

THE DEVELOPMENT AND PLANNING COMMISSION AGENDA

Agenda for the 4th meeting of 2016 to be held at The Charles Hunt Room, John Mackintosh Hall on 19th April 2016 at 9.30am

Mr P Origo (Chairman)
(Town Planner)

The Hon Dr J Garcia
(Deputy Chief Minister)

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

Mr H Montado
(Chief Technical Officer)

Mr G Matto
(Technical Services Department)

Mrs C Montado
(Gibraltar Heritage Trust)

Mr J Collado
(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 W Gavito
(Rep Commander British Forces, Gibraltar)

Mrs M Brittenden
(Minute Secretary)

Approval of Minutes of the 3rd meeting of 2016 held on 22 March 2016.

Matters Arising

1. - **BA13371** Loreto Convent School, 13 Europa Road -- Proposed extension to north east corner of approved multi-purpose hall with classrooms.
Consideration of revised plan
2. - **BA13574** 4 St Christopher's Court, Europa Flats -- Proposed kitchen extension into privately owned patio area.
Consideration of revised plans - conversion of monopitch roof to flat roof terrace
3. **BA13642** 7C Engineer Road – Proposed construction of detached villa
To report on clearance of vegetation
4. - **F/13912/16** 5C Library Ramp -- Construction of extension at roof level and creation of a new roof terrace as well as construction of a new external lift shaft and front entrance lobby and other external alterations.
Consideration of revised plans
5. **Ref 1225** Sub Committee – Delegated powers

Major Developments

6. - **F/14100/16** Buildings D & E, Midtown Development, Naval Grounds, Reclamation Road -- Mixed use scheme with residential, commercial, offices, ancillary and parking areas
Follows on from outline permission
Applicant to address Commission

Other Developments

7. - **BA13383** Naval Grounds, Reclamation Road – Consideration of applicants request to vary Condition 18 of Planning Permit No. 4642 to increase permitted construction hours from 08.00 to 20.00 to

08.00 to 22.00.

8. - **F/13990/16** The Tea Leaf, 61 Main Street. – Proposed additional use class (A3) to permitted range of uses (A1), installation of external roller shutter and request for provision of external tables and chairs
Objector to address Commission
9. - **F/13995/16** Orion House, 6 George's Lane -- Construction of a two storey extension on the roof and general refurbishment of existing building
Objectors to address the Commission
10. **O/13977/16** Lower Poca Roca, Upper Rock -- Construction of four houses replacing the existing buildings on site and reinstatement of road between Lower Poca Roca and Bruce's Farm.
Applicant and Objectors to address Commission
11. - **O/13989/16** Garage 13, 15 Eastern Beach Road – Construction of new residential building.
12. **F/14097/16** 154 Main Street -- Proposed internal and external alterations to existing ground floor retail unit
Referred by Subcommittee

Minor Works– not within scope of delegated powers

13. - **F/14029/16** Former Aquagib Warehouse Adjacent To North Mole Road – Proposed remedial works and minor alterations to convert disused Aquagib warehouse into a commercial warehouse premises.
Recommended for approval subject to Traffic Commission response
14. **F/13828/15** 84/90 Main Street – Conversion and refurbishment of former Barclay's Bank as three storey department store.
Consideration of revised plans to include adjacent building

Applications Granted by Sub Committee under delegated powers (For Information Only)

15. - **BA10450** 36/38 Crutchett's Ramp/1-4 Demaya's Ramp -- Consideration of amendment to change use of commercial ground floor unit into a studio apartment.
16. - **BA11840** 12/5 Buena Vista Road -- Consideration of revised plan for the installation of individual skylights on west facing façade of roof.

- 17. - **BA11850** 18 George's Lane -- Consideration of revised plans for removal of garage that was not permitted and removal of first floor balcony.
- 18. - **BA13155** Ex St Joseph's School, Witham's Road -- Proposed minor internal amendment to subdivide a 3 bedroom apartment into two one bedroom apartments.
- 19. - **BA13382 Outline** 18 Lower Castle Road -- Renewal Outline Planning Permit No.4654 for an additional year.
- 20. - **BA13618** 69/71 Main Street -- Consideration of revised plans reflecting deviations built out on site to extension to rear of property to address concerns of neighbouring property and request to install aluminium windows on front façade of building.
- 21. - **F/13986/16** 207 Sand Dune House, Beach View Terraces -- Proposed internal alterations.
- 22. - **F/13991/16** 317 Seashell House, Beach View Terraces -- Proposed internal alterations.
- 23. - **F/13992/16** Vault No.6, Jumpers Bastion, Rosia Promenade -- Proposed internal refurbishment of existing vault and introduction of new full height glazed screens within existing arch recesses.
- 24. - **F/13994/16** 104 Abyla Lodge, Mons Calpe Mews -- Proposed internal alterations.
- 25. - **F/13999/16** 259 Main Street -- Refurbishment of shop premises.
- 26. - **F/14002/16** 817 Seashell House, Beach View Terraces -- Proposed internal alterations.
- 27. - **F/14003/16** 5 Sand Dune House, Beach View Terraces -- Proposed internal alterations.
- 28. - **F/14005/16** 424 Seashell House Beach View Terraces -- Proposed internal alterations.
- 29. - **F/14006/16** 415 Seashell House, Beach View Terraces -- Proposed internal alterations.
- 30. - **F/14007/16** 908 Seashell House, Beach View Terraces -- Proposed internal alterations.
- 31. - **F/14008/16** 815 Seashell House Beach View Terraces -- Proposed internal alterations and installation of air conditioning unit in agreed location on balcony.
- 32. - **F/14011/16** Flat 20, Highcliffe House, The Cliftons, Europa Road -- Proposed installation of sun awnings to three external sides of balcony.
- 33. - **F/14017/16** 26 Seashell House, Beach View Terraces -- Proposed internal alterations.
- 34. - **F/14019/16** 1025 Seashell House, Beach View Terraces -- Proposed internal

alterations.

- 35. - **F/14020/16** 114 Seashell House, Beach View Terraces -- Proposed internal alterations.
- 36. - **F/14021/16** 209 Seashell House, Beach View Terraces -- Proposed internal alterations.
- 37. - **F/14023/16** 116 Seashell House, Beach View Terraces -- Proposed internal alterations.
- 38. - **F/14025/16** 512 Neptune House, Marina Bay -- Proposed removal of terrace wall and replacement with a galvanised steel hand rail.
- 39. - **F/14027/16** 901 Europlaza, Europort Avenue -- Proposed installation of glass curtains.
- 40. - **F/14028/16** 40c Prince Edwards Road -- Proposed replacement of 8 single glazed aluminium windows and one door with uPVC windows, as well as, replacement door.
- 41. - **F/14032/16** 226 Seashell House, Beach View Terraces -- Proposed internal alterations.
- 42. - **F/14035/16** 20 Penny House, Naval Hospital Road -- Retrospective application for the installation of an air conditioning unit.
- 43. - **F/14036/16** 810 Sand Dune House, Beach View Terraces -- Proposed internal alterations and installation of air conditioning unit in agreed location on balcony.
- 44. - **F/14037/16** 2 Abyla Lodge Mons Calpe Mews -- Proposed internal alterations and installation of air conditioning unit in agreed location on balcony.
- 45. - **F/14039/16** 39-41 Irish Town -- Proposed refurbishment of canteen area and extension to existing office area.
- 46. - **F/14040/16** 245 Main Street -- Proposed refurbishment of existing shop premises, including new signage and stone tile finish to façade.
- 47. - **F/14043/16** 1107 Sand Dune House, Beach View Terraces -- Proposed internal alterations.
- 48. - **F/14045/16** 245 Main Street -- Proposed refurbishment of existing shop premises, including new signage and stone tile finish to façade.
- 49. - **F/14046/16** 7 Seagull Lodge Mons Calpe Mews -- Proposed internal alterations.
- 50. - **F/14049/16** La Bodeguiya, Units No. 10 & 11, Chatham Counterguard, Fish Market Lane -- Proposed installation of new fixed external weather canopy in front of restaurant.
- 51. - **F/14050/16** 18 Sand Dune House, Beach View Terraces -- Proposed internal alterations.

52. - **F/14052/16** 504 Express Lodge, Mons Calpe Mews -- Proposed internal alterations.
53. - **F/14053/16** 515 Seashell House, Beach View Terraces -- Proposed internal alterations.
54. - **F/14055/16** Unit 26, Block 6, Watergardens – Retrospective application to regularise minor building modifications undertaken to an existing ground floor storage unit.
55. - **F/14056/16** 207 Abyla Lodge, Mons Calpe Mews -- Proposed internal alterations.
56. - **F/14057/16** Unit 20 Ocean Village Promenade, Ocean Village - Proposed internal alterations.
57. - **F/14058/16** 8 Constitution House, Glacis Estate -- Retrospective application for the installation of an air conditioning unit within hanging basket.
58. - **F/14061/16** 508 Seagull Lodge, Mons Calpe Mews -- Proposed internal alterations.
59. - **F/14062/16** 912 Seashell House, Beach View Terraces – Proposed internal alterations.
60. - **F/14064/16** 107 Abyla Lodge, Mons Calpe Mews -- Proposed internal alterations.
61. - **F/14066/16** 304 Seashell House, Beach View Terraces – Proposed internal alterations.
62. - **F/14068/16** 316 Seashell House, Beach View Terraces - - Proposed internal alterations.
63. - **F/14069/16** 126 Seashell House, Beach View Terraces -- Proposed internal alterations.
64. - **F/14073/16** 204 Seashell House, Beach View Terraces -- Proposed internal alterations.
65. - **F/14074/16** 3/3 Scud Hill -- Proposed installation of frameless glass enclosures to two existing covered terraces.
66. - **F/14076/16** 420 Seashell House, Beach View Terraces -- Proposed internal alterations
67. - **F/14094/16** 7B Kings Yard Lane -- Proposed installation of partition walls with doors to create offices.
68. - **F/14106/16** 514 Seashell House, Beach View Terraces -- Proposed internal alterations.
69. - **D/14022/16** 15 Cornwall's Lane -- Demolition of a two storey structure within an existing light well, formerly used as WC's.
70. - **A/13979/16** 221 Main Street -- Replacement shopfront signage.

71. - **A/14067/16G** Waterport Road from Waterport Roundabout to the Second World War Evacuation Roundabout, Devils Tower Road, Winston Churchill Avenue north and south of the Runway, Europort Avenue, Europort Road and Bishop Caruana Road up to Coaling Island Junction Roundabout, Queensway between Coaling Island Junction Roundabout to Trafalgar Interchange via Ragged Staff Gate, and Ragged Staff Hill -- Proposed placement of promotional banners on electricity posts to advertise 'Gibraltar Music Festival'
72. - **A/14072/16G** Waterport Road from Waterport Roundabout to the Lions Roundabout, Winston Churchill Avenue running south from the roundabout to Smith Dorrien Avenue, Europort Avenue between Europa Roundabout and Harbour Views Estate, Queensway and from Trafalgar Interchange to Rock Hotel Hill -- Proposed placement of promotional banners on electricity posts to advertise 'Calentita Food Festival'
73. - **N/14063/16** 3 Europa Road -- Removal of pine tree and replacement with two semi-mature stone pines.
- It has been confirmed that the tree is dead, constitutes a safety hazard. The removal of the tree has been conditioned on the basis that it will be replaced with two semi-mature Stone Pines to maintain the character of the area.*
74. - **N/14079/16G** Eucalyptus Tree by the Tennis Courts, Bishop Fitzgerald School, Reclamation Road – Pollard to 1m below the canker on the main trunk and prune to shape the rest of the tree.
- It has been confirmed that the tree has extensive canker on its main trunk. This has a high hazard rating as the tree is located in a school and the proposed works are recommended as the limbs of Eucalyptus trees drop could fall easily and result in an accident.*
75. - **N/14080/16G** Secretary's Lane -- Replacement of Robinias along Secretary's Lane with Bauhinia Variegatas.
- It is considered that most of the Robinias along this lane are unhealthy and unattractive and the streetscape would benefit from healthier, more attractive trees. It has been recommended that as and when individual trees begin to grow weak or die, they should be replaced with specimens of Bauhinia Variegata, so that eventually, the entire street will be lined with trees which are more attractive and suited to the site.*

76. - Any other business

Paul Naughton-Rumbo

Secretary to the Development and Planning Commission