

## THE DEVELOPMENT AND PLANNING COMMISSION AGENDA

Agenda for the 4th meeting of 2018 to be held at The Charles Hunt Room, John Mackintosh Hall on 25th April 2018 at 9.30am

Mr P Origo (Chairman)  
(Town Planner)

The Hon Dr J Garcia  
(Deputy Chief Minister)

The Hon Dr J Cortes  
(Minister for Education, Heritage, Environment & Climate Change)

Mr H Montado  
(Chief Technical Officer)

Mr G Matto  
(Technical Services Department)

Mrs C Montado  
(Gibraltar Heritage Trust)

Mr K De Los Santos  
(Land Property Services)

Dr K Bensusan  
(Gibraltar Ornithological & Natural History Society)

Mr C Viagas

Mr P Naughton-Rumbo  
(Deputy Town Planner)

Mrs J Howitt  
(Environmental Safety Group)

Mr M Cooper  
(Rep Commander British Forces, Gibraltar)

Mr R Borge  
(Minute Secretary)

Approval of Minutes of the 3<sup>rd</sup> meeting of 2018 held on 28 March 2018.

### Matters Arising

1. - **F/15217/17** Pelham House, Buena Vista Estate -- Proposed extension to balconies on front façade of building.  
  
*Consideration of revised plans following initial feedback by the Commission.*  
  
*Applicant to address Commission.*
2. **F/15287/17** 3-5 St. Bernard's Road -- Proposed extension and alterations to property and construction of swimming pool.  
  
*Consideration of revised plans*

### Major Developments

3. **O/15377/18** 1 Engineer Lane – Proposed demolition of existing continental hotel and construction of a seven story block comprising 22 apartments.  
  
*Applicant and objector to address Commission*
4. - **F/15468/18** Redroofs, 29 Devils Tower Road, Lady Williams Centre and Anes Site -- Proposed branded hotel/aparthotel comprising 184 studios, one bedroom and two bedroom apartments and business lounge.  
  
*Follows on from Outline Application*
5. **REF 1380-18** Victoria Stadium, Winston Churchill Avenue -- Consideration of Town Planner's EIA Screening Opinion.

### Other Developments

6. **F/15076/17** 1.0.16 Oleander Court, Sir William Jackson Grove -- Proposed installation of air conditioning unit.  
  
*Erroneously listed on previous agenda as approved. Referred by Sub Committee with a recommendation for refusal.*  
  
*Applicant to address Commission*
7. **F/15233/17** 10-14 John Mackintosh Square -- Proposed building extension at roof terrace.
8. **F/15275/17** 7 & 8 Richardson's Passage / 5 Castle Steps -- Retrospective application for the painting of a 20 x 8m octopus on the north

gable/elevation of the property

9. **F/15342/18** Ex-Mobil Petrol Station, 16 Line Wall Road -- Proposed refurbishment of property to provide new stores and office boxes.
10. **F/15362/18** West of the bridge entrance to the Island, Queensway Quay – Retrospective application for maintenance of rock works/sea defence bund for Queensway Quay Marina.  
*Applicant and objector to address Commission*
11. **F/15371/18** 2 Townsend Corner, Buena Vista Estate, Acland Avenue – Proposed refurbishment of northern facade and living room extension onto patio area.
12. **F/15430/18** Orange Bastion -- Proposed redevelopment of the site including conversion of the Orange Bastion and courtyard into retail, restaurants and bars, creation of new pedestrian routes between Irish Town and Line Wall Road, via a new lift and steps as well as the creation of a new external public square.  
*Follows on from Outline Application*
13. **F/15454/18** 23 John Mackintosh Square -- Proposed refurbishment of existing building including re-cladding of facades.
14. **REF 1225** DPC Sub Committee -- Consideration of request to extend delegated powers of DPC Sub Committee to include consideration of applications for the demolition of buildings in accordance with a scheme that has already been approved by the DPC as part of a full planning application.

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

***(All applications within this section are recommended for approval unless otherwise stated).***

15. - **F/15421/18** 13 Europa Pass Battery Europa Pass -- Proposed minor internal and external alterations including installation of retractable awning on west facing façade of property.
16. **F/15438/18** 1 South Pavilion Road -- Proposed re-roofing of all townhouses in the estate and installation of solar panels.
17. **F/15441/18** 28 Bridgetown Court, Harbour Views -- Proposed installation of glass curtains and side window to balcony.
18. **F/15453/18** 2 Mount Road -- Proposed refurbishment works and small side extension to existing property.
19. **D/15469/18** 5-9 Shackleton Road -- Proposed demolition of existing building on site.

20. **D/15470/18** Redroofs, 29 Devils Tower Road, Lady Williams Centre and Anne's Site -- Proposed demolition of existing building on site.
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### Applications Granted by Sub Committee under delegated powers (For Information Only)

NB: In most cases approvals will have been granted subject to conditions.

21. - **BA13423** Rosia Road, New Harbours -- Proposed installation of photovoltaic solar panels on the roof of the building.  
*Consideration of revised plans involving the placement of additional solar panels on roof, new stair access and distribution of inverters to comply with condition 1 of Planning Permit No. 7660.*
22. **O/13831/15** 9 Cannon Lane -- Proposed two storey extension to hotel.  
*Consideration of request to renew Outline Planning Permit.*
23. **F/13843/15** Ocean Spa Plaza, 17 Bayside Road -- Proposed mixed use high rise development comprising multi-storey car park with 589 spaces, 125 apartments, hydrotherapy spa and resort deck, offices, commercial/retail street frontage.  
*Consideration of swift box details, change to roof top parapet wall, external signage for building and materials details for walls, sliding doors/windows and balustrades to discharge conditions 1, 2, 3, 4, 13 and 26 of Planning Permit No. 5059B*
24. **F/14091/16** 202/204 Main Street & 1-9 Giro's Passage -- Proposed single storey extension and full refurbishment of existing residential property.  
*Consideration of alterations to Giro's Passage Facade relating to door styles, main entrance, window styles and introduction of low level stone cladding to comply with conditions 1, 7 and 8 of Planning Permit No. 5468B.*
25. **F/14693/16** 11 Shorthorn Farm, Estate Europa Road -- Proposed new terrace and glass curtains to western facade and new concrete slab to create patio area on eastern side of properties  
*Consideration of request to renew Planning Permit.*
26. **F/14908/17G** Special Olympics Club House, Europa Road -- Proposed constructions of new sports centre facility comprising a sports pavilion and bar, gym, changing rooms and toilet facilities.  
*Consideration of proposals to install photovoltaic panels on roof of building in accordance with DOEHCC recommendations for project.*

GoG Project

27. **F/14936/17** 79 Prince Edward's Road -- Proposed raising of balcony wall.  
*Consideration of details of glazing to discharge condition 2 of Planning Permit No. 6267.*
28. **F/15248/17** Units 5, 7, 8, 9, 10 & 11 Watergardens -- Proposed amalgamation of existing units into new convenience shop.
29. **F/15256/17** 616 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
30. **F/15328/18** 610 Sea Spray, Royal Ocean Plaza -- Proposed installation of glass curtains.
31. **F/15336/18** 2 Giro's Passage -- Proposed subdivision of three bedroom flat into a two bedroom flat and a one bedroom flat.
32. **F/15338/18** 7 Lynch's Lane -- Retrospective application for minor internal and external alterations to property.
33. **F/15345/17** 12 Willow Lodge, Montagu Gardens -- Proposed amalgamation of two flats and associated internal alterations.
34. **F/15348/17** 2/2 Victualling Office Lane -- Proposed replacement of bay windows on a like for like basis.
35. **F/15353/18** 131 Rosia Plaza, Rosia Parade -- Proposed replacement of windows and internal alterations.
36. **F/15356/18** 613 Ocean Heights -- Proposed subdivision of 1 x two bedroom flat into 1 x studio and 1 x two bedroom flat.
37. **F/15358/18** 3.10 World Trade Center, Bayside Road -- Proposed internal alterations.
38. **F/15365/17** 2B Rosia Ramp -- Proposed construction of light gauge steel terrace and balcony on west and east sides of building and garage extension.
39. **F/15368/18** 13 - 19 Irish Town -- Proposed refurbishment of façade and extension at roof level.  
*Consideration of proposals to reinstate door and convert door into window at ground floor level.*
40. **F/15370/18** 267 Main Street -- Proposed internal alterations.
41. **F/15374/18** 4 Orchid House, The Cliftons -- Proposed internal alterations.
42. **F/15375/18** 15 Cornwall's Lane -- Proposed extension to apartment.
43. **F/15378/18** 15 Rosia Road -- Proposed recladding of external wall of property.

44. **F/15381/18** 29 Admiral's Place, Naval Hospital Road -- Proposed internal alterations.
45. **F/15383/18** 28 Sea Daffodil House, Waterport Terraces -- Proposed internal alterations.
46. **F/15384/18** Eroski, 12 Winston Churchill Avenue -- Proposed installation of two trolley parks.
47. **F/15388/18** 17 - 23 Governor's Parade & 76/78 Governor's Street -- Proposed internal and external refurbishment of property.
48. **F/15389/18** 245 Main Street -- Proposed replacement of entrance door.
49. **F/15398/18** 722 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
50. **F/15403/18** 67 Ragged Staff Wharf, Queensway Quay -- Proposed internal alterations.
51. **F/15405/18G** Unit 99 Harbours Walk, New Harbours -- Proposed internal alterations.  
*GoG Project*
52. **F/15408/18** 140 Water Gardens, Waterport Wharf -- Proposed internal alterations.
53. **F/15409/18** 227 Block 2 Water Gardens -- Proposed internal alterations.
54. **F/15411/18** 1/6 Shakery's Passage -- Proposed internal alterations and replacement entrance door.
55. **F/15414/18** McDonald's Restaurant, 13 Harbour Views Road -- Proposed remodelling of the kitchen and counter bar.
56. **F/15415/18** 10 North Pavilion Road -- Proposed construction of swimming pool.
57. **F/15416/18** Alpha Electronics Ltd, 207 Main Street -- Proposed refurbishment of shopfront.
58. **F/15417/18** Alpha Electronics Ltd, 207 Main Street -- Proposed internal alterations.
59. **F/15424/18** 7&8 Richardson's Passage / 5 Castle Steps -- Proposed conversion and refurbishment of cistern and existing store to provide three domestic stores.
60. **F/15425/18** First Floor, Car Park, Beach View Terraces -- Proposed new storage facilities.
61. **F/15426/18** 31/A and 31/B Halifax Road -- Proposed internal alterations.
62. **F/15428/18** Suite 1A, Leanse Place, 50 Town Range -- Proposed internal alterations.

63. **F/15429/18** 202 Portland House, Glacis Road -- Proposed internal alterations.
64. **F/15433/18** Unit 29E New Harbours -- Proposed change of use from butchers to store.
65. **F/15434/18** 2 Shorthorn Farm, Estate Europa Road -- Proposed installation of glass curtains.
66. **F/15440/18** 1.22 World Trade Center, Bayside Road -- Proposed internal alterations.
67. **F/15449/18** 7 Viking Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
68. **F/15451/18G** Department of Education, 23 Queensway -- Proposed extension  
*GoG Project*
69. **A/15443/18** Matalan, 7/9 John Mackintosh Square -- Retrospective application for installation of fascia sign.
70. **A/15446/18** Euro Parking, Europort Avenue -- Proposed signage to be displayed on existing railings around perimeter of the site.
71. **A/15448/18** 5-9 Shackleton Road -- Proposed signage to be displayed on hoarding to be erected around site.
72. **N/15346/18** 10 & 12 Arengo's Palace Lane -- Proposed relocation of two dragon trees to front of development, proposed removal of two wild olive to the rear of the development and proposed relocation of a further two wild olive trees to the rear of the development.

*This application related to the relocation of two wild olive trees and the removal of a further two wild olive trees to accommodate the footprint of the approved Arengo's Palace development. It was considered that the two large wild olives trees should be relocated elsewhere in Arengo's Gardens to the rear of the site and that the two smaller wild olive trees could be removed on the basis that they are to be replaced with four semi-mature Almond trees to be located in the Arengo's Gardens. The location of the replacement and relocated trees is to be agreed by the applicant with the Department of the Environment and the replacement trees are to be planted prior to the removal of the two large Wild Olive Trees.*

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73. Any other business

Paul Naughton-Rumbo  
Secretary to the Development and Planning Commission