3/4 George’s Lane – Proposed roof top extension.

DTP informed the Commission that the applicant had submitted revised plans that included a proposal to raise the roofing to house the stairwell.

The request was approved by the Commission.

399/12 – BA10717 – 57 Devil’s Tower Road – Proposed customer car park, service yard, workshop and service reception buildings.

DTP informed the Commission that revised plans have been received which included amendments to the approved Devil’s Tower Road development of the site and the configuration of the service area. A pre-fabricated structure was proposed and the service reception will be moved forward slightly from where it was located in the original proposal.

DTP suggested that the Commission should make it a condition that the framework of the new façade be similar to that of the main building. The Chairman also recommended not approving the extension onto Devil’s Tower Road until better architectural elevations are provided by the applicant.

The Commission requested that the applicant submit more detailed plans. The application was deferred.

400/12 – BA12095 – Unit 7, 3 Calpe Road – Proposed loft conversion, front and rear dormer windows and rear spiral staircase.

DTP informed the Commission that this is a recently renovated building and that the roofline is a dominant feature of the building and any changes would be significant. The applicant is proposing to install dormer windows but DTP suggested that perhaps skylights could be considered instead. DTP explained that the spiral staircase has been included as it is a safety requirement; however, it is not a typical feature in this type of building, although it would be difficult to see it from any point since it would be located at the rear of the property.

One letter of objection and one in support had been received from neighbours. In addition, Gibraltar Residential Properties Ltd objected on the basis that the roof structure is part of the communal arrangement.

DTP said that planning recommendations should be not to allow dormer windows but instead skylights and that the heritage and aesthetic value of the building should be considered.

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CV said that it is a building that crowns the old town and allowing the proposed extension just after completion would set an unacceptable precedent. He said that he would not approve either the dormer windows or the fire escape staircase, introduced because of non-availability of alternative means of escape from the attic. CM concurred with CV. The designer who was in the audience confirmed that the Fire Department had confirmed that an alternative means of escape is necessary as the attic will be used as a habitable room.

The Commission took a vote on whether dormer windows should be allowed in the rear with the following result:-

4 votes in favour

3 votes against

2 abstentions

The Commission approved the dormer windows on the rear of the extension but refused to allow dormer windows or skylights on the west slope. The spiral staircase was also approved. Prior to communicating this to the applicant the Commission instructed to consult the Fire Prevention section to obtain their views on the means of escape.

401/12 – BA12100 – 4th Floor Car Park, Block 4, Eurotowers – Proposed conversion of 4th floor car park into offices.

DTP explained that the proposal is to construct a single storey structure to provide office space. The extension would be set back slightly allowing walkway on the eastern part of the extension and landscaped areas. DTP confirmed that the owners of the property created additional parking spaces some time ago in the open air car park alongside and that the necessary spaces would be allocated to these offices.

The Commission approved this application.

402/12 – BA12129 – 1 South View Terrace – Proposed swimming pool.

DTP reminded the Commission of the reasons for objection given by Mr Nerney on behalf of all of the residents of South Pavilion; mainly noise and loss of privacy. DTP said that there will be a wall of 2.4 metres in height separating the pool area from the adjacent building and that there will therefore, not be any intrusion from the pool area into the lower level windows. The applicant's structural engineers have also confirmed that works to construct the pool area will not affect the stability of this neighbouring building.

The Chairman said that no representations have been received from the tenants of South View Terrace and that the Commission should consider whether allowing this proposal will allow better use of the land which is currently in an unsightly state and adversely affect the amenity of the residents in the neighbourhood.

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

5 votes in favour

No votes against

4 abstentions

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The application was approved.

403/12 – BA12130 – CP640, Wellington Front, Line Wall Road – Proposed conversion into gym/boxing club.

DTP explained that this is a minor application essentially to regularise their position and change of use.

GM confirmed that the application will not affect Government projects in the area and the Commission approved the request.

404/12 – BA12131 – Giboil Petrol Station, Winston Churchill Avenue – Proposed demolition of existing car wash and extension to shop.

DTP highlighted that there is one issue which should be addressed should this proposal be approved by the Commission concerning the unsafe passage for pedestrians along Winston Churchill Avenue along the exit. Planning would recommend that the low boundary wall be moved back allowing more space for pedestrians. The Chairman also asked the Commission to consider that the applicants be asked to include more landscaping in their proposal.

The Commission approved the application with these two conditions.

405/12 – BA12132 – 3 The Anchorage, Rosia Road – Proposed glass curtains to terrace.

The Commission approved the request to install glass curtains in the terrace and agreed that any future requests should be considered by the sub-committee.

406/12 – BA12134 – 20 Flat Bastion Road – Proposed extension and alterations to dwelling.

DTP informed the Commission that the proposal involves building over current open yards, internal refurbishment and the construction of an additional floor.

The Traffic Commission has objected on the grounds that the proposed carport encroaches onto public passage. Technical Services Department (TSD) has confirmed that a minimum 2.1 metres clearance is required for the passage. No comments have been received from members of the public.

The application was deferred as the Commission requested that the applicant submit a photo montage to show the impact of the proposal on the area.

407/12 – BA12135 – Brunos, 3 The Boardwalk, Tradewinds – Proposed curtain glazing to enclose terrace area.

DTP explained that the curtain glazing would require fixed columns that due to their height would have to be fixed at the top underside of the rounded protruding part of the frontage. He also reminded the Commission that a proposed conservatory in the adjacent Unit 2 was refused and is subject to an appeal.

Objections have been received from the Management Company who are concerned that there would be a loss of open space and that the proposal would not be in keeping with the area. They

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are also concerned that enclosing the area will result in the tables and chairs being pushed out further, affecting public passage; however, the applicants had responded that this was not their intentions.

The Commission refused the application.

408/12 – 9 Chatham Counterguard – Conversion into an Italian restaurant and external chairs and tables.

DTP confirmed that kitchen's extraction will be achieved through the existing chimney and that the air conditioning units will be located as in all other units. A public bench will have to be relocated to allow external tables and chairs, and comments on this from TSD are pending. DTP also said that at the moment, pedestrian passage is limited by tables and chairs and that the recommendation is that a clear way should be maintained. The signage would have to be as standard for these units.

The Commission approved the application and did not impose any conditions on the external table and chairs licence as after appraising the site did not feel that there would be much lateral movement of pedestrians but that these would be inclined to walk across from across the road.

409/12 – BA12143 – 17-25 Governor's Parade – Proposed demolition of roof.

DTP informed the Commission that this application was approved via round robin. A condition in the permit is that a temporary roof has been approved as the current one is in danger of collapsing, but a similar roof to the current roof should eventually be provided.

410/12 – BA12146 – Bishop's Residence, Engineer Road – Proposed demolition and reconstruction as existing of the west terrace and associated works.

This item was carried forward as the plans submitted were inadequate to take a decision.

411/12 - BA12150 – Sunrise View, Eastern Beach Road – Proposed over cladding of north façade.

DTP informed the Commission that following the demolition of the adjacent building, the north façade of Sunrise View required re-cladding. The colour scheme will match the existing building. Although the Government will be responsible for the re-cladding of the North façade, residents have expressed their interest to eventually re-clad the rest of the building.

The application was approved.

412/12 – BA12151 – Beaulieu House, 12 Europa Road – Proposed alterations, rear extension and new vehicular access.

DTP informed the Commission that this building has been derelict for around 10 years. The proposal is to build a 2 storey extension but as the site is sloping, the lower level will be below ground. The main building is to be refurbished and windows will be the same as those typical of these types of buildings, as requested by the Heritage Agency. Glazing will be added between the old and new building and the main elevation on the road side will follow the original architecture of the building. A tree survey has been carried out and any affected trees will be planted elsewhere on the site.

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DTP also said that the Traffic Commission has requested evidence from the applicant that the new vehicular access meets requirements for stopping distances and sight lines.

KB clarified that he had not been on site to look at the trees. He said that he has no objection in principle but that he was not confident that all the trees could be kept on site. DTP reported that the applicant had employed a horticultural company to carry out the tree assessment and that the applicant could be conditioned to planting new trees if some cannot be saved.

CM asked whether one of the conditions of the permit could be that the applicant must keep the original features of the house. She said that the applicant has agreed to keep the shutters on the first floor but that the Heritage Trust would push to get them to keep those on the lower floor also. CM also requested confirmation that the ground floor west elevation columns are not original features, as the applicant is proposing to glaze these.

The application was approved subject to further investigation on trees.

413/12 – BA12154 – Notre Dame School, Winston Churchill Avenue – Proposed extension.

DTP informed the Commission that this application was approved via round robin. No objections were received in respect of the single storey extension. The Commission asked that Government plant one or more trees in the school patio due to one having been removed from the site due to the works.

414/12 – BA12155 – American Memorial Steps, Reclamation Road – Proposed handrail.

DTP explained that different options were submitted by TSD but that following a site visit, the Heritage Trust, Heritage Agency, Town Planner and TSD, all agreed that placing the railing on the west side of the stairs was most appropriate. The option for a stainless steel handrail was preferred.

MG suggested that the railing should only be fixed on to the joints. This was agreed by the Commission.

JH asked whether slopes could be built on the steps. CV and GM said that this would have a visual impact and would also not be good practice due to steepness.

Concerns over the height of the handrail were also highlighted as it might be below the minimum 1.1 metre requirement. The Commission asked whether a raised handrail could be installed. CM raised concerns that a handrail on top of a parapet wall will be an eyesore. DTP suggested that fixing to the top of the wall could be avoided by fixing angled brackets to the inside of the wall which would allow the actual handrail to extend beyond the height of the wall if this was necessary to achieve the minimum height.

It was recommended that a stainless steel handrail be used and fixing to the top of the wall should be avoided. All fixings should be to the joints and not the actual stone work.

415/12 – BA12156 – Block C, Ex-RNH, Europa Road – Proposed installation of new GSM antennas.

DCM declared an interest as Chairman of Gibtelecom.

DTP informed the Commission that this proposal has come about as Gibtelecom is required to vacate their site at Buena Vista. The proposal is to install 20 Watt output antennas on the roof. There has been no objection from a heritage perspective and no feedback has been received from the Health Authority.

CW said that on behalf of the Minister for the Environment and Health, she should advise the Commission that meetings have been held between Minister Cortes and the three mobile providers. These companies have agreed to provide plans for future works and screening. She said that the Ministry would therefore recommend that a decision be held until this information is received.

This item was deferred pending information from the mobile providers. The Committee also agreed that all applications of this nature should be deferred until further notice and hence, also deferred application BA12157 on the agenda.

416/12 – BA12157 – Honeysuckle House and Sea Clover House, Waterport Terraces – Proposed installation of new GSM antennas.

This item was deferred as above.

417/12 – BA12162 – 3 Lighthouse Cottages, Europa Point – Proposed rear extension.

DTP informed the Commission that a revised proposal has been submitted for the layout of the new roof. From a planning perspective the new proposal to construct a flat roof would be preferred.

The Commission approved the flat roof proposal.

418/12 – BA12163 – Ex Queensway Club, South Pavilion Road – Proposed split level car park deck.

DTP explained that the proposal is to build a car park for 45 public spaces on a rental basis. He said that a slab will be placed on the existing ground level and pedestrian access will be provided. Landscaping will be included in various parts of the car park and the tree which exists on site will be retained.

TSD have raised concerns that the proposal to extend the boundary wall might obstruct the road. The Traffic Commission have also said that they were looking at improving pedestrian access from Cumberland Terraces to St Joseph's School but that this would not be possible with this proposal. DCM said that the proposal should be altered to include a footpath and the members agreed that this should be conditioned.

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The Chairman asked whether it would be possible to use the tanks in the area for irrigation purposes instead of filling them in. It was suggested that this might not be possible but should be considered by Government.

The members requested that more landscaping be included in the development.

The above recommendations. Would be communicated to the applicant.

419/12 – BA12164 – Stall 17, Public Market, Market Place – Proposed demolition of existing fabric enclosure, replacement with glazed enclosure and finishing of west façade.

DTP explained that the proposal is to remove the current makeshift area and replace with a glazed enclosure which would allow the original elevation of building to be seen. DTP also said that part of the project will include the re-rendering of that part of the market building that had not been re-rendered due to the existence of the existing structure.

MG highlighted that the Commission should not allow accretions to the façade and that the request to keep gas cylinders outside should not be allowed.

CM asked whether it would be possible to move the structure back so that it is not directly against the building. DCM said that this project has been ongoing for years and that the owner is an elderly person and shifting matters around would pose problems.

The Chairman asked whether the roof could also be glazed but CV said that this would have environmental impacts.

There were no objections subject to the inclusion of appropriate signage being before works are completed, and the incorporation of the gas storage within the premises.

Minor Works – not within scope of delegated powers

420/12 – BA10019 – Former Med Rowing Club, 17 Bayside Road – proposed mixed residential/commercial development.

DTP informed the Commission that the outline planning permission has already been renewed twice before. Permission was originally granted in March 2006. An email from the applicant's lawyer was circulated via email prior to the meeting.

DTP also said that the applicant appears to be looking for a change in use and suggests that the delay has been due to problems in obtaining funding and due to Government considering whether they should carry out works to construct a roundabout in the area. DTP reminded the Commission that normal practice would be to refuse renewal and that if renewed it would normally be for the original use/proposal. He said that since outline planning was granted, there have been changes in policies and guidelines.

JC said that under the circumstances he would be inclined to renew with a warning that this is the final time. The Chairman said that this was done last time.

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DCM said that he would not object to renewal but would condition the applicant to start development. The Chairman said that he did not think that there is a genuine interest from the current landlord to develop.

CW highlighted that this application was approved before the Development Plan was published and that it would perhaps be a good idea to ask the applicant to submit revised plans for consideration.

GM suggested renewing but decreasing the length of the renewal period to 6 months.

The Commission agreed to renew the outline planning permission for one year but asked that the applicant first submit revised drawings for these to be circulated and approved by the relevant authorities and then issue the renewed outline planning permission with up to date conditions.

421/12 – BA11679 – 17 Town Range – Proposed loft conversion, roof alterations and terrace.

DTP explained that an amendment had been submitted involving some changes to the roof profile and addition of two skylights. The application was approved by the Commission.

422/12 – BA11995 – 5A/7 Rodger’s Road – Proposed internal alterations.

DTP informed the Committee that revisions to the scheme include changes to fenestration, the introduction of one air-conditioning unit, and the addition of one extra vehicular access. The extra vehicular access has been refused permission by the Traffic Commission on the basis that public on-street parking spaces would be lost.

The Commission approved the changes to fenestration and the air-conditioning unit but not the new vehicular access.

423/12 – BA12099 – Upper Signal Station – Proposed transmitter – GOG projects

DTP informed the Commission that instead of installing a portacabin, a request has now been received to construct a permanent hut. A further possible change to swap the location of the tower and the hut has also been indicated.

The minor revisions were approved by the Commission.

424/12 – BA12133 – 22 Main Street – Proposed cladding of ground floor of building and display windows.

The Commission approved the request to replace the ground floor cladding with marble cladding and the addition of display cabinets for the shop which would be recessed and flush with the wall.

Approved
DPC meeting 8/12
26/7/12

425/12 – BA12140 – Rooms 11A and 11B, Jumper’s Bastion, Rosia Road – Proposed installation of emergency backup generator.

DCM declared an interest as Chairman of Gibtelecom.

DTP reminded the Commission that in a previous meeting the members were not happy with the current location of the generator, so it has been proposed to relocate it to the room below. No objections have been received.

The application was approved.

426/12 – BA12147 – Morrisons Supermarket – Proposed enclosure for use as garden centre.

DTP informed the Commission that the only change would be the installation of screens for security purposes.

The Chairman referred to examples of similar proposals provided by the applicant but where more sensitive screening solutions had been utilised.

This item was deferred as the Commission asked to see detailed plans showing what the area will look like. The Commission also requested further details of where the current trolley park will be relocated.

427/12 – BA12148 – 4 City Mill Lane – Change of use from take away to retail (shoe shop).

This application was approved by the Commission.

428/12 – BA12152 – Laguna Estate Car Park, Sir Winston Churchill Avenue – Proposed telecommunications cabinet.

DCM declared an interest as Chairman of Gibtelecom.

DTP informed the Commission that the proposal is to build a narrower cabinet and remove the existing one. The Housing Department has objected to this proposal on the basis that parking spaces will be lost. However, Gibtelecom have confirmed that parking spaces will not be affected.

The Commission approved the request subject to confirmation from Gibtelecom that parking spaces will not be lost.

429/12 – BA12158 – Loreto Convent School, 13 Europa Road – Proposed replacement of windows on external facades.

DTP informed the Commission that the applicant has replaced windows without permission in the past. He said that they want to replace all windows on the main elevation in two phases and that although the current approved Development Plan policy states that they should be replaced with timber, they are requesting permission to use UPVC to minimise cost and due to these being very exposed elevations.

Approved
DPC meeting 8/12
26/7/12

JC requested that the Commission be presented with a sample of what they intend to use. CM said that although it is not a listed building it has historical character and the windows should be of timber material to retain the character of the building. DCM agreed with CM.

The Chairman said that he would defer policy and ask them to submit a proper design and details of what they are proposing. DTP said that he did not see the point in requesting architectural drawings if the DPC were going to apply the policy of not permitting non-timber replacements.

The application was refused by the Commission who decided that they would only allow timber to be used when replacing these windows.

430/12 – BA12160 – Transport House, 43-45 Town Range – Proposed office refurbishment and alterations to ground floor entrance and fenestration.

DTP explained that the proposal is to block the current entrance and open a new one. There is also a request for a minor change to the rear entrance which is to place a canopy over the door and to convert the rear car park into a motorcycle area for staff.

The Commission approved the request.

431/12 – Pedestrian Island near Bus Stop, Glacis Road – Proposed installation of telecommunication cabinet.

DCM declared an interest as Chairman of Gibtelecom.

The Committee questioned the request to replace the existing telecommunication cabinet with a bigger one. JH asked whether it would be possible to place these underground and the Commission agreed that Gibtelecom should be asked to confirm whether this would be possible.

432/12 – BA12169 – Marina Views, 39 Glacis Road – Proposed change of use from car showroom (part), fit out and repainting of façade.

This application was approved by the Commission.

433/12 – Ref1196 – Café Roxy/Golden Gate, 15 Cooperage Lane – Request for external table and chairs licence.

The Committee approved the request for an external table and chairs licence.

434/12 – Ref 1196 – Chatham Counterguard Vaults – external table and chair licenses: Pick a Bite and Montagu Tapas Bar.

The request for an external table and chairs licence was approved by the Commission.

The Chairman asked the Commission whether they would agree to delegate the decision to approve external table and chairs licences to the sub-committee. This was agreed.

435/12 – Ref 1269 – Dolce Vita, 178 Main Street – Proposed pavement statue.

The Commission approved the request to place a pavement statue outside the shop as long as it is against their façade and licenced.

Approved
DPC meeting 8/12
26/7/12

The Committee also agreed to introduce policy that all establishments that wish to have a mobile display outside their premises should obtain a proper licence.

Applications granted permission by sub-committee under delegated powers (For information only)

436/12 – BA11870 – Mumtaz, 20 Cornwall’s Lane – Proposed shop awnings.

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

437/12 – BA11921 – Apt 1500, Block 5, Eurotowers – Proposed internal alterations – Revision to include mezzanine.

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

438/12 – BA11995 – 5A/7 Rodger’s Road new signage and external a/c only.

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

439/12 – BA12055 – Unit 1.2.20 Eurotowers – Internal Alterations.

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

440/12 – BA12136 – Unit 3B Third Floor, Leisure Island Business Centre, Ocean Village – New office fit out.

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

441/12 – BA12138 – 706 Cumberland Terraces – Internal Alterations.

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

442/12 – BA12139 – 4th Floor, 39/41 Irish Town – Proposed Office alterations.

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

443/12 – BA12142 – Ex-All Stars, Ocean Village Promenade: Subdivision into two Class A3.

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

444/12 – BA12145 – Vault 8, Fish Market Road – Proposed Shop.

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

445/12 – BA12149 – No 18 The Island, Queensway – Proposed internal alterations to the second floor.

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

446/12 – BA12153 – 603 Cumberland Terraces – Proposed internal modifications to apartment.

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

Any Other Business

447/12 – BA1195 – Royal Gibraltar Yacht Club: Proposed tree replanting

DTP informed the Commission that the applicant wishes to relocate the tree to the new Gibraltar Yacht Club premises or else to fell the tree. DTP reported that the Department of Environment's assessment was that it would first need the existing boundary wall to be demolished to be able to establish whether the tree can be transplanted onto the new site or whether it should be removed.

The Department of Environment's assessment was agreed.

448/12 – BA11805- Jury's Café, 275 Main Street: Improvements to extraction system

DTP informed the Commission that this request follows complaints from neighbours of the area of cooking smells emanating from the café's kitchen. The proposal is to extract cooking smells through a duct and out of the top of the building.

The application was approved by the Commission.

449/12 – BA12082 – 304 Main Street

The Commission approved a minor amendment to the previous scheme which is to move the wall out slightly and either rebuild it or introduce glazing.

450/12 – Ref1465/01/04 – Moorish Castle

The Commission approved the request to install safety bars.

451/12 – Next Meeting

The Commission agreed to next meet on 23rd August 2012.