

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 7th meeting of 2018 to be held at The Charles Hunt Room, John Mackintosh Hall on 18th July 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 6th meeting of 2018 held on 27 June 2018.

Matters Arising

1. - **F/15587/18** 24-28 Engineers Lane -- Proposed refurbishment and extension to property to provide residential accommodation.
Consideration of revised plans following feedback from the Commission.

Major Developments

2. - **O/15396/18** 92 Devil's Tower Road -- Proposed construction of a multi-storey residential development including ancillary commercial accommodation and automated car-parking system.
Architect to address Commission
3. **O/15538/18** 47 Line Wall Road -- Proposed demolition of existing buildings and construction of an eight storey block of apartments.
Architect to address Commission

Other Developments

4. **F/15611/18** 3 Boschetti's Steps -- Proposed extension, construction of new swimming pool and refurbishment works to residence.
5. **F/15647/18** 15/19 South Barrack Road -- Proposed works to terrace areas
Objector to address Commission
6. **F/15670/18G** Rosia Lane -- Proposed construction of new surface level carpark.
GoG Project
7. **REF1196** Bistro 292, 292 Main Street -- Request for additional external tables & chairs area.

Minor Works– not within scope of delegated powers

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

8. **F/15585/18** 15 Buena Vista Park, 40 Europa Road – Proposed construction of swimming pool in garden and internal alterations to create shower and changing room.

9. - **F/15629/18** John Snow House, 35 Europa Road -- Proposed construction of a two storey extension to existing detached house.
Follows on from Outline Application

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

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

10. - **BA13488** Stagioni Restaurant, Rosia Road -- Proposed new single storey glazed extension to existing restaurant.
Consideration of request to renew Planning Permit No. 4811
11. **F/14053/16** 515 Seashell House Beach View Terraces -- Proposed internal alterations.
Consideration of as completed drawings with further retrospective internal alterations to comply with Condition 1 of Planning Permit No. 5343.
12. **F/14497/18** 10 North Pavilion Road -- Proposed extension and conversion to building.
Consideration of revised plans to convert void beneath house into room and extension to kitchen to comply with Condition 1 of Planning Permit No. 5797.
13. **F/15188/17** Unit 2, Chatham Counterguard -- Proposed change of use from bin store to bar, internal alterations and installation of external pergola.
14. **F/15349/17** 2 Victualling Office Lane -- Proposed works to existing roof.
15. **F/15442/18** Rotterdam Court Harbour Views -- Proposed refurbishment and improvements to lift and entrance lobby.
16. **F/15467/18** 508 Royal Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.
17. **F/15477/18** The Sails Tower, Queensway Quay Marina, Units 44-48 -- Proposed change of use from office to residential on floor levels 2 – 6
Consideration of revised plans reconfiguring proposed internal layout of apartments to comply with Condition 1 of Planning Permit No. 6579.
18. **F/15564/18** 325 B1/B2, Main Street – Proposed refurbishment of existing single apartment into two proposed apartments
19. **F/15582/18** 47 – 49 Main Street -- Proposed change of shop-front to

- existing commercial premises.
20. **F/15583/18** 26 Rosia Court, 21-23 Rosia Road -- Proposed refurbishment, loft conversion and extension.
 21. **F/15591/18** Suite 2 and 4 Waterport Place -- Proposed internal alterations.
 22. **F/15595/18** Kiosk 4 Grand Casemates Square -- Proposed installation of AC unit to rear of unit within enclosure.
 23. **F/15596/18** 20 Governor's Meadow House, 13 Alameda Estate, Red Sands Road -- Proposed installation of air conditioning unit.
 24. **F/15598/18** Units 4.16 & 4.17 World Trade Centre, Bayside Road -- Proposed internal alterations.
 25. **F/15599/18** Flat 4, 5 Cornwall's Parade -- Proposed internal alterations.
 26. **F/15602/18** 18 George's Lane -- Proposed renovation and external alterations.
 27. **F/15604/18** Unit 3.20 World Trade Centre, Bayside Road -- Proposed internal alterations.
 28. **F/15608/18** Penthouse B9, The Arches, Castle Road -- Proposed minor alterations to residence.
 29. **F/15613/18** 9 Witham's Road -- Proposed replacement of existing timber windows with new PVC ones and roofing of small patio.
 30. **F/15614/18** 4/1 Bernadette House, Hospital Ramp -- Proposed internal and external alterations including the proposed installation of air conditioning units.
 31. **F/15615/18** 1 Tisa House, 145 Main Street -- Proposed shop refurbishment.
 32. **F/15616/18** 144 Main Street -- Proposed external alterations.
 33. **F/15617/18** 2 Catalan Gardens -- Proposed installation of garage door.
 34. **F/15625/18** NatWest International, 57 Line Wall Road -- Proposed internal alterations.
 35. **F/15626/18G** Buffadero Training Camp -- Proposed construction of single storey building.
- MOD Project*
36. **F/15627/18** NatWest International, 55 Line Wall Road -- Proposed internal alterations.
 37. **F/15628/18** 122 Queensway Quay -- Proposed internal alterations.
 38. **F/15633/18** 21 Trafalgar House -- Proposed internal alterations.
 39. **F/15635/18** 136 Block 1 Water Gardens -- Proposed internal alterations.

40. **F/15638/18** Victoria Stadium -- Proposed modernisation works including the installation of camera platforms and lighting improvements.
41. **F/15640/18** 23 Redwood Lodge, Montagu Gardens -- Proposed internal alterations.
42. **D/15543/18** 18 George's Lane -- Proposed demolition of residential building consisting of 6 apartments.
43. **A/15568/18** El Primero, 34 Irish Town -- Proposed change of shop front signage advertising.
44. **A/15570/18** Bon Bon 253 Main Street -- Proposed change of shop front signage advertising.
45. **A/15571/18** Jaya Bazaar 272/274 Main Street -- Proposed change of shop front signage advertising.
46. **A/15572/18** Neptune 12 Irish Town -- Proposed change of shop front signage advertising.
47. **A/15573/18** Kwaliti Stores 293C Main Street -- Proposed change of shop front signage advertising.
48. **A/15574/18** Danny's 319 / 319a Main Street -- Proposed change of shop front signage advertising.
49. **A/15575/18** Rex Store 5 Parliament Lane -- Proposed change of shop front signage advertising.
50. **A/15576/18** Gul Trading, 3 Tuckeys Lane -- Proposed change of shop front signage advertising.
51. **A/15577/18** Highland Spring Unit V New Arcade, Irish Town -- Proposed change of shop front signage advertising.
52. **A/15669/18** Various Bus Shelters -- Proposed temporary installation of advertisement bus shelters to advertise RAOB Charity Cardboard Boat Race 2018.
53. **N/15185/17** Both Worlds, Sir Herbert Miles Road -- Proposed removal of all trees and shrubs on walkway.
- This application sought to remove an existing area of planters with a number of trees of low value and reconstruct the planters and plant smaller vegetation in its place. It was considered that the applicant had provided reasonable justification for the works on engineering grounds and the works should be allowed.*
54. **N/15609/18** 2 Malaya House Varyl Begg Estate -- Proposed removal of Yucca Tree.
- This application sought to remove a medium sized Yucca that was planted to close to a boundary wall which it is damaging. It was*

considered that no action can be taken to alleviate the impact of the Yucca on the boundary wall as it will continue to grow, develop a thick trunk and push against the wall and that the removal of the tree is the only option. It was considered that as there are other large trees in the garden already, in this instance no replacement trees are required.

55. **N/15650/18G** 67 Main Street Gibraltar -- Proposed removal and replacement of a London Plane tree.

GoG Project

This application sought to remove a medium-sized London Plane that is in a very poor state and probably dying slowly. It was considered that the health of the tree will not improve and that any such tree located along such a busy thoroughfare will pose safety issues as branches continue to decay and die. It was considered that the tree should be removed and replaced with a London Plane that is as close as possible to the size of the existing specimen.

56. Any other business

Paul Naughton-Rumbo

Secretary to the Development and Planning Commission