

APPROVED

DPC meeting 10/12

19/9/12

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 10th Meeting of 2012 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 19th September 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 G Matto (GM)
(*Senior Architect*)

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

Mr H Montado (HM)
(*Chief Executive, Technical Services*)

Dr K Bensusan (KB)
(*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*)

In Attendance:

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

Mr E Francis
(*Minute Secretary*)

Apologies:

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

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

Approval of Minutes

491/12 - Approval of Minutes of the 9th Meeting held on the 23rd August 2012.

The Commission approved the Minutes of the 9th Meeting held on the 23rd August 2012.

Presentation

492/12 - BA12235 - Aerial Farm, Devil's Tower Road – Proposed residential development GoG Project

The Commission welcomed Mr D Harvey (DH), the architect representing HMGOG in this project.

DH presented the scheme explaining that this project consisted of two sites separated by a road and located between a busy road and the runway, one site consisted of two splayed towers, the southern tower being lower than the northern tower, joined by a smaller residential block in the middle and a sole tower on the other side of the road. The design was chosen after it was determined that this would be the scheme that would cast less shadow along Devil's Tower Road. The first three floors on all buildings would be dedicated to parking, 187 spaces. The rest would consist of residential units. DH stated that the tallest tower would be 15 floors high (approximately 45metres). DH added that the scheme incorporated roof gardens and landscaping along the podium levels.

KB asked what the building height was.

DH explained that the brief given to him had instructed that it be the same height as Filomena which was 15 floors.

KB requested that the applicant submit a rock facing artist's impression or photo-montage. He added that this view of the Rock was very impressive and part of our tourist product and therefore he would not like this to be lost.

MOE enquired as to how many residential units would be created.

DH said that 504 units would be created consisting mainly of two and three bedroom units although the exact number would depend on the final choice of unit size.

GM asked whether the design had taken into account the proximity of the airport and whether it complied with restrictions in relation to this.

DH said that the scheme still needed to be discussed with the MOD.

JH asked whether the scheme could be lowered and widened in order to reduce the height impact.

DH said that this was not possible because the scheme already went up to the site boundary.

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KB said that due to the scheme's height and the proximity of the cliffs which was used for nesting by kestrels, an EIA might be required.

MOE said pointed out that if the building height was 45 meters, this might not affect the kestrels as they normally nest higher.

There being no further questions the Commission thanked DH.

493/12 - BA12236 - Europort Avenue - Proposed residential development - GoG Project

The Commission welcomed Mr D Orfila (DO), the architect representing HMGOG in this project.

DO presented this scheme explaining that the intention was to build another senior citizen residential block similar to the concept used at Albert Risso House. He said the site, an area of approximately 16 meters by 23.5 meters, was located on the car-park adjacent to Westside & Governor's Meadow Schools. The project consisted of a building ground floor plus 9 storeys. The first three floors would consist of car parking which would also include the public parking lost due to the development and 10 residential units on each of the remaining 7 floors. As an additional amenity the building would also have communal balconies on the 3rd, 5th, 7th & 9th floors.

MOE pointed out that from the plans it appeared that the current planted area would be lost and asked whether this would be re-provided elsewhere in the development.

DO explained that most of the area had been utilized to accommodate requirements.

MOE asked whether the podium area over the car-park could be landscaped.

DO said that this was a possibility which would be looked at.

MOE asked whether the advice of professionals such as Occupational Therapists had been sought.

DO said that this had not yet taken place but it was the intention to do so.

There being no further questions the Commission thanked DH.

494/12 - BA10717 - 57 Devil's Tower Road – Proposed customer car park, service yard, workshop and service reception buildings.

DTP introduced Mr L Posso (LP), the applicant, who was attending the meeting at the Commission's request in order to clarify the matter of the proposed entrance/exit.

LP explained that what was being submitted for consideration was an amendment to an already approved scheme. The amendment consisted of expanding the workshop area at the rear and the change to the material being used for the reception area. This was now to be a glass modular structure instead of bricks and mortar. In respect of the entrance and exit onto Devil's Tower

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Road, LP pointed out that this had been referred to Mr A Banda of the Highways Department who had reviewed it. He added that this was similar to the entrance/ exit of the nearby car park although the volume in his establishment would be approximately 20 vehicles per day. LP mentioned that since temporary permission was granted by the DPC there had been no incident or obstruction caused.

LP added that the exit onto Garrod Road would still be retained and could be used should it be necessary to do so.

There being no further questions the Commission thanked LP.

495/12 - BA12144 - 4A South Barrack Road – Proposed change of use from garage workshops to stores.

This application was carried forward as the applicant was not present at the meeting to explain the project.

496/12 - BA12180 - 44 Cornwall's Lane – Proposed expansion of cafeteria/restaurant, alterations to façade, new pavement and awning.

The Commission welcomed Mr D Orfila (DO), on behalf of the applicant.

DO asked the Commission to reconsider its previous decision not to allow the applicant to widen the entrance to this establishment.

DO explained that previously the premises comprised a small cafeteria with a store at the rear. The intention of the applicant was to join the rear store and the cafeteria into one restaurant. Due to the layout of the building there are no other windows therefore the applicant wanted to widen the entrance in order to allow more natural light into the premises whilst at the same time making it more attractive to passers-by.

KB asked DO whether they had modeled energy scenarios on both the narrow and wide options.

DO said that this had not been looked at but added that the effects of the widened entrance had been analysed and showed that it would allow more natural light into the interior and attract more customers.

KB asked whether energy efficiency would improve with the wider entrance.

DO said that he would presume so due to the increase in natural light.

DTP asked whether the option of reconfiguring the layout had been looked at in order to allow use of the kitchen entrance.

DO explained that this had been looked at but relocating the kitchen would be problematic because all services are located at the site of the current kitchen, there is a large difference of floor levels and the location of load bearing walls will not allow widening of internal openings.

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GM pointed out that when the Commission last considered this application there had also been an issue with the proposed awning due to a possible conflict between the awning and the character of the entrance, he asked why this had now been omitted.

DO explained that the applicant felt that the important factor for the DPC to reconsider was the widening of the arch therefore, they were concentrating on that issue only.

There being no further questions the Commission thanked LP.

Matters Arising

497/12 - BA10717 - 57 Devil's Tower Road – Proposed customer car park, service yard, workshop and service reception buildings.

The Chairman informed the Commission that Garrod Road was a very busy side street and was not really an appropriate entrance/exit for a luxury car business. He added there had been no incident recorded or complaint received since permission for temporary use was granted along Devil's Tower Road. The Chairman suggested that as the Garrod Road access was to remain permission could be granted with the inclusion of a condition that would reserve the right to revoke permission to access to and from Devil's Tower Road if it was deemed necessary due to traffic problems ever being encountered in the future.

498/12 - BA12141 - Int Police Assoc Club, North Pavilion Road – Proposed internal and external alterations.

DTP explained that this application had been deferred at the last meeting and the applicant requested to submit further drawings which had now been submitted. He added that the application for the provision of a pavilion over the rear seating area had been withdrawn although the proposed rear kitchen extension still remained.

MOE pointed out that the proposed extension was required to conform to energy efficiency requirements.

CV stated that he was not comfortable with the proposed design of the extension though he did not object to the principle of an extension.

MOE agreed with CV and added that the proposed design was out of character.

KB said that the extension was not unreasonable but the proposed building was not in-keeping.

The Commission did not object to an extension but the applicant to submit a revised design that was in-keeping with the building.

499/12 - BA12144 - 4A South Barrack Road – Proposed change of use from garage workshops to stores.

This application was carried forward pending such submission.

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500/12 - BA12161 - Glacis Road – Proposed installation of telecoms cabinet
DCM declared an interest as Chairman of Gibtelecom.

DTP informed the Commission that designs for camouflaging the cabinet had now been submitted.

CV said that the concept for the screening the cabinet was good but the submitted designs could be improved.

DTP added that another possible option could be in providing some sort of covered panels to the cabinet which would allow for the posting of advertising leaflets as there was a constant problem with flyposting and such a facility may assist in addressing the problem. However, this would require appropriate managing to avoid the screen itself becoming a clutter or an eyesore.

The Commission approved the installation of the cabinet but requested that the applicant submit other design proposals for its consideration.

501/12 - BA12180 - 44 Cornwall's Lane – Proposed expansion of cafeteria/restaurant, alterations to façade, new pavement and awning - Request to reconsider decision reference enlarged arch.

DTP reminded the Commission that at its last meeting this application had been rejected on a vote of 5 to 4. The applicant was requesting that the Commission reconsider its decision.

DTP mentioned that there was a case on appeal which could be affected by a change in this decision.

The Commission considered this point but felt that the case on Appeal was different as it was the changing of a traditional shop window into a full length window.

CM said that there were other similar establishments which had retained a narrow entrance and its business had not suffered a detrimental effect.

CV said that natural light is not an essential factor for a business of this nature to work. CV felt that this was not a valid argument.

The Commission took a vote with the following result:-

2 in favour
3 against
3 abstentions

The Commission agreed to maintain its previous decision and rejected the application to widen the entrance on the grounds that it affected negatively the character of the building and was contrary to the policies on shop fronts of the Old Town Plan and Design Guide.

Major Developments

502/12 – Ref – 1281 - Commonwealth Parade – Proposed public park

DTP gave a brief summary of the project. The Commission was informed that the proposed park would consist of grassed areas, tree planted areas, a bandstand & ponds. The project would also include sustainable features such as rainwater harvesting and solar lighting. Access from Line Wall Road would also be via the installation of a lift although the Commission would have to consider the heritage implications of this as there would be a need to widen the current access opening on the City Walls to and from Line Wall Road. DTP suggested that the project could also include Line Wall Boulevard.

JC mentioned that the nursery located in this area has a license to park and a drop off area. He asked whether this had been taken into account.

MOE informed that the park would not have vehicular access other than maintenance and repairs. Alternative access arrangements were being considered for the car park for the Department of Education. HM confirmed that vehicular access via Britannia House was being planned. LPS would need to liaise with the Nursery owners in respect of car parking arrangements.

HM stated that a pelican crossing to access the car park opposite was being installed. This would make the crossing much safer.

TP asked whether it would be possible to walk on and make use of all grassed areas.

MOE said that this was the intention.

DCM wished to record and congratulated MOE for leading on this project which would deliver a vast improvement on what is currently there.

CM said that the Heritage Trust had an issue with the proposed widening of the access from Line Wall as this was a listed monument. CM said that the Trust would be objecting to this.

MOE said that he fully understood the Trust's view however the widening was required in order to improve disability and pram access.

CV suggested that if the Line Wall boulevard were included as part of the project it could be used as the access point from Line Wall Road.

MOE said that this possibility would be looked at.

The Chairman recommended that there be also the possibility of a link to the park via King's Bastion to interconnect the Leisure Centre with the Park and later on with Wellington Front.

MOE confirmed that this would be studied and recommended that it be explored and considered

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CV said that he was not comfortable with the Victorian illuminations structures/ features along the park boundary.

MOE said that this feature would not be included due to the relocation to the area, of the Department of Education and Mother Goose Nursery.

Note was taken of the comments made and would be passed on for consideration by the Government.

503/12 - BA11779 – Outline - Marina Bay - Proposed construction of Waterside Villas and associated infrastructure works.

DTP explained to the Commission that the applicant was requesting an extension to the outline permission as due to recent announcements on legislation concerning super yachts there was a need to further review the mooring facilities proposed as part of the project.

The Commission decided that due to changes in the composition of the DPC and the creation of new departments, the applicant would be requested to resubmit the plans to allow full consultation prior to deciding on the request.

This application was carried forward pending resubmission.

504/12 - BA12186 – 29 - 37 Engineer Lane – Proposed 53 bed hotel.

DTP said that it had not been possible to confirm if all owners had been notified of the proposal due to confusion in the ownership of the property. DTP recommended following legal advice provided, that this issue be clarified by the parties concerned prior to the Commission considering this application.

JC pointed out that this property was a freehold and if there were leases in place these should be taken into account by the owners.

DTP informed the Commission that the applicant together with the architect from the UK were present at the meeting. He asked the Commission to permit the architect to address the Commission on the project and if necessary be asked questions on the nature of the project without any discussion of the merits of the application. The Commission agreed to this.

JC said that it was important to point out that the DPC could question the architect but could not consider the application until ownership is clarified.

DTP explained that the project involved the demolition of the building and the construction of a seven storey building to house a 53 bed hotel. Ground plus two floors set back to allow for a vehicle drop off area. The Main Engineer Lane Front elevation would have balconies whilst servicing would be through the adjacent public parking area on the north side which would be beautified at the applicant's expense.

CV expressed his disappointment on seeing the state in which the building had been allowed to deteriorate.

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The Commission welcomed Mr David Preece (DP), architect for the applicant.

DP explained that the reason for demolition of the building was due to the fact that the credibility of the structure was in doubt and its sandstone construction was deteriorating. Investment would not be obtained if the façade was retained. DP gave a brief description of the proposed hotel highlighting that the current building was 13.5m high whilst the proposed building would be 21.5m high.

CV said that the sandstone was probably deteriorating due to the application of Portland cement repairs in the past.

The Chairman stated that the building has been vacant for 15 years and asked why has it not been maintained or utilized when it was granted permission for office use.

DP said that it was not viable for offices and there had been no interest in taking it.

HM asked when it had been deemed not viable for office use.

DP said that it had been marketed both locally and in UK for quite a while.

The Chairman suggested to DP that whilst the landlord issues are being sorted out, they should proceed to carry out all the surveys such as structural, feasibility/viability and other evidence which is required prior to consideration being given to the demolition particularly of the Engineer Lane facade

MOE said he agreed and welcomed the construction of another hotel however if the demolition was allowed without it being necessary then he would need to change his view on decisions taken in respect of other applications.

MOE asked whether the main concern was the drop off area.

DP said that the drop off area is a concern.

There being no further questions the Commission thanked DP.

The application was carried forward pending clarification of the ownership issue and submission of additional reports.

505/12 - BA12235 - Aerial Farm, Devil's Tower Road – Proposed residential development

DTP explained that he was concerned with the appearance of the frontage of this building due to the proposed design in which three storeys of car-parking fronted onto the main road. DTP considered that this would present an unattractive and 'dead' frontage. He added that Devil's Tower would eventually be the entrance into Gibraltar through the airport tunnel and therefore the right decision needed to be taken. He added that the architects needed to take this into

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account and try to soften the impact, the possible creation of a wind tunnel effect as a result of the Rock face and the building would also need to be looked at.

DTP also mentioned that the initial comments from Civil Aviation were that the project would require an aeronautical study including turbulence, glare and bird management.

JH said that the Rock view was iconic and she would like to see what impact a project like this would have.

DTP said that a possible solution would be to join both developments thereby enabling the lowering of the overall height.

MOE said that the only area where it could be possible to build relatively high buildings was there due to the height of the Rock. He said that previously the area at the bottom of the cliff face had been of wildlife importance however this was no longer the case due to the rubble tip. He added that although kestrels nested on the cliffs these nested higher than the proposed height of the building.

KB said that at the time the previous administration had assured that the land lost at the Aerial Farm would be replaced on the other side of the road. He asked if the current administration was willing to consider this assurance.

DCM said that he was not aware of this but would look into it. DCM added that GOG had a commitment to build 1500 residential units and the impact in this area would be less than if it were in another location.

CV said that he understood that there was a need for housing and agreed that the impact here would be less than in the Old Town. However CV expressed his concern with the proposed street façade.

KB said that JC had said in a previous meeting that developers would soon need to construct upwards due to lack of space. He would agree with this comment however, in this instance he would like to see a visual in order to assess the impact on the rock face.

The Chairman said that the introduction of commercial units and residential units for the elderly and disabled at ground floor, as was done at Waterport Terraces, successfully resolved the dead frontages created by car park construction underneath podiums and should be considered by the architect.

CM said that the area was of archaeological interest and requested that the Trust be allowed to record and survey the area.

Note was taken of the comments made and these would be passed on for consideration by the Government.

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506/12 - BA12236 - Europort Avenue - Proposed residential development

The Chairman asked if there were plans for the adjacent school.

DCM said that there were no current plans to relocate the schools however if the proposed residential development went ahead, then any adjacent vacant property would complement the development.

DTP said that as with the previous development he was concerned with the façade at street level due to the car parking levels particularly the loss of the trees along the road. It was recommended to the architect and Government to include ground floor planting to complement the development at street level and make up for the loss of the planted areas.

Note was taken of the comments made and these would be passed on for consideration by the Government.

Other Developments

507/12 – BA12146 - Bishop’s Residence, Engineer Road – Proposed demolition and reconstruction as existing of the west terrace and associated works.

The Commission approved this application.

508/12 - BA12190 - 49 City Mill Lane – Application for change of use A1 (shop) to A3 (cake shop and baking).

The Commission approved this application. No objections were recorded under section 19 of the Town Planning Act.

509/12 - BA12193 - Unit 5 Europa Mews – Proposed two-storey side extension.

The Commission approved this application.

510/12 - BA12197 - 6A Queensway – Proposed new window opening to match existing.

The Commission approved this application.

511/12 - BA12204 - Admiralty Tunnel, Dockyard Road – Proposed data and communication centre.

The Commission was informed that this was the regularisation of MOD land which had been handed over to HMGOG. The data centre was already in place and had a lease which had been issued by MOD and which had now been inherited by HMGOG.

The Commission approved this application and included a condition that historical fixtures were not to be removed from the premises and an inventory would need to be recorded by the heritage authorities.

512/12 - BA12205 - Vault 3, Fish Market Road – proposed fit out and signage for use as Pharmacy.

The Commission did not approve the proposed alterations to the frontage to accommodate the proposed air conditioning units. Air conditioning would be through the fanlight above the door

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as permitted elsewhere. No pharmacy sign would be permitted on the external as this would detract from the overall appearance of the monument.

513/12 - BA12206 - Varyl Begg Estate – Proposed Gibtelecom distribution cabinets.
DCM declared an interest as Chairman of Gibtelecom.

The Commission approved the installation of the cabinet but requested that the applicant submit other design proposals.

514/12 - BA12207 - Castle Road – Proposed Gibtelecom distribution cabinets.
DCM declared an interest as Chairman of Gibtelecom.

The Commission deferred this application as the proposal would impact on a refuse storage area and the comments of the Department of the Environment had not yet been received.

515/12 – BA12208 - 2 Gardiner’s Road – Proposed Gibtelecom distribution cabinets.
DCM declared an interest as Chairman of Gibtelecom.

The Commission deferred this application as the matter had to be considered by the Traffic Commission.

516/12 - BA12209 - Rock Hotel, 3 Europa Road – Proposed extension to 5th Floor and extensive internal & external refurbishment.
DTP explained the proposed refurbishment which included spa facilities, glazed conservatory set back on the terrace and the erection of fire escapes to the rear of the building.

The Chairman asked whether the opportunity could be taken of adding a green roof.

JH pointed out that the rear of the property was in a very dilapidated state and would also need refurbishing.

MOE agreed that both the roof and the rear need improvement. He added that an energy assessment would also be required.

The Chairman asked Mr M Figueras (MF) who was present to address the Commission on behalf of the applicant.

Mr M Figueras explained to the Commission that the spa facility extends onto part of the terrace leaving the Wisteria Terrace untouched; the green area to the south will also be retained as a garden. The glazing of the restaurant terrace would be removable in order to use the area as a terrace and enclosing the area during bad weather. MF remarked that there would be no problem in respect of the roof garden and pointed out that the rear of the property would also be refurbished.

MOE wished to record and congratulate the applicant on the proposed sensitive redevelopment which took into account the adjacent Botanical gardens.

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The Commission approved this application.

517/12 - BA12227 - Rock Hotel, 3 Europa Road – Proposed replacement windows and shutters

The Commission approved this application.

518/12 - BA12217 – Outline - Buena Vista Barracks, 40 Europa Road – Proposed two storey house

MOE expressed his concern at the loss of vegetation if this proposal was developed. He added that he was disappointed that the developer should now wish to develop this property after a previous proposal just opposite this site was approved by DPC. He said that he would be opposing this application.

JC explained that the reason behind this application was the same as with the previous application in so far as the proceeds would be used to refurbish 63 Europa Road.

DTP said that the current open area allowed vistas of the bay and beyond.

GM said that this proposal would result in the loss of an amenity.

The Chairman said that the application had been circulated for comments on 4th September 2012 and no comments had as yet been received.

HM said that he was concerned that this proposal would result in the loss of parking.

MOE said that if the developer was concerned with the state of 63 Europa Road and the effect this would have on his development then he should pay for the refurbishment of the property.

The Chairman pointed out that if allowed the applicant could end up being allowed to build on both sides. The applicants across the road would need to withdraw their outline application as consequence.

The Chairman suggested that the application be carried forward pending the submission of comments by other departments.

The Commission agreed to this.

519/12 – Ref – 1281 - Freemantle House, Europa – Proposed offices & recording Studio

DTP asked whether better use could be made of this property.

CV explained that the use as a studio was temporary as the idea was that it would eventually be located on the site of the proposed sports complex. He said that any works on the property would be of a minor nature and not forsake the future use of the property.

The Commission raised no objections.

Minor Works – not within scope of delegated powers

520/12 - BA11507 - 13/4 Governor's Street – proposed roof access and replacement of roof.
The Commission approved the application subject to the use of the same roof sheeting as the adjacent property and the installation of swift nests.

521/12 - BA11681 - 1D Europa Road – Proposed indoor pool and amendments to approved scheme – reconfigured pool, omission of terrace above pool and replacement with pitched (lower) roof

The Commission approved this application.

522/12 - BA12050 - 21a Ocean Village Promenade (ex-Pussers) – Proposed amendment to approved scheme to include thatched roof over entrance door, external cupboards and partial bar area.

The Committee approved the installation of the thatched roof. It however instructed that the sign erected on the bridge should be removed.

523/12 - BA12183 - CP1018c 6/8 Sandpits Views, Sandpits Road – Proposed installation of vehicular and pedestrian security gate

The Commission approved this application.

524/12 - BA12199 - 1B Engineer Road – Proposed demolition of ground floor (pt) and 1st floor.

The Commission approved this application.

525/12 - BA12203 - 5 Ellerton Ramp, Buena Vista – Proposed alterations and replacement of windows & -BA12220 - 5 Chichester Ramp, Buena Vista – Proposed internal alterations and minor external alterations to rear elevation.

DTP expressed his concern that different proposed alterations are being submitted which would result in a varied façade.

The Chairman said that they he had met with several of the residents and asked them to engage an architect to assist them and to avoid a mismatch. Options agreed to by the residents should then be submitted to DPC for consideration.

This application was carried forward.

526/12 - BA12214 - 10 St Christopher's Court – Proposed internal/external alterations and extension to patio.

JC said that landlord had refused to grant landlords consent to this request as it had previously refused another similar request.

DTP advised that the form of St Christopher's Court was of an organic nature with irregular lines and this was a characteristic of the overall development. The proposal to extend the patio would result in a more linear aspect to this part of St Christopher's Court and would erode the character.

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It would also result in a harder boundary as the existing planters would be lost and replaced by a timber fence.

The Commission refused the extension but approved the internal alterations.

527/12 - BA12215 - 5 St Christopher's Court – Proposed internal/external alterations.

The Commission approved this application.

528/12 - BA12218 - 15A Gunners Row, Elliott' Battery – Proposed internal & external alterations and small extension.

The Commission approved this application.

529/12 - BA12223 - The Lower Elms, 2/4 North Pavilion Road – Proposed minor alterations and refurbishment.

The Commission approved this application.

530/12 - Ref1225 - Delegation of powers

MOE said that he felt that both Town Planners knew the thinking of the Commission and trusted that even if they agreed on a particular application but felt that the members could object they would bring it to the Commission's attention.

The Commission approved the request to allow the sub-committee to determine applications that it considered to be minor in nature and non-controversial.

Applications granted permission by sub-committee under delegated powers

531/12 - BA12050 - 21a Ocean Village Promenade (ex-Pussers) – proposed signage and air condition units and screen. (Canopy to be determined by DPC).

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

532/12 - BA12189 - 20b Elliott's Battery – proposed internal alterations to bathroom.

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

533/12 - BA12200 - Suite 10.1, ICC – proposed air conditioning unit to balcony

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

534/12 - BA12216 - Units 22-24 Ocean Village Promenade (ex-Signature) – proposed internal alterations

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

535/12 - Ref1198/020/12 - 202-204 Main Street b – proposed 'For Sale' sign

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

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536/12 - Ref1198/021/12 - Units 22-24 Ocean Village Promenade (ex-Signature) – proposed sign

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

Any Other Business

537/12 – Next Meeting

The Committee agreed to next meet on 25th October 2012.