

## THE DEVELOPMENT AND PLANNING COMMISSION

### AGENDA

Agenda for the 8th meeting of 2018 to be held at The Charles Hunt Room, John Mackintosh Hall on 4th September 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 7<sup>th</sup> meeting of 2018 held on 18 July 2018.

### Matters Arising

1. - **F/15593/18** 6 Cumberland Steps -- Proposed construction of single storey extension to building and roof terrace to form 7 new apartments.  
*Applicant and objectors to address Commission*
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.  
*Consideration of revised plans*  
*Architect to address Commission*

### Major Developments

3. - **O/15663/18** 18 Winston Churchill Avenue -- Proposed construction of the Gibraltar national stadium.  
*Applicant to address Commission*
4. **F/15646/18** 44 Town Range -- Proposed construction of five storey office development.

### Other Developments

5. - **F/14272/16** Casemates Square (Part) -- Proposed repositioning of the cityscape sign, removal of two trees, new landscaping and the repositioning of Hon. J. J. Holliday's plaque.
6. **O/15594/18** Unit 9 Poca Roca, Upper Rock -- Proposed demolition of existing structures and extension to residence  
*Agent to address Commission*
7. **O/15600/18** 52/58 Flat Bastion Road and 3/5 and 9/11 Bado's Passage -- Proposed extensions and re-development of residential scheme and ancillary areas.  
*(Agent to be present at meeting to address any questions from Members).*
8. **O/15610/18** 1 St Joseph's Road -- Proposed demolition of existing warehouse and construction of a new garage building

containing parking spaces and stores.

*Agent to address Commission*

9. **F/15620/18** 24 Casemates Square -- Proposed construction of glazed external structure.
10. **F/15622/18** 4 Castle Street -- Proposed construction of an additional storey, restoration of façade and minor internal alterations.
11. **F/15623/18** 6 Castle Street -- Proposed construction of an additional storey and minor internal alterations.
12. **F/15624/18** 4 Castle Street -- Proposed installation of lift shaft within internal courtyard.
13. **F/15658/18** International Commercial Centre, 2A Main Street -- Proposed internal alterations and external facade refurbishment.

#### **Minor Works– not within scope of delegated powers**

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

14. - **F/15657/18** Admiral's Villa, 17/4 Gardiner's Road -- Proposed conversion of dwelling into one apartment
  15. **F/15681/18** 216 Main Street -- Proposed Internal alterations to existing apartments on second floor and general renovations to external facades of building including replacing existing timber windows with fibre glass windows.
  16. **F/15727/18G** Skywalk, St Michael's Road, Upper Rock -- Proposed extension adjacent to existing skywalk lift, for creation of small office.  
  
*GoG Project*  
  
*Recommendation for installation of green or sedum roof on top of office.*
  17. **F/15730/18G** Front of Building 4, St. Bernard's Hospital, Harbour Views Road -- Proposed extension at the front of Building 4 with associated internal alterations to ground and first floor levels of Building 4 to accommodate the new primary care centre.  
  
*GoG Project*
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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.

18.     **BA12176**             Laguna Estate -- Proposed construction of additional floor to blocks and installation of lifts.
- Consideration of colour scheme for social club and car park building.*
- GoG Project,*
19.     **F/13843/15**         Ocean Spa Plaza, 17 Bayside Road -- Proposed mixed use development comprising multi-storey car park with 589 spaces, 125 apartments, hydrotherapy spa and resort deck, offices, commercial/retail street frontage.
- Consideration of ground floor level landscaping to discharge condition 19 of Supplemental Planning Permit No. 5059A.*
20.     **F/13995/16**         Orion House, 6 George's Lane – Proposed construction of a two storey roof extension and general refurbishment of existing building.
- Consideration of signage details for ground floor commercial unit to discharge Condition 6 of Supplemental Planning Permit No. 5451A.*
21.     **F/14091/16**         202/204 Main Street & 1-9 Giros' Passage -- Proposed single storey extension and full refurbishment of existing residential property.
- Consideration of revised elevation for Giro's Passage façade to retain existing door openings to discharge Condition 1 of SPP No. 5468C.*
22.     **O/14525/16**         Vacant Open Flat Roof Area Over Chatham Counterguard Vaults, No.11 & No.12, Fish Market Lane -- Proposal to reopen original access via spiral staircase in vault 12 to provide access to current unused open rooftop terrace over vaults 11 and 12 Chatham Counterguard to be used for outdoor eating and drinking and other associated works including the installation of new floor decking and glass balustrading
- Consideration of request to renew Outline Planning Permit No. 6123.*
23.     **F/14646/16**         19 Willis's Road -- Proposed conversion of part-stores into residential accommodation (new apartment), new bin store for public use and small extension.
- Consideration of proposed colour scheme for façade to discharge*

*Condition 3 of PP No. 5990.*

24. **F/14780/17** Unit 14 Chatham Counterguard -- Proposed refurbishment to unit, to convert unit into Indian tapas restaurant.  
*Consideration of amended facade signage detail to discharge Condition 7 of PP No. 6069.*
25. **F/14864/17** Europarking, Europort Avenue -- 366 residential units in three towers with associated retail and commercial space, car & bike parking, and public realm  
*Consideration of revised car parking proposals to provide six car parking spaces within development site to comply with feedback from the Commission.*
26. **F/15032/17** 29A Admiral's Place - Proposed installation of two roof skylight windows.
27. **F/15126/17** 4 Seamaster Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
28. **F/15190/17** Phase 1 of 3, 78 Queensway -- Conversion of existing buildings into workshops and warehousing.  
*Consideration of roof material to discharge Condition 3 and 4 of Planning Permit No. 6351.*
29. **F/15196/17** 9 Parliament Lane -- Proposed installation of signage and minor external alterations to shopfront.
30. **F/15203/17G** Laguna Site Complex -- Proposed new saint Anne's and Notre dame schools at the Laguna site complex.  
*Consideration of various amendments to proposed development.*  
*GoG Project.*
31. **F/15242/17** Unit 1.02 Eurotowers -- Proposed internal and external alterations to premises.  
*Consideration of amended façade signage details to discharge Condition 4 of PP No. 6750.*
32. **F/15566/18** 7 Westminster Close, Montagu Crescent -- Proposed internal alterations.
33. **F/15569/18** Unit 15 Queensway Quay -- Proposed installation of glass curtains.
34. **F/15580/18** 402 Viking Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
35. **F/15601/18** 28 Hermes House, Varyl Begg Estate -- Proposed internal

alterations, enclosure of existing balconies and installation of air conditioning units.

36. **F/15605/18** 16 John Mackintosh Square -- Proposed installation of new internal opening and minor alterations to façade.  
*Reconsideration of application following submission of updated plans to comply with Subcommittee recommendations.*
37. **F/15607/18** Ground Floor 7 & 9 Town Range -- Proposed retention of water cistern.
38. **F/15631/18** 10/7 Demaya's Ramp -- Proposed internal alterations and change of windows.
39. **F/15634/18** 142-143, Block 1, Watergardens -- Proposed internal alterations.
40. **F/15636/18** 5 Secretary's Lane -- Proposed installation of replacement lift to building and associated works.
41. **F/15637/18** Flat 1, 14 Flat Bastion Mews, Flat Bastion Road -- Proposed installation of awning.
42. **F/15642/18** Ocean Village Express, The Promenade -- Proposed subdivision of Ocean Village Express to create new unit for wine/tapas shop.
43. **F/15643/18** 3 Europa Road -- Proposed relocation of gas to new kitchen.
44. **F/15648/18** 197-201 Main Street -- Proposed alterations to shop front and installation of signage.
45. **F/15652/18** 260-262 Main Street -- Proposed internal alterations.
46. **F/15656/18** 59 Main Street -- Proposed shop front alterations.
47. **F/15660/18** Area adjacent to dusk and floating pier office, Ocean Village -- Proposed store room, laundrette and berth holder recreational area on existing decked area.
48. **F/15661/18** 9/6 Naval Hospital Hill -- Proposed change of windows and shutters.
49. **F/15662/18** C9, Block C, The Arches -- Proposed construction of conservatory at penthouse apartment.
50. **F/15671/18** 403, Block 1 Europlaza -- Proposed installation of glass curtains.
51. **F/15673/18** 61202 Europlaza -- Proposed installation of glass curtains.
52. **F/15675/18G** St Mary's School -- Proposed refurbishment works to school including roof refurbishment.

*GoG Project.*

- 53. **F/15680/18** Queensway Fitness Centre, Ragged Staff Wharf Apartments, Queensway Road -- Proposed internal alterations to existing gym.
- 54. **F/15682/18** 38/8 Flat Bastion Road -- Proposed internal alterations.
- 55. **F/15683/18** 518 Seashell House, Beach View Terraces -- Proposed internal alterations.
- 56. **F/15684/18** 312 Sand Dune House, Beach View Terraces -- Proposed installation of glass curtains.
- 57. **F/15686/18G** Suites 1B, 2A and 2B Leanse Place, 50 Town Range -- Proposed internal alterations.

*GoG Project.*

- 58. **F/15687/18** North Mole, Port Of Gibraltar, North Mole Road -- Proposed installation of new underground fuel pipeline at north mole, extension jetty to western arm, including a truck filling point.
- 59. **F/15689/18G** Hood & Renown House, Laguna Estate -- Proposed extension at first floor to existing storage sheds.

*GoG Project.*

- 60. **F/15690/18** Ocean Village Marina, Ocean Village -- Proposed re-configuration of existing pontoon apparatus.
- 61. **F/15692/18** Rosetree Cottage, 8 North Pavilion Road -- Proposed internal alterations and change of windows.
- 62. **F/15694/18** 3, 4 & 5 Transport Lane -- Proposed replacement of pitched and flat roof.
- 63. **F/15695/18** 24 Ragged Staff Wharf, Queensway Quay -- Proposed internal alterations.
- 64. **F/15696/18** C9, Block C, The Arches -- Proposed internal alterations.
- 65. **F/15706/18** 123 Main Street -- Proposed internal alterations.
- 66. **F/15708/18** 24D Prince Edwards Road -- Proposed internal alterations and installation of air conditioning unit.
- 67. **F/15709/18** 425, Block 4, Water Gardens -- Proposed internal alterations.
- 68. **F/15711/18** 293/3 Main Street -- Proposed refurbishment of apartments and conversion into single unit.
- 69. **F/15712/18** Second, Third, Fourth and Fifth Floor, Europort Building 9 -- Proposed construction of new additional toilets.

70. **F/15714/18** 87 Governor's Street -- Proposed internal alterations.
71. **F/15715/18** Prior Park, Sacred Heart -- Proposed removal and replacement of existing roof to toilet block and internal alterations.
72. **F/15718/18** 3 Rosteps House, 12-18 Rosia Steps -- Proposed internal alterations.
73. - **F/15720/18** 35 Crown Daisy House, Waterport Terraces -- Retrospective application for internal alterations.
74. **F/15721/18** 28 City Mill Lane -- Proposed internal alterations.
75. **F/15724/18** Unit 601 and 701 Europort -- Proposed internal alterations.
76. **F/15725/18** 8 Candytuft House, Waterport Terraces -- Proposed change of windows.
77. **F/15726/18** Unit G10 I.C.C. 2A Main Street -- Proposed refurbishment of vacant unit into a restaurant / takeaway.
78. **F/15734/18** 2003 Garden Mews, Ocean Village -- Proposal internal alterations and repositioning of entrance door.
79. **F/15746/18** 32 Iberis House, West View Park, Harbour Views Road -- Proposed installation of glass curtains.
80. **F/15764/18G** Adjacent to Monkeys Cave Hospital -- Proposed erection of sign.  
*GoG Project.*
81. **D/15665/18G** The Bus Depot, Winston Churchill Avenue -- Proposed demolition of single storey blockwork construction with concrete flat roof  
*GoG Project.*
82. **D/15667/18G** Substation DDS D, The Bus Depot, Winston Churchill Avenue -  
- Proposed demolition of single storey blockwork construction with concrete flat roof  
*GoG Project.*
83. **D/15685/18G** Nun's Well, Europa Point -- Proposed Demolition of castellated walls above nun's well.  
*GoG Project.*
84. **D/15688/18** 8 George's Lane -- Proposed demolition of water cistern.
85. **D/15740/18G** Rosia Lane Garages -- Proposed demolition of single storey masonry garages.  
*GoG Project.*



86. **A/15517/18** 27-29 Devil's Tower Road -- Proposed hoarding and project sign.
87. **A/15606/18** Junction Main Street And 14 City Mill Lane -- Proposed sandwich board.
88. **A/15653/18** 33/2 Cannon Lane -- Proposed installation of plaques.
89. **A/15654/18** Unit D & E, 36 Rosia Road -- Retrospective application for the installation of wall mounted signage.
90. **A/15659/18** NatWest, 57-63 Line Wall Road -- Proposed replacement of letters of building name.
91. **A/15666/18** NatWest, 55 Line Wall Road -- Proposed replacement of letters of building name.
92. **A/15691/18G** Post Office on Main Street -- Proposed installation of banner to advertise MTV Gibraltar Calling Festival.  
*GoG Project.*
93. **A/15693/18G** Sir Winston Churchill Avenue Bridge -- Proposed installation of banner to advertise MTV Gibraltar Calling Festival.  
*GoG Project.*
94. **A/15699/18** Munchies, 245 Main Street -- Proposed installation of replacement fascia sign.
95. **A/15705/18** 280 Main Street -- Proposed installation of fascia sign for gadget store.
96. **A/15719/18** The Beacon Press, 3/5 Cloister Ramp -- Proposed fascia sign.
97. **N/15732/18G** Former Rooke Site, Queensway -- Proposed removal of planter with three palm trees and six Italian Cypresses.  
*GoG Project.*  
  
*This tree application requested to remove a planter in the middle of the HMS Rooke site with three Canary Palm Trees and six Italian Cypress trees of varying size. The use of salt water to control dust during demolition works on the site has affected the Canary Palm Trees which are now dead and the Cypresses are deteriorating and will eventually perish. There should be an attempt to transplant some of the Cypresses, but chances of survival are now low. The removal of the trees can take place subject to a pledge that any development at the site should significantly exceed the 5% soft landscaping requirement.*
98. **N/15741/18G** Hargraves Parade -- Request to a large Fig, smaller Rusty Fig and Mediterranean Blackthorn from wall.

GoG Project.

*This application requested to remove a large Fig, smaller Rusty Fig and Mediterranean Blackthorn from a historic retaining wall. It was considered that woody vegetation should not be left to develop on walls, as the roots will eventually damage the wall and that all of the trees should be removed from the wall, as they will cause structural damage, if they are not doing so already.*

99. - **N/15742/18G** 24E Road to the Lines -- Proposed removal of Fig Tree.

GoG Project.

*This application requested to remove a large and very healthy Fig that is growing close to the base of a wall. It was recommended to remove the tree and Figs that grow from walls may cause extensive structural damage and could eventually cause some safety concerns.*

100. Any other business

Paul Naughton-Rumbo

Secretary to the

Development and Planning Commission