

THE DEVELOPMENT AND PLANNING COMMISSION AGENDA

Agenda for the 5th meeting of 2016 to be held at The Charles Hunt Room, John Mackintosh Hall on 24th May 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 4th meeting of 2016 held on 19 April 2016.

Matters Arising

1. - **BA12850 Outline** Rosia Bay -- Redevelopment of Rosia Bay for leisure use.
Consideration of request from objector to amend minutes
2. - **BA13591** 4 Cheshire Ramp Buena Vista Estate -- Proposed new swimming pool and extension at first floor level.
Consideration of revised plans – removal of swimming pool and use of natural rock area as private patio
3. **BA13642** 7C Engineer Road – Proposed construction of detached villa
To report on clearance of vegetation
4. **F/13851/15** Waterport Place, North Mole Road -- Reinforcement of glazing facades.
Consideration of revised proposals which ensure all windows remain openable
5. - **F/13892/15** Prior Park School (Formerly Sacred Heart School) -- Proposed refurbishment of an existing school including re-working of the existing pedestrian entrance from castle road and replacement windows.
Request to vary condition requiring installation of timber windows to instead allow installation of uPVC windows throughout building
Applicant to address Commission
6. - **1198/029/15** Dutch Magazine Rosia Road -- Proposed installation of three LED screens on a mobile truck to advertise videos and screenshots for local businesses.
Applicant to address Commission

Major Developments

7. - **F/14176/16** 34 Devil's Tower Road -- Proposed demolition of existing buildings and garages and construction of a new building comprising apartments, retail premises, car parking spaces and landscaped areas.
Follows on from outline permission

8. **F/14161/16G** Land reclaimed from the sea at the end of Mons Calpe Road and North Mole Road -- Proposed new LNG storage facility, office building, car parking and ancillary facilities.

GoG project

Application and Environmental Statement

NB: This item is to be discussed at the end of the agenda

Other Developments

9. - **F/13925/16** 57/5 Flat Bastion Road -- Proposed extension and refurbishment to residential premises.

10. - **F/14091/16** 202/204 Main Street & 1-9 Giro's Passage -- Proposed single storey extension and full refurbishment of existing residential property. Ground floor commercial premises to remain unchanged.

Follows on from outline permission

11. - **F/14103/16** 6 South Pavilion Road -- Proposed alterations at ground floor level (entrance) and new back garden construction.

12. - **O/14105/16** 1A Engineer Road -- Proposed demolition of the existing two storey dwelling and construction of 2 x four storey houses and roof garden.

13. - **F/14110/16** Mama Mia Restaurant Premises, Unit C, Boyd Street -- Proposed takeaway kiosk and storage cubicle.

14. **F/14113/16** 8 Reclamation Road -- Proposed takeaway kiosk for the sale of sandwiches, coffee, tea and cold drinks

15. **F/14123/16** 319 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.

Establishment of principle of installing glass curtains for estate as a whole

16. - **F/14142/16** 19/21 New Passage -- Proposed refurbishment and re-development of building including a new extension.

17. - **F/14167/16** Unit 3, Casemates House -- Proposed refurbishment of existing shop premises and conversion into a restaurant / takeaway / catering premises.

18. - **F/14186/16** 11 Bomb House Lane -- Retrospective application for a small work shed on the rear garden area of an existing residential premises.

19. **A/13979/16** 221 Main Street -- Consideration of proposed fascia sign.

Referred by Subcommittee

Applicant to address Commission

20. **REF. 1196** Tables and Chairs – licensed areas.
To discuss approach to review of policy

Minor Works– not within scope of delegated powers

21. **F/14129/16** 32A Rosia Road -- Proposed demolition of existing structure and the construction of a new dwelling.
Follows on from outline permission
22. - **F/14196/16G** Upper Rock -- Retrospective application to install new security fence around restricted MOD site.
MOD project
23. - **F/14211/16G** South Mole -- Proposed installation of steel-framed structure to protect crane against the elements.
MOD project
24. - **D/14101/16** 32A Rosia Road -- Demolition of existing two storey building.
25. - **D/14214/16G** 72, 74 & 293 Main Wharf, Her Majesty's Naval Base -- Demolition of single story blockwork construction.
MOD project

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

26. - **BA10724** World Trade Centre, 6 Bayside Road -- Discharge of Condition 2 of Planning Permit No. 2261C regarding details of proposed hard landscaping.
27. - **BA11259** 1, 3, 5 & 7 Crutchett's Ramp 5, 7 & 9 Main Street -- Details of proposed shop signage.
28. **BA11650** 14 Lind House Europa Road -- Consideration of revised landscaping plan including the construction of three retaining walls in the garden.
29. - **BA11755** Buena Vista Barracks, 40 Europa Road -- Retrospective amendment to amalgamate Town Houses A8 & A9.
30. - **BA12938** 5 Castle Steps / 7 & 9 Richardson's Passage -- Consideration of revised plans including increase of apartments provided within the scheme from two to three.

31. - **BA12979** Sunrise Motel Devils Tower Road -- Consideration of proposed bracing.
32. - **BA13053** Eastern Beach Road Pavement, Northern End of Beach -- Request to renew planning permit for kiosk.
33. **BA13208** 8 Pitman's Alley -- Consideration of minor amendments to layout of approved ground floor cafeteria unit.
34. **BA13390** Ex Mobil Oil, 16 Line Wall Road -- Consideration of revised colour scheme for building facades.
35. - **BA13488** Stagioni Restaurant, Rosia Road -- Consideration of revised plans relocating position of walk in freezer.
36. - **BA13714** 40 Cornwall's Lane -- Consideration of revised plans to remove proposed lift from scheme and re-siting of proposed staircase in order to phase development.
37. - **BA13723** 1 Corral Road -- Consideration of revised façade treatment to north and west facing elevations.
38. - **BA13732** 26 John Mackintosh Square -- Consideration of proposed door/ window details and signage.
39. - **F/13853/15** 1 Booth's Passage -- Retrospective amendment to establish use of cistern as store.
40. - **F/13861/15** Townhouse No. 2, Ordnance Wharf, Queensway Quay -- Consideration of revised plans to change existing garage door arrangement into window and replace entrance door to building.
41. - **F/13913/16** 9 Main Street Gibraltar -- Proposed shop front alterations.
42. - **F/13937/16** Ragged Staff Wharf, Queensway Road -- Reconsideration of proposals for the refurbishment, upgrade, and access improvements to the entrances to the apartment blocks.
43. **F/13944/16G** North Mole Road, Gibelec House -- Consideration of revised proposal for new electrical distribution centre building.
- GoG project*
44. - **F/14001/16** 31-33 Halifax Road -- Proposed conversion of shower rooms and reception areas at ground floor into garages / stores.
45. **F/14107/16** 403 Seashell House, Beach View Terraces -- Proposed internal alterations.
46. - **F/14009/16** 22 Seashell House, Beach View Terraces -- Proposed internal alterations.
47. **F/14131/16** 17 Walnut Lodge, Montagu Gardens, Queensway -- Proposed internal alterations and replacing all apartment windows.

48. - **F/14034/16** 818 Seashell House, Beach View Terraces -- Proposed internal alterations.
49. - **F/14038/16** 118 Seashell House, Beach View Terraces -- Proposed internal alterations.
50. - **F/14041/16** 207 Barbary View, Royal Ocean Plaza, Ocean Village -- Proposed internal alterations.
51. **F/14144/16** 41 Naval Hospital Road -- Proposed installation of air conditioning unit and fixed external louvre.
52. - **F/14051/16** 1218 Seashell House, Beach View Terraces -- Proposed internal alterations.
53. - **F/14059/16** 402 Express Lodge Mons Calpe Mews -- Proposed internal alterations.
54. - **F/14060/16** 2610 Rosemary Court -- Proposed internal alterations.
55. - **F/14070/16** 5 Governor's Parade -- Proposed changes to existing external enclosed awning/covered seating area.
56. - **F/14075/16** 19 Seashell House, Beach View Terraces -- Proposed internal alterations.
57. - **F/14078/16** Basement Level, Atlantic Suites -- Proposed internal alterations to convert existing box room area to changing and shower room facilities.
58. - **F/14081/16** 911 Seashell House, Beach View Terraces -- Proposed internal alterations.
59. - **F/14082/16** 1001 Seashell House, Beach View Terraces -- Proposed internal alterations.
60. - **F/14083/16** 517 Seashell House, Beach View Terraces -- Proposed internal alterations.
61. - **F/14084/16** 11 Seashell House Beach View Terraces -- Proposed internal alterations.
62. - **F/14085/16** Units 1 & 3 Ocean Village Promenade, Ocean Village, Gibraltar -- Proposed internal alterations and new external air conditioning enclosure and raised planters at outside terrace area.
63. - **F/14086/16** 1 Camp Bay Cottage, 51 Rosia Road -- Proposed extension of flat roof over balcony.
64. - **F/14089/16** 808 Seashell House Beach View Terraces -- Proposed internal alterations.
65. - **F/14090/16** 406 Express Lodge Mons Calpe Mews -- Proposed internal alterations.

66. - **F/14092/16** 2 Seashell House, Beach View Terraces -- Proposed internal alterations.
67. - **F/14093/16** 100 Both Worlds, Sir Herbert Miles Road -- Construction and installation of an aluminium 12v powered articulated louvered roof of approximately 10m² covering the open terrace.
68. - **F/14095/16** 44 Iberis House, Westview Park -- Proposed installation of glass curtains.
69. - **F/14097/16** 154 Main Street -- Consideration of revised plans to address DPC concerns regarding John Mackintosh Square façade of unit.
70. - **F/14098/16** 702 Seagull Lodge, Mons Calpe Mews, Gibraltar -- Proposed internal alterations.
71. - **F/14099/16** Unit 59, New harbours Deck -- Proposed installation of mezzanine floor and fit out of unit as office with stores and workshop.
72. - **F/14102/16** 5/7A Charles V Ramp -- Proposed construction of new swimming pool.
73. - **F/14104/16** 9 Resolution, Both Worlds -- Proposed extension to apartment.
74. - **F/14108/16** Apartment 237, Block B, Watergardens, Gibraltar -- Proposed internal alterations.
75. - **F/14109/16** 301 Seagull Lodge, Mons Calpe Mews, Gibraltar -- Proposed internal alterations.
76. - **F/14111/16** 8 Governor's Lane -- Proposed installation of a domestic lift within existing back yard.
77. - **F/14112/16** 721, Seashell House, Beach View Terraces -- Proposed internal alterations.
78. - **F/14114/16** 120, Block 1, Beach View Terraces -- Proposed internal alterations to apartment and installation of air conditioning unit.
79. - **F/14115/16** 205, Basha lodge, Mons Calpe Mews -- Proposed internal alterations.
80. - **F/14116/16** 305, Basha Lodge, Mons Calpe Mews -- Proposed internal alterations.
81. - **F/14118/16** 108 Abyla Lodge, Mons Calpe Mews -- Removal of partition wall in the kitchen.
82. - **F/14119/16** 108 Viking Lodge, Mons Calpe Mews -- Proposed internal alterations.

83. - **F/14120/16** 202 Abyla Lodge, Mons Calpe Mews -- Proposed internal alterations.
84. - **F/14127/16** 501 Abyla Lodge, Mons Calpe Mews -- Proposed internal alterations.
85. - **F/14130/16** 5/1 Jumpers Building, 1 Witham's Road Gibraltar -- Proposed internal alterations.
86. - **F/14131/16** Flat 17, Walnut Lodge, Montagu Gardens, Queensway -- Proposed internal alterations and change of all apartment windows.
87. - **F/14132/16** 1108 Sand Dune House, Beach View Terraces -- Proposed internal alterations.
88. - **F/14135/16** Flat 3, Richmond Close, Montagu Crescent -- Proposed minor internal alterations to flat.
89. - **F/14137/16** 7 Buttercup House, Waterport Terraces -- Removal of various interior walls and erection of new ones, as plans attached.
90. - **F/14138/16** 306 Abyla Lodge, Mons Calpe Mews -- Proposed internal alterations.
91. - **F/14139/16** 314 Discovery, 41 Both Worlds, Sir Herbert Miles Road -- Proposed instalment of two retractable awnings.
92. - **F/14141/16** 208 Abyla Lodge, Mons Calpe Mews -- Proposed internal alterations.
93. - **F/14150/16** 901 Sand Dune House, Beach View Terraces -- Proposed internal alterations.
94. - **F/14151/16** Flat 3, Genoa House, Catalan Bay Village -- Installation of a single split air conditioning unit.
95. - **F/14153/16** 16 Moorland House, Ordnance Wharf -- Proposed replacement of windows and glass terrace enclosure.
96. - **F/14154/16** 804 Basha Lodge, Mons Calpe Mews -- Proposed internal alterations.
97. - **F/14156/16** 205 Express Lodge, Mons Calpe Mews -- Proposed internal alterations.
98. - **F/14157/16** 212 Seashell House, Beach View Terraces -- Proposed internal alterations.
99. - **F/14158/16G** Spitfire Way, South Dispersal, MoD Airfield -- Mt functions south dispersal extensions to panel beating shop and tyre changing bay.
- GoG Project*
100. **F/14159/16** 410 Seashell House, Beach View Terraces -- Proposed internal

alterations.

101. **F/14160/16** Garrison Gym, Europa Road -- Installation of telecommunication cabinet and construction of plinth and manhole and laying ducts (approx. 2m) to nearest mod pit/manhole to be able to supply U-mee fibre services to the whole of the area.
102. **F/14163/16** 207 Express Lodge, Mons Calpe Mews -- Proposed internal alterations.
103. **F/14164/16** 405 Seagull Lodge, Mons Calpe Mews -- Proposed internal alterations.
104. **F/14165/16** 403 Express Lodge, Mons Calpe Mews -- Proposed internal alterations.
105. **F/14168/16** 17C Elliott's Battery -- Proposed enclosure of north facing balcony with windows to match those in rest of block and surrounding blocks.
106. **F/14170/16** 204 Seagull Lodge, Mons Calpe Mews -- Proposed internal alterations.
107. **F/14171/16** 602 Seagull Lodge, Mons Calpe Mews -- Proposed internal alterations.
108. **F/14173/16** 409 Seashell House, Beach View Terraces -- Proposed internal alterations.
109. **F/14174/16** 206 Seagull Lodge, Mons Calpe Mews -- Proposed internal alterations.
110. **F/14175/16** Edinburgh Estate -- Proposed installation of telecommunication cabinet and construction of plinth and manhole and laying ducts (approx. 3m) to nearest Gibelec manhole and to nearest building/block to be able to supply U-mee fibre services to Edinburgh Estate, Chilton Court and Bishop Canilla House.
111. **F/14177/16** 507 Express Lodge, Mons Calpe Mews -- Proposed internal alterations.
112. **F/14178/16** 807 Seashell House, Beach View Terraces -- Proposed internal alterations.
113. **F/14181/16** 8 Abyla Lodge, Mons Calpe Mews -- Proposed internal alterations.
114. **F/14182/16** 2 Convent Ramp -- Proposed internal alterations and replacement of all existing timber windows.
115. **F/14187/16** 315 Seashell House Beach View Terraces -- Proposed internal alterations.

116. **F/14188/16** 1118 Seashell House, Beach View Terraces -- Proposed minor internal alterations and glass curtain on balcony.
117. **F/14200/16G** Building 61, Her Majesty's Naval Base, Queensway Road -- Proposed internal alterations and replacement of shutter doors to accommodate MOD water section.
118. **F/14205/16G** Her Majesty's Naval Base, Queensway Road -- Proposed installation of security fencing to separate MOD and GoG land (under the 2015 lands agreement).
GoG project
119. **F/14218/16** Cormorant Wharf, Queensway Road -- Proposed external garden landscaping works.
120. **D/13942/16** Ex-Workers' Hostel, Devil's Tower Road -- Demolition of existing two storey prefabricated buildings.
121. **D/14077/16G** Boundary Wall, Victoria Stadium, Bayside Road -- Demolition of 16m section of boundary wall.
GoG Project
122. **A/14133/16** Ex Med Rowing Club Glacis Road -- Proposed advertisements on hoardings.
123. **A/14140/16G** Lamp Posts along Queensway, North Mole Road, Waterport Roadway Winston Churchill Avenue Beside Bank Of Scotland And Fish Market Road -- Installation of lamp post banners to advertise Wine Festival.
GoG Project
124. **A/14145/16** Gibraltar Garrison Library, 2 Library Ramp -- Proposed installation of plaque to advertise association of building to the University of Gibraltar.
125. **A/14148/16** New Chemist, 19 Main Street -- Proposed new shop signage.
126. **A/14155/16G** Main Street -- Proposed museum promotional banner.
GoG Project
127. **A/14180/16** Line Wall Road -- Proposed banner.
128. **N/14122/16** Rock Cottage, South Barrack Road -- Proposed removal of Cypress Tree.
This is a mature and attractive tree that has extensive rot on part of its trunk. Although the rot is extensive and serious, it is restricted to one of the main limbs. It has, therefore, been recommended, that works should be carried out to remove the large limb with the rot at around a metre above ground level, which will conserve most of the tree.

129. **N/14215/16G** Department of Education, Queensway – Proposed crown-thinning to large Eucalyptus Tree including large limbs that are deemed to constitute a hazard.
- GoG Project*
- This is a large, mature and healthy Eucalyptus Tree which occasionally drops large limbs and needs to be managed to avoid this as the tree is located directly above a building that is used regularly and falling limbs could pose a hazard. It has, therefore, been recommended to thin the crown of the tree by 30 - 35% including the removal of the large limbs that are deemed to constitute a hazard.*
130. **REF1196** Three Owls, Irish Town -- Request to renew bench license.
131. **REF1196** 34/36 Parliament Lane (Hacienda Patagonia) -- Request for tables & chairs license.
132. Any other business

Paul Naughton-Rumbo
Secretary to the
Development and Planning Commission