

THE DEVELOPMENT AND PLANNING COMMISSION AGENDA

Agenda for the 6th meeting of 2018 to be held at The Charles Hunt Room, John Mackintosh Hall on 27th June 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 5th meeting of 2018 held on 23 May 2018.

Matters Arising

1. - **O/15500/18** Ex Ready Mix Site, Devil's Tower Road -- Proposed mixed-use multi-storey development.

Request for Commission to provide informal guidance on application of plot ratio regulations for full application.

Applicant to address Commission

Major Developments

2. - **F/14864/17** Eurocity, Europort Avenue -- Proposed residential development in three towers with associated retail and commercial space, car and motor cycle parking and public realm.

Consideration of minor amendments to proposed development relating to car parking provision and housing mix to comply with Conditions 1 and 4 of Planning Permit No. 6160.
3. **F/15586/18** British Lines Road -- Proposed construction of a new petrol filling station.

Architect and environmental consultant to address Commission

Other Developments

4. - **BA11988** Wellington Cottage, 33B Europa Road -- Proposed construction of pathway and car port.

Consideration of amended plans for footpath and entrance to discharge Condition 3 of Planning Permit No.3931.
5. **O/15501/18** 14 Governor's Lane -- Proposed extensions and alterations to existing dwelling to form new dwelling on site.
6. **F/15533/18** Commercial Unit, Beachview Terraces, Devil's Tower Road -- Proposed change of use and fit out of retail unit (Class A1) into new gymnasium (Class D2).
7. **F/15546/18** Unit 18 Governors Cottage -- Proposed construction of a first floor extension on top of the existing unit and a two storey extension at the rear of the unit to provide additional storage facilities.

8. **F/15555/18** 1 New Passage -- Proposed construction of a timber deck and fence and installation of new French door
9. **F/15563/18** 7/2 Gardiner's Road -- Proposed extension and redevelopment of building to provide larger dwelling.
10. **F/15587/18** 24-28 Engineers Lane -- Proposed refurbishment and extension to property to provide residential accommodation.
11. **F/15593/18** 6 Cumberland Steps -- Proposed construction of single storey extension to building and roof terrace to form 7 new apartments.
Objector to address Commission
12. **F/15612/18G** Gibraltar Botanic Gardens, The Alameda -- Proposed construction of platforms and a Biodome with green areas
GoG Project

Minor Works– not within scope of delegated powers

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

13. - **F/13765/15** 51 Flat Bastion Road -- Proposed external passenger lift to be provided to building.
To report outcome of the Appeal
14. **F/15592/18G** 304a Main Street -- Proposed refurbishment of the Gladys Perez Centre and creation of a charity shop to be used by the Gibraltar Clubhouse.
GoG Project

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

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

15. - **BA13053** Eastern Beach Road Pavement Northern End Of Beach -- Proposed timber kiosk.
Consideration of request to renew Planning Permit No.4298B.
16. **BA13311** 1 Cheshire Ramp Buena Vista Estate -- Proposed extension & new swimming pool.
Consideration of revised plans for minor amendments to first floor extension to comply with Condition 1 of Supplemental Planning Permit No. 4819 Rev A.

17. **BA13423** New Harbours, Rosia Road -- Installation of photovoltaic solar panels on the roof of the building.
Consideration of revised plans for amended cable tray layout to discharge condition 3 of Supplemental Planning Permit No.4648A.
18. **F/14485/16G** St. Bernard's Hospital Harbour Views Road -- Proposed entrance canopy to the rear of A&E to provide shelter over the ambulance / stretcher entrance.
Consideration of revised plans for extension to approved canopy.
GoG Project
19. **F/14498/16** Flat 2, 1 Cumberland Steps -- Proposed conversion of existing basement into a self-contained apartment with beautified external communal access.
Consideration of revised plans involving minor internal alterations and reconfiguration of windows on basement facade to discharge Condition 1 of Planning Permit No. 5716.
20. **F/14864/17** Eurocity, Europort Avenue -- Proposed residential development in three towers with associated retail and commercial space, car and motor cycle parking and public realm.
Consideration of minor amendments to proposed development relating to cladding details, air conditioning units and landscaping to comply with Conditions 6, 7, 12 and 22 of Planning Permit No. 6160.
21. **F/15122/17G** Irish Town, Chatham Counterguard, Alameda Gardens Tunnel, Europort Avenue, Fountain Ramp -- Street art project.
Consideration of site specific street art proposals.
GoG Project
22. **F/15145/17** 56-58 Main Street -- Proposed external alterations.
Consideration of proposals to replace second and third floor windows with Itek Marvin Integrity sliding sash windows to comply with Condition 1 of Planning Permit No. 6320.
23. **F/15157/17** 144 /146 / 148 Main Street -- Proposed external alterations.
Consideration of proposals to replace first and second floor windows with Itek Marvin Integrity sliding sash windows to comply with Condition 1 of Planning Permit No. 6332.
24. **F/15183/17G** Waterport Road (next to the Industrial Park Site) -- Proposed new stores/ target shooting club and car park.
Consideration of revised ground floor layout and associated access

arrangements.

GoG Project

25. **F/15203/17G** Laguna Site Complex -- Proposed new Saint Anne's and Notre Dame Schools.
Consideration of proposed colour for rendered façade to Notre Dame School building.
GoG Project
26. **F/15299/17** 11 - 12 Woodford Cottage, Europa Road -- Proposed replacement of four windows and three doors on west facing façade.
27. **F/15315/18** Flat 1500 Penthouse, Block 5, Eurotowers -- Proposed single storey extension to property
Consideration of proposals for additional extension to comply with 1 of Planning Permit No. 6631.
28. **F/15365/17** 2B Rosia Ramp -- Proposed terrace, balcony and garage extension.
29. **F/15385/18** 12 Winston Churchill Avenue -- Proposed change of use from retail (Class A1) to takeaway (Class A3) with associated internal and external alterations.
30. **F/15386/18** 107 Seamaster Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
31. **F/15462/18** Ground Floor, Building 4, Eurotowers -- Proposed addition of Class A3 use (takeaway) to legal use of unit (Class A1 (retail)) and associated internal and external alterations.
32. **F/15465/18** 37 Naval Hospital Road -- Proposed installation of three awnings.
33. **F/15475/18** 108 Rosia Plaza, Rosia Parade -- Retrospective application for proposed internal and external alterations.
34. **F/15484/18** 5.27 World Trade Centre, Bayside Road -- Proposed internal alterations.
35. **F/15489/18** 209 Watergardens, Waterport Wharf -- Proposed internal alterations and replacement of all existing windows and balcony doors.
36. **F/15493/18** 4.0.4 Block 4, Eurotowers -- Proposed alterations and conversion of commercial premises plus store to food premises plus store and toilets.
37. **F/15494/18** 19 Chelsea Close, Montagu Crescent -- Proposed internal alterations.

38. **F/15498/18** Ground, 1st and 2nd Floor Neptune House, Marina Bay -- Proposed internal alterations.
39. **F/15499/18** 4 Straits View, 9 Naval Hospital Hill -- Retrospective application to replace windows to the front and north side of the property and replacement of 2 aluminium windows to rear.
40. **F/15503/18** The Cafeteria, Europa Point -- Proposed installation of glass curtains around existing veranda with retractable glass roof forming new conservatory.
41. **F/15504/18** 16/8 Halifax Road -- Proposed change of use from storage unit to retail.
42. **F/15514/18** 39/1B and 39/2B Naval Hospital Road -- Proposed internal and external alterations including the installation of a new pergola within patio and construction of new timber decked area.
43. **F/15519/18** 265 Main Street -- Proposed change of shop front windows and internal alterations.

Consideration of proposed colour scheme for windows to comply with Condition 3 of Planning Permit No. 6571.
44. **F/15520/18** 8/4 South Barrack Road -- Proposed minor internal and external alterations.
45. **F/15522/18** Unit 15 Ocean Village Promenade, Ocean Village -- Proposed replacement of awnings and vertical awnings and extension to existing gas storage.
46. **F/15525/18** 3 New Passage -- Proposed construction of a pergola, fence and plunge pool onto the existing roof terrace.

Follows on from Outline Application.
47. **F/15527/18** 8 Tank Ramp -- Proposed enclosure of rear patio and internal alterations.
48. **F/15531/18G** Hospital Hill -- Proposed fire escape for Dance & Music Academy.

GoG Project
49. **F/15532/18** 5 Governors Lane -- Proposed internal alterations, replacement of all windows and change of use to existing ground floor level apartment into office space.
50. **F/15535/18** 302 Viking Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
51. **F/15537/18** 5E Sylvaner House Vineyards Rosia Lane -- Proposed installation of glass curtains.

52. **F/15539/18** 1008 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
53. **F/15541/18** 9-9A Lynch's Lane -- Proposed internal alterations.
54. **F/15542/18G** 11 Fearless House, Laguna Estate -- Proposed internal alterations.
- GoG Project*
55. **F/15544/18** 13/1 Governor's Street -- Proposed change of fenestration.
56. **F/15547/18** 23 Candytuft House, Waterport Terraces -- Proposed replacement of aluminium doors to balcony.
57. **F/15548/18** 3 Willis's Passage -- Proposed extension and refurbishment works to building.
58. **F/15551/18** 2F Sylvaner Vineyards -- Proposed internal alterations.
59. **F/15553/18** 26 Northview Terrace, Devil's Tower Road -- Proposed internal alterations.
60. **F/15554/18** 6 Merlot House, Vineyards -- Proposed installation of glass curtains.
61. **F/15556/18** 28 Northview Terrace, Devil's Tower Road -- Proposed internal alterations.
62. **F/15558/18** 6/7 Admiral's Walk, Marina Bay -- Proposed replacement of awnings.
63. **F/15560/18** CPS, 49 Harbours Yard New Harbours -- Proposed installation of a mezzanine floor.
64. **F/15561/18** 802 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
65. **F/15562/18** 502 Wellington Court -- Retrospective application for internal alterations.
66. **F/15565/18** 9 Seashell House, Beach View Terraces -- Proposed installation of wooden pergola.
67. **F/15578/18** 13 Montreal Court, Harbour Views -- Retrospective applications for internal alterations.
68. **F/15581/18** 16 Willis's Road -- Proposed refurbishment and change of use from retail to residential.
69. **F/15588/18** 36-38 Crutchett's Ramp -- Proposed staircase to create maisonette and internal alterations.
70. **F/15590/18** 1 Coaling Island Road -- Proposed installation of a series of floating pontoons to be installed on site of unused concrete slipway.

71. **F/15603/18** 92 Main Street and 1/1 Tuckey's Lane -- Proposed replacement of awnings to match existing.
72. **F/15630/18** 9 Convent Place – Proposed change of use from office (Class A2) to shop (Class A1).
73. **D/15549/18** 1 Humphreys Bungalows, 7 Engineer Road -- Proposed demolition of two storey timber framed building on concrete foundations.
74. **D/15567/18G** Europa Advance Road -- Proposed demolishment of metal and timber structure on concrete block and beam floors.
- GoG Project*
75. **A/15423/18** 37 Naval Hospital Road -- Proposed installation of projecting hanging sign.
76. **A/15480/18** 270 Main Street -- Application to display sandwich board on public highway.
77. **A/15502/18** Tramonti, 3 Casemates House, 23 Casemates Square -- Application to display sandwich board on public highway.
78. **A/15557/18** Main Walk, Gibraltar Botanic Gardens, The Alameda -- Application to install wall mounted plaque and logo.
79. **A/15559/18** Winston Churchill Avenue and Main Street -- Proposed installation of 2 x banners on Winston Churchill Avenue and 3 x banners on Main Street to advertise Calentita Food Festival.
80. **A/15597/18** 9 Convent Place -- Proposed installation of shop sign.
81. **A/15618/18** Imperial Ocean Plaza, Construction Bridge/Tunnel, Entrance To Ocean Village Avenue -- Proposed directional sign to Ocean Village and car park.
82. **N/15382/18** St Joseph's Parish Church 28 Witham's Road -- Proposed removal of five trees.

This tree application sought permission to remove five trees on the site (a Japanese Pittosporum, an Italian Cypress, a Nettle Tree, a wild Olive Tree and a False Sandalwood Tree) which were in close proximity to a structural wall. It was recommended that the Italian Cypress, Wild Olive tree and False Sandalwood Trees be removed and replaced with a semi mature Nettle or Oak tree in respect of the Italian Cypress and Wild Olive Trees and a medium-sized Pear Tree in respect of the False Sandalwood Tree. It was considered that the Japanese Pittosporum should be retained and the crown of the tree cleaned as it was not considered that the tree will grow much larger and the roots are unlikely to damage the retaining wall. It was also considered that the Nettle Tree should be retained with the crown of the tree cleaned and any large limbs placing weight westwards removed in order to alleviate pressure on the

retaining wall.

83. **N/15413/18** Emblema House 17/1 Baker's Passage -- Proposed removal of a Palm.
- This tree application sought to remove a large Palm that is growing in an unsuitable planter and could collapse or cause structural damage in the future as the tree has the potential to further grow substantially. It was recommended to remove the Palm and replace with small trees that are more suited to the location, such as two Citrus trees.*
84. **N/15584/18G** Waterport Road -- Proposed removal of 2 x Tamarix trees and relocation of 2 x Tamarix trees.
- This tree application sought to remove two Tamarisk's of poor form and relocate a further two Tamarisk's in reasonably good health to make way for the new comprehensive schools. It was recommended to relocate the two healthy trees and remove the two unhealthy species.*
- GoG Project*
85. **REF1196** 270 Main Street -- Request for external tables & chairs on public highway.
86. **REF1196** 190 and 192 Main Street -- Proposed area for tables and chairs outside unit.
87. Any other business

Paul Naughton-Rumbo

Secretary to the Development and Planning Commission