

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 5th Meeting of 2014 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 27th March 2014 at 9:30a.m.

- Present:**
- Mr P Origo (Chairman)
(Town Planner)

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

 - The Hon S Linares (MSCHY)
(Minister for Sport, Culture, Heritage & Youth)

 - Mr H Montado (HM)
(Technical Services Department)

 - Mr G Matto (GM)
(Technical Services Department)

 - Mrs C Montado (CAM)
(Gibraltar Heritage Trust)

 - Dr K Bensusan (KB)
(Gibraltar Ornithological & Natural History Society)

 - Mr J Collado (JC)
(Land Property Services Ltd)

 - Mrs J Howitt (JH)
(Environmental Safety Group)

 - Mr J Mason (JM)
(Rep Commander British Forces, Gibraltar)
- In Attendance:**
- Mr P Naughton-Rumbo (DTP)
(Deputy Town Planner)

 - Miss K Lima
(Minute Secretary)
- Apologies:**
- The Hon Dr J Garcia (DCM)
(Deputy Chief Minister)

 - Mr C Viagas (CV)
(Heritage & Cultural Agency)

Approval of Minutes

130/14 - Approval of Minutes of the 3rd and 4th meetings of 2014 held on 18th and 21st March 2014 respectively

The Commission approved the Minutes of the 3rd and 4th meetings of 2014 held on 18th and 21st March 2014 respectively, subject to the following amendments (in bold):

3rd Meeting - Minute 113/14 (page 7)

The Chairman said that Planning **had not** received comments from the **Landlord or LPS** suggesting that one of the other routes was more appropriate.

Matters Arising

131/14 – BA12938 – 5 Castle Steps/ 7&9 Richardson’s Passage - Proposed refurbishment of existing derelict dwelling, roof top extension and conversion to 2 apartments

DTP reminded the Commission that at the previous meeting concerns were raised regarding the architectural features on the top of the building due to their visual impact. He said that there was also a request from the Heritage Trust that the gable end features should be retained. DTP confirmed that the applicant will be retaining the gable end features but has asked that the DPC reconsider the structure at the top of the building as they feel that it is an important architectural feature of the development. The applicant has also referred to the fact that this building cannot be seen from almost any location due to the narrowness of the steps. DTP said that there are no planning objections.

The Commission approved the revised scheme which retains the gable end features and the architectural features at the top of the building.

132/14 – BA12946 – 56 City Mill Lane – Proposed demolition of building

DTP said that this application was deferred previously in order to arrange a site visit. He said that although they have tried to arrange a site visit this had not proved possible. He recommended deferral. The Commission deferred this application.

133/14 – BA12947 – 17 Admiral’s Place – Proposed internal alterations and chimney flue

DTP recalled that the Commission was concerned about the flue which will have a diameter of 128mm and will extend 1m above the roof line. However, he said that following the last meeting, the Environmental Agency has confirmed that the flue complies with building regulations.

CAM said that the Commission had asked to see what the flue would look like. She said that it should resemble the original chimney pots which exist in this development.

The Commission approved this application on the condition that the flue is incorporated into a chimney stack matching the design of existing chimneys within the development.

Other Developments

134/14 – BA12441 – 17/1 Castle Road – Revised plans for installation of flue

DTP informed the Commission that the application for internal works was approved by the sub-committee but that the proposal to install a flue has been referred. He said that the proposed flue would extend from the living room diagonally across the external wall and up the building. He said that the main concern is the diagonal section and recommended that the flue should run up the wall vertically with only a minimal diagonal section to avoid the window that lies immediately above the location of the flue.

JH asked whether the flue will cause nuisance. DTP said that as per regulations they would only be able to use smokeless fuel. The Chairman said that it would be controlled by the Environmental agency and that no objection has been received from them.

The Commission approved this application on the condition that the diagonal section of the flue needs to be smaller.

135/14 – BA12734 – 1c North Mole – Proposed replacement of existing damaged sullage storage tanks

The Chairman said that the process of assessing environmental significant effects on the storage of sullage in tanks has been a long one which started at the first meeting held in September followed by the two meetings in October and November 2013. He said that the applicant has undergone the process of an EIA and the relevant authorities and the public have been consulted. No comments have been received from the public. However, he said that the applicant's agents did not pass the document on to all consultees, namely the ESG, TSD and the Environmental Agency, in time to enable them to respond for the meeting as they only received the document last week. The Chairman said that in view that some consultees have not had the opportunity to examine the report and comment, the DPC is not in a position to take a decision. He therefore, requested that this matter be deferred and a meeting held in two weeks time. He apologised to the applicant for the stance the Commission had to take, as the information would be incomplete to enable an informed decision to be taken by the Commission.

The Commission concurred with the Chairman's recommendation and deferred this matter.

136/14 – BA12903 – South Pavilion Road – Proposed removal of existing planters and new boundary walls

DTP reminded the Commission that the main issue raised at a previous meeting was the hard border line which would be created by the railings. He said that a revised plan has been submitted which incorporates planters behind the railings. He advised the Commission that a similar idea has been adopted in the car park opposite the houses. DTP recommended approval.

The Commission approved the revised application.

137/14 – BA12980 – 27A Europa Flats – Proposed alterations and change of use

DTP told the Commission that this application is for a change of use and refurbishment works to accommodate the relocation of the company from their current premises. DTP said that a mezzanine level will be introduced and the proposal includes changes to the windows with more modern style windows. DTP said that he had recommended to the applicant that the window units are changed but the original openings kept; the applicant agreed to this for both the front and rear windows. DTP also said that the applicant wants to reconstruct the roof into a flat roof so that he can install solar panels. A later extension will also be raised to the same level as the roof. DTP also said that the refuse area which services St Christopher's Court will have to be relocated. DTP also confirmed that the change of use will be from MOD store to workshop and office for an electrical contractor.

CAM asked whether the chimney will be kept. The Chairman confirmed that it will be retained.

The Commission approved this application subject to retention of existing window openings and the chimney.

138/14 – BA12985 – 17 Governor's Cottage – Proposed single storey extension to workshop

DTP explained that the single storey extension will follow the same height and architectural style as the rest of the building. He said that it will have a monopitch roof and will not be particularly visible from Europa Road. There are no Planning objections.

The Commission approved this application.

139/14 – BA12993 – Joshua Hassan House, Secretary's Lane – Proposed installation of disability ramps – HMGOG Project

DTP said that this proposal is to provide disabled ramps to access the passport and I.D. offices. He said that construction of the ramp by the I.D. office will result in the loss of one car parking space.

GM suggested that perhaps it might be better to convert one of the windows on Secretary's Lane into a door so that the ramp for the I.D. office does not result in the loss of a parking space. He said that he believed that the difference in levels between the road and the inside of the building is minimal. MSCHY said that this might make the road narrower and might increase cost. GM also suggested that a similar approach could be taken at the passport office.

The Chairman said that he would put GM's suggestion to Government for their consideration.

DTP asked the Commission whether they would agree to the facade being altered. The Chairman said that the current door was once a window, hence alterations have already been made.

The Commission did not have any further comments on this application.

140/14 – BA13006 – Tangier Views, Europa Road – Proposed partial replacement of roof in preparation for solar panel installation – HMGOG Project

DTP advised that the proposal is to install solar panels as part of Government's pilot project to assess the effectiveness of solar panels in Gibraltar. He said that works would also require refurbishment of the existing roof.

The Commission did not have any comments or objections.

Any other business

141/14 – Meeting to be held on 8th April 2014

JH asked what will be the proceedings at the meeting on the new stadium to be held on 8th April and whether the DPC will be taking any decisions.

DTP said that the applicant will be presenting the scheme, objectors who have requested permission will be allowed to address the Commission and members will be able to raise any thoughts. He said that the results of an Environmental Impact Assessment and an Appropriate Assessment are required before the Commission is in a position to take a decision. He said that the scoping opinion will be presented during the meeting to be held on 24th April.

MSCHY suggested that it would be advisable for the DPC to issue a press release explaining the purpose of the meeting and that no decision will be taken. The Chairman confirmed that he has already asked the Press Office to disclose this information.

JH also said that she had received requests from the public for the meeting time to be changed as people are unable to attend at 9:30a.m. The Chairman said that all applications are equally as important and that DPC meetings are normally held at the same time and venue, and if exceptions are made for one application, others will want the same. DTP said that they are arranging to provide screens and audio within the adjacent room just in case there is not enough space within the Charles Hunt Room.

142/14 – Proposed Marriott Hotel

The Chairman referred to a comment made on Facebook doubting the integrity of the Commission and questioning whether there were any backhanders to members of the Commission. He said that this matter would be referred to the AG's Chambers so that they take the matter up and request that the person who made the comment retracts and apologises to the Commission.

143/14 – Next meeting

The Commission agreed to next meet on Tuesday 8th April 2014 at 9:30a.m.