

Approved
DPC meeting 11/14
24/7/14

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 11th Meeting of 2014 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 24th July 2014 at 09.30 am.

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

 - The Hon Dr J Garcia (DCM)
(Deputy Chief Minister)

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

 - Mr H Montado (HM)
(Chief Technical Officer)

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

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

 - Miss K Lima
(Minute Secretary)
- Apologies:** None.

Approval of Minutes

397/14 - Approval of Minutes of the 10th meeting of 2014 held on 20th June 2014

The Commission approved the Minutes of the 10th meeting held on 20th June 2014 subject to the following amendment in bold:

Minute 333/14 – page 10

JC said that if there is a solution other than having a flue, **the flue** should not be allowed.

Matters Arising

398/14 – BA12596 – 1-2-14 Oleander Court – Proposed awning

DTP said that this application was initially refused by the Commission but that the decision was reconsidered as requested by the Appeals Tribunal. He advised that the Subcommittee then agreed that hinged roller shutters similar to those in Alameda Estate were the best option. However, prior to receiving approval the applicant had already erected an awning which was not what was approved by the Subcommittee.

JC said that the awnings allow the applicant to have shade and not obliterate light entering his flat.

DCM agreed with JC and said that the awning also keeps out the heat.

The Commission approved the awning. The applicant should be informed that he should not have installed the awnings without permission.

399/14 – BA12744 – Kiosk, No 2, Waterport Road – Proposed change of use from retail kiosk to takeaway

DTP advised that the applicant has submitted a revised design to install a chimney through the roof of the kiosk and construct an extension at the rear of the kiosk to incorporate appliances as requested by the Environmental Agency.

The Commission approved the revised application subject to the chimney and extension being painted the same colour as the kiosk.

400/14 – BA12946 – 56 City Mill Lane – Proposed demolition of building

This matter was carried forward as additional information from the applicant was still pending

401/14 – BA13056 – Ex Mobil Petrol Station, 16 Line Wall Road – Proposed refurbishment and change of use to drive-through takeaway

DTP told the Commission that the proposal is to convert the premises to a drive-through takeaway and storage facility with associated office. He said that refurbishment will include the construction of a mezzanine and general external refurbishment. DTP said that the main issue raised at the previous meeting was traffic implications as there could be a potential for cars to

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back up on the drive-through and block Line Wall Road. DTP also told the Commission that the applicant has responded with ways in which they can avoid cars blocking the road. He also said that subject to technical solutions being found, TSD and the Traffic Commission have both confirmed that they do not have an issue with the proposal.

GM said that he maintained his view that the location is not suitable and said that he feared that even with mitigation measures, it will have an effect on the highway. JC concurred with GM.

The Chairman said that the plans do not allow for customers to walk into the premises but that the applicant could incorporate pavements as the forecourt is part of their property. He also said that there are no planning objections.

DTP said that customers will probably stop in the forecourt even if it is not a drive-through as this area is part of the applicant's property.

GM said that by having a drive-through the public will be invited to attend by car. He said that he is not opposed to the use as a takeaway but that a drive-through would have an effect on a major thoroughfare.

JC said that it would be different if the counters were inside rather than customers being served through a window, as it moves all of the noise and movement to the outside of the premises.

DCM asked why the Traffic Commission has not been keen on expressing a view. The Chairman said that they were amenable to the Highways Department's recommendations.

The Commission took a vote on the submission with the following result:

2 in favour

3 against

5 abstentions

The Commission refused this application on the basis that it will create traffic implications, noise and there will be insufficient accommodation for vehicles on the delivery side.

The applicant who was in the audience said that they would like to move on with works to create the storage and office areas. The Chairman said that they would have to submit revised plans and obtain planning approval before proceeding with works.

402/14 – BA13064 – 8 South Pavilion Road – Proposed beautification to rear garden and swimming pool

DTP informed the Commission that the tree on the boundary of the garden has a tree preservation order on it. He also said that KB and the Department of Environment have assessed the tree and confirmed that the works could have a detrimental impact on the health of the tree.

DTP suggested that perhaps the Commission should ask the applicant to submit a revised proposal taking account of the tree. He also recommended that if part of the terrace is to be covered, permeable decking/surface should be used.

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The Chairman suggested that the applicant be permitted a tub that would sit over a concrete slab as opposed to a pool as has been approved for another of the garden plots and this would mitigate the adverse consequences feared. KB said that the proposed fence does not make any favours to the tree visually and that it may affect the tree in other ways. The Chairman suggested that another type of boundary such as a hedge could be used.

The Commission approved this application subject to the above and the applicant taking measures to protect the tree, permeable decking used and hedging used as a boundary instead of a fence.

403/14 – BA13080 – 10a Gardiner’s Road – Application to construct single storey extension

The Commission deferred this application pending submission of a photomontage.

Major Developments

None.

Other Developments

404/14 – Ref 1198/034/14 – Casemates Arcade – Proposed new directional signage

DTP told the Commission that the Subcommittee was not content with the proposed colour scheme which is red and white. He said that the Subcommittee felt that a white background with black lettering would be better.

The Commission agreed that the red and white colour scheme was not appropriate and it was suggested that black and gold would be more in keeping with signage within the town area.

The Commission approved black and gold signage.

405/14 – BA11259 – 1, 3, 5, 7 Crutchetts Ramp – Proposed partial demolition and redevelopment for mixed retail, office and residential

DTP informed the Commission that the applicant has submitted a revision to their application for the change of use of the second floor to office use on the basis that the top floor user requires additional space.

The Chairman said that the use will remain mixed: office, commercial and residential.

The Commission approved this application.

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406/14 – BA12227 – Rock Hotel, 3 Europa Road – Proposed internal alterations including new windows and shutters

DTP recalled that this application involved internal alterations, new windows and shutters. He said that the revised plans include the removal of the existing unsympathetic glazing to the breakfast restaurant terrace and the introduction of balustrading. He also said that they are removing all of the shutters so that there are no shutters in any part of the building.

MEH said that the building looks better with the shutters and that shutters reduce heat gain and the amount of mechanical cooling and energy used.

The Commission approved this application but agreed that the shutters should be retained.

407/14 – BA12687 – Beaulieu House, 12 Europa Road – Proposed part demolition of extension to existing two storey dwelling and introduction of an additional two storey modern extension and beautification of external grounds and pool

DTP informed the Commission that the developer had a structural issue with the north gable wall which was considered unsafe and therefore, demolished part of it. He referred members to the letter from the applicant's engineer previously circulated. He said that a site meeting was held with the Heritage Trust, during which the developer confirmed that they intend to rebuild and replicate the features of the original wall. DTP said that there is no reason to believe that there is any ulterior motive for the demolition and that he is aware that they are salvaging the timber from the roof structure to use on the new one.

CAM agreed that there does not seem to be an ulterior motive for the demolition of the wall but that the Heritage Trust would like to stress that the developer should have obtained permission before proceeding with the demolition. She also said that during the onsite meeting the engineers confirmed that no further demolitions would be necessary.

The architect, Mr Daniel Rios, was in the audience and told the Commission that following the site visit the engineers realised that they will need to remove the remaining part of the wall for the footing of the building.

CAM said that the engineer had confirmed at the meeting that this was not necessary. CAM also said that the building is now at its most vulnerable point and that it needs to be repaired.

The Chairman said that the engineering advice should have been available at the meeting. However, he said that since most of the wall has already been removed he would not object to removal of the whole wall so that the applicant may proceed to reconstruct it.

The demolition and subsequent reconstruction of the gable wall was approved. It was agreed that the Heritage Trust, the Town Planners and the engineer would meet the day after the meeting to discuss this matter.

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408/14 – BA12853 – 10/14 John Mackintosh Square – Proposed 5 storey building

DTP told the Commission that a revised scheme has been submitted in respect of this application which was previously approved. He said that there are changes in fenestration as the window openings have been enlarged. He also said that they have introduced a roof terrace overlooking the square. The air-conditioning units will be installed on the roof terrace.

MEH said that they should be conditioned to providing swift nests.

CAM asked whether there is a way of conditioning them to ensure that the lower façade of the building is actually retained. The Chairman said that legally this cannot be done. CAM said that the Heritage Trust feels that it is important to safeguard the lower façade.

DTP confirmed that according to the plans the ground floor façade is being maintained.

The Chairman said that the standard conditions will apply and that they can recommend that Building Control Officers are present at the demolition site.

The Commission approved this application.

409/14 – BA13098 – 9b Sir Herbert Miles Road – Proposed warehouse and office units

DTP said that the proposal is for the construction of a warehouse and office units on the existing Monteverde yard. He said that the units would be constructed on the front of the site and that 18 parking spaces will be provided. DTP said that the ground floor will be used as a warehouse and there will be a mezzanine level which will be used for offices. The building will be approximately 12m high and will have metal cladding and projecting staircases on each end.

DTP said that a geotechnical study has been submitted which states that there would be no issue with the proposed building provided that it is constructed beyond the line from which it is deemed safe to develop. DTP said that the applicant has confirmed that the building will be situated beyond this line.

DTP told the Commission that TSD has requested details from the geotechnical consultants on the mitigation measures that should be implemented if the building is beyond the safe area.

DTP also said that he was unsure as to whether this development would affect planned changes to roads on the eastside.

MEH asked whether the applicant intends to change their business activity or whether they will revert looking for another site in which to carry out their current business. He also said that he would not be in favour of moving further towards the cliff. He said that he would not have any serious objections as long as all issues are met. He also said that solar panels should be incorporated on the roof.

KB said that stabilisation works would be required and that there are ecological reasons why development should not be allowed at this location.

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The architect who was in the audience, confirmed that the building would be outside the area which requires stabilisation.

HM said that he had not seen the report but that TSD engineers have requested confirmation that the building will not fall beyond the safe area.

The Chairman highlighted that the DPC has a responsibility of safety and that clarification should be sought before taking a decision.

MEH agreed with the Chairman but said that Monteverde has operated from this site for many years and that one could argue that the risk is no greater with or without the building.

The Chairman said that at present it is an open yard for materials, whereas the building will house warehouses and offices.

MEH also questioned whether the architectural style of the building is something that the DPC wants to see in this area.

JC said that although this type of activity is in demand, there is a lack of space in Gibraltar. He said that if Monteverde has land surplus to their requirements perhaps it could be used for something else.

The architect confirmed that the intention is to reduce their lorry business and diversify. He said that they have a letter from LPS stating that they require planning permission before obtaining Landlord approval.

DTP said that there are two pending queries; further information was required on the intended users and what would happen with the existing haulage business and whether mitigation works are required regardless of whether the building will be in the safe zone.

This matter was deferred pending confirmation of the use and geotechnical survey.

410/14 – BA13114 – Morrisons, Westside Road – Proposed alterations and additional jet wash bay

DTP said that the proposal is to provide an additional jet wash beside the existing one. He also said that they will be making minor alterations to part of the forecourt.

DTP said that TSD do not have any objections. He also said that the Department of the Environment has highlighted that some flora will be affected and that these should be transplanted. They have also mentioned that water saving equipment should be considered.

DTP said that from a planning point of view they want to discuss with the applicant the possibility of staggering the jet wash to avoid encroachment on to the landscaped area.

A representative from Techrolec, the company who will be carrying out the works, told the Commission that the reason they are encroaching on to the flowerbed is to obtain a turning circle

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for lorries. He said that only part of the flowerbed will be affected and that the jet wash will be screened off.

The Commission approved this application.

411/14 – BA13125 – Dutch Magazine – Proposed two storey extension

DTP advised that the proposal is to remove a redundant diesel tank and construct a simple modern extension to the existing brick building. DTP said that the extension will not be easily visible from the road outside Dutch Magazine.

DTP said that the Heritage Trust does not oppose this application as it will be at the rear of the building, will not be visible from the road and will be simple and have a functional nature. DTP also confirmed that there are no objections from TSD.

The Commission approved this application.

412/14 – BA13126 – 13 Chicardo’s Passage – Proposed internal and external alterations, replacement of pitched roof with terrace and incorporation of garage

DTP said that this proposal involves internal and external refurbishment, the creation of a flat roof terrace and a garage. He said that the exterior of the building will be re-rendered and painted and the pitched roof will be removed. DTP also said that the timber windows and shutters will be replaced with UPVC. Two apartments will be constructed.

From a planning perspective DTP said that the proposed window surround detailing and terrace balustrades are not traditional and that railings or a parapet wall would be more suitable.

DTP also said that no comments have been received from the Traffic Commission reference the garage and that TSD has confirmed that they do not have any objections.

CAM said that the Heritage Trust does not object to the internal load bearing walls being redistributed but that the windows on the west façade are not in keeping with the character of the building. She said that the applicant should be conditioned to reviewing the proposal for the windows. She also recommended revision of the proposed balustrades and said that the Heritage Trust was minded to object to the garage as they have done in the past but that they are open to discussion.

The Chairman said that garages have been approved within the old town in the past and that those that have been refused have been due to other reasons.

MEH said that the roof should be surveyed for swifts and bats and that the timing of the works should take into account the swift nesting season. He also said that cavities for swifts should be incorporated beneath the roof. He welcomed the proposal and the increasing urban renewal within the old town by private developers.

JC said that if the Commission wants to encourage the regeneration of the upper town, garages are an integral part of life now.

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JH said that the garage should be considered carefully in terms of turning circles. The Chairman said that this is a standard requirement. MEH and DCM said that they would have no issue with the garage subject to the appropriate turning circles being provided.

DCM said that it would be difficult to sell the property without a garage. CAM said that this is why the Heritage Trust would be amenable to discussing the policy of garages within the old town.

With regards to the fenestration, CAM said that there are manufacturers that can provide good composite windows and that perhaps the Commission should also discuss the policy on this. The Commission concurred and agreed to allow modern window materials.

The Commission approved this application subject to revised window designs, removal of inappropriate window detailing, an appropriate alternative to the terrace balustrading, undertaking a swift and bat survey and provision of nests.

413/14 – BA13132 – 1-5/5A Naval Hospital Hill – Proposed creation of 4 off-street parking bays

DTP told the Commission that the proposal is to create four parking bays in the patio area adjacent to the building. He said that the application indicates that two on-street parking bays will be lost in creating an opening to allow access to the parking bays and the installation of an entrance gate.

DTP said that TSD has questioned the details submitted and requested clarification that vehicles will still be able to park on the opposite side of the road. Subject to confirmation and no objections from the Traffic Commission, TSD has confirmed that they would not object to the proposal.

The Commission approved this application subject to confirmation that parking on the opposite side of the road will not be affected.

414/14 – BA13142 – Villa Venezia, 5 Little Genoa, Sir Herbert Miles Road – Proposed construction of additional floor below ground level

DTP informed the Commission that revisions to this application have been submitted following approval of outline planning permission. He said that the floor height has been reduced and pulled back. He also said that TSD required an area of clearance from the retaining wall but that it is now being built right up against it.

The Commission approved this application subject to TSD clarifications.

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415/14 – BA13152 – 31-37 Halifax Road – Proposed change of use to retail kiosks

DTP said that this request is for a change of use from workshops/storage to retail. He also said that minor alterations will be made to the external façade to include new doors and windows in order to create individual units.

DTP said that the Department of Environment requires measures to be taken for dust control, energy performance and refuse facilities.

DTP said that from a planning perspective the area is predominantly industrial and that this will be contrary to what is being done elsewhere as there is a need for workshops. However, he said that they do not have any objections to the alterations.

The Commission approved this application.

416/14 – BA13155 – Ex St Joseph’s School, Witham’s Road – Proposed conversion of school building into 4 apartments and construction of 8 new buildings to provide 16 residential units, parking and landscaping and improvement works to Witham’s Cemetery

DTP advised that 4 apartments will be created within the original school building and 8 new blocks will be constructed with 2 duplexes in each. The car park will be on 3 levels with 44 car parking spaces and 24 motorcycle spaces. The entrance and exit for the car park will be on to St Joseph’s Road. DTP also told the Commission that changes to the design includes alterations to the internal courtyard to create corridors on either side and a lift in the centre. The rear staircase will also be removed. DTP also said that the exterior north side of the school building will now be paved whereas it was previously designed as a landscaped area. He also said that changes are being proposed to the top storey of the building on the south as a glazed lightweight structure has been replaced with a more solid approach. DTP also told the Commission that the roof area is now a roof terrace which means that the building will possibly have more of a towering effect. With regards to the east elevation DTP recalled that there were initial concerns with the visual impact but that it will be difficult to see it from any point. He also said that the 3 blocks on the southern side have been lowered to minimise impact.

DTP also advised that a tree survey has been undertaken but that it is different to the original survey undertaken as different designers have been contracted by the applicant. DTP said that 4 trees are being retained and the others either removed or replanted. He said that the applicant was conditioned to submitting a landscaping scheme but that they have not done so to date.

With regards to the Cemetery, DTP said that there have been discussions on the planning gain in terms of the developer contributing to the improvements. He said that a new pedestrian way, entrance gate and footpath through the cemetery will be created. DTP also confirmed that the developer has committed to doing this.

DTP also told the Commission that due to the changes to the east elevation, the developer will be encroaching into the landscaped area in order to provide a larger garage entrance. He said that the developer has stated that this is due to the requirement to provide 2 parking spaces per household.

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DTP summarised the issues which need to be considered by the Commission including encroachment into the internal courtyard, changes to the elevations, roof terrace, trees, landscaping scheme and permeable pavement area.

DTP said that the Department of Environment has commented on the requirements for dust control, energy performance, refuse area, green areas, renewable energy sources and a bat survey.

KB objected to further loss of trees, green areas and the courtyard. He said that revisions to the application are reducing the amount of planted areas.

MEH said that the applicant has very subtly removed trees from their design. He said that plans do not seem to reflect reality. MEH also highlighted that the developer was conditioned to submit a landscape plan before obtaining final approval and that approval cannot be considered until this is submitted.

The Chairman said that he failed to understand why the scheme has been changed not to suit what was discussed and approved during the site meeting.

Mr Simon Vaughn (applicant) said that due to the requirement to have 2 parking spaces per household they found that they had to increase the parking area. He said that they will be submitting the landscaping scheme if their revisions are acceptable in principle.

JC asked whether it would be possible for them to maintain the greenery at the rear of the site and still comply with the parking requirements. Mr Vaughn said that they will take the Commission's comments on board. He said that their aim is not to remove trees. He also said that issues with the internal courtyard can be addressed. Mr Vaughn also said that the area was initially overgrown and that when they cleared it out they were able to conduct an accurate tree survey. He said that the final tree survey is a result of the clearance.

The Chairman said that the Department of Environment would have to reassess the green areas.

KB said that the developer confirmed that they would be maintaining the green areas.

The Chairman asked Mr Vaughn whether they could reconsider the number of units within the development. Mr Vaughn said that this is something that they would need to discuss.

DTP asked whether the Commission would be amenable to reconsidering their parking condition.

JH said that if they want to preserve the green areas something has to give. She said that perhaps the condition for 2 car parking spaces per household should be reviewed.

DTP said that at other developments such as Majestic Ocean Village, the requirement was changed to 1 parking space for 1 bedroom apartments.

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CAM said that the Heritage Trust welcomes the refurbishment being carried out within the cemetery. She said that this is a planning gain.

The Commission deferred this application pending a landscaping scheme to be submitted.

416/14 – BA13166 – Ammunition Jetty – Proposed 0.5MW wave generator pilot project – HMGOG Project

DTP said that the proposal is to provide a generator at the end of the pier with floaters which transmit wave energy to generators. He said that the generators will be housed in containers.

DTP said that the Ministry for Heritage has raised concerns with the possible impact of the elevated containers on the World Heritage Bid and has suggested that alternative locations should be considered or mitigation measures put in place.

DTP said that the Department of Environment has confirmed that various locations were considered but that this site was considered the most appropriate.

MEH confirmed that other sites have been considered. He said that the intention is that this plant will remain the same size and if it works and they decide to expand, another larger plant will be located elsewhere. He said that this site has been chosen as a pilot study until it is proven that it works.

JH said that the ESG commends HMGOG for taking this step. She said that it is good to see that Gibraltar is moving in this direction. KB concurred with JH and said that this is a landmark proposal.

MEH said that if it works, it will eventually feed into a larger grid.

The Commission did not have any further comments.

417/14 – BA13177 – Parliament House – Proposed external lift – HMGOG Project

DTP advised that Parliament House is a listed building protected under the Heritage Trust Act and Development Plan. He said that the reason for installing an external lift is to provide disabled access to the public area within the building. He said that it will be a glazed structure to minimise impact and that it could be seen as a reversible development. DTP also said that CV has confirmed that it is not possible to provide the lift internally due to commercial tenants occupying the ground floor.

DTP said that the Heritage Trust has highlighted that it is a listed building and that the lift would affect its symmetry and character. They have stated that this cannot be allowed under the Heritage Trust Act. DTP also said that the Heritage Trust feels that a longer term view to recovering the ground floor units should be considered.

CAM said that the Heritage Trust understands the need for a lift but that as one of the few listed buildings and with the expansion of parliament, accessibility has already been improved. She

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also said that there are other ways of accessing parliament such as online and Hansard which is now updated immediately. She said that stair lifts should also be considered.

DCM said that it is not only about balance but about rights and that disabled people should have the right to access the building. He also said that similar lifts have been used elsewhere. DCM said that there is a lack of space within the building and therefore, the lift cannot be provided internally.

CV said that he was happy to show the Heritage Trust the options that have been considered and why it is not possible to install a stair lift. CV also said that he has recommended a contemporary structure so that the original building can still be seen behind and so that the development is reversible.

The Chairman said that the lift which has been installed in Commonwealth Park is less visible as the framework is not highlighted. He suggested that perhaps this approach would be better.

CAM said that under the Heritage Trust Act the lift would be illegal as it would be deemed to impair the integrity of the building. She said that it would require a permit from the Minister for Heritage.

CV said that he did not think that the character of the building is compromised by the lift.

CAM clarified that they are not advocating visual impact above accessibility.

CV said that he would meet with the Heritage Trust to discuss plans. He said that the proposal will not have any effect on the structural integrity of the building.

The Commission did not have any further comments.

418/14 – BA13179 – St Bernard’s Hospital, central courtyard – Proposed extension – HMGOG Project

DTP said that the proposal is for an 8 storey extension with a plant room on the roof of the building. He said that the architectural treatment of the existing building will be followed and that there will be linkages between the extension and wings on either side. DTP said that no specific information on use has been received.

MEH said that the extension will not be visible from outside the hospital. He said that two courtyards will be maintained on either side and will be landscaped. MEH said that facilities within the hospital are becoming cramped and that this will allow for the redistribution of all GHA services. He said that this will make the hospital future proof in terms of space for the next 30 years. He also said that the courtyard is currently underutilised.

The architect, who was in the audience, confirmed that they will be mimicking the architectural treatment by ensuring that the external render matched the actual finish.

The Chairman said that it will be visible from the new boat marina and the public gardens.

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CV said that the western side will be completely glazed.

JH highlighted that the courtyard provides lights to the wards and that a light impact assessment should be carried out. She asked how long works are envisaged to last and whether an assessment on noise will be carried out.

CV said that the entire courtyard is not used to allow passive ventilation. He said that dust control and sound has to be mitigated. CV also referred to the new kitchen extension which has not caused any problems.

MEH said that the use of glass will allow reflection from the courtyards and that both courtyards will have lush planting. He also said that the works will be a challenge but that the construction of the kitchen extension has not generated any complaints.

CV said that preparation for works will take around 6 to 9 months and the actual construction works around 2 years.

JH said that people who are in the hospital are already suffering and do not need more issues.

The Commission did not have any further comments.

419/14 – BA13182 – Alameda Gardens – Proposed alterations and improvements to create dog park – HMGOG Project

DTP said that this project will involve environmental improvements and the provision of new street furniture and lighting.

From a planning point of view, DTP recommended that they use a permeable floor surface.

DTP also said that the Ministry for Heritage has highlighted that up-lighting contributes to light pollution and that other types should be considered.

The Chairman asked whether dogs will be allowed to roam free. He said that this area is the only safe wide disabled friendly access into the park without having to go through steps or the narrow side lane along Red Sands Road.

KB highlighted that at present it is illegal to have dogs within the park so it would be necessary to amend the law accordingly.

CAM said that typical features such as the pebble gutters should be maintained. She also asked whether fencing would be required if dogs are allowed off the leash as this is a main entrance.

MEH suggested that perhaps in the upper level dogs could be allowed off the leash and in the lower level on the leash.

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JH thought that it will be hard to police this.

KB said that people already take dogs to the garden even if it's not permitted.

MEH confirmed that there will be rules and the area will be policed.

The Commission did not have any further comments.

420/14 – BA13183 – Upper Rock – Proposed upgrading of footpaths, way marking, interpretation centre, suspension bridge and extension to Mount Misery lookout to create 'sky bridge' – HMGOG Project

CV told the Commission that this project is an attempt at rebranding the upper rock as a product. He said that the proposal includes themed pedestrian trails, the installation of new street furniture, way marking and provision of information leaflets. CV also said that areas which have been closed in the past will be opened up, for example a chamber by Apes Den which will be used as an interpretation area. He also said that a suspension bridge will be installed at Anglian Way linking this to Rooke's Battery and a glass balcony lookout will be installed to add interest to Mount Misery.

DTP said that the Ministry for Heritage has welcomed the proposal and said that they should take account of the World Heritage Bid and that there should be complimentary work between those involved in both schemes. They have also said that a visual assessment should be carried out on the Mount Misery proposal and that the various stakeholders should be addressed with regards to the proposal for the suspension bridge.

DTP also told the Commission that the Department of Environment has commented on their requirement for dust control, energy performance, refuse and a habitat survey.

CV clarified that in the case of Mount Misery they will simply be replacing the existing balustrade with a glass one and that it is already an existing accretion.

MEH said that natural areas will not be affected and that the works will not have any impact on the UNESCO bid.

KB said that as long as works are coordinated, they will be complimentary to the bid. He said that the visual impact of the bridge should be assessed.

CV said that he would also like to commend volunteers who are helping in this project.

The Commission did not have any further comments.

421/14 – BA13184 – Adj Gorham and Vanguard Caves – Proposed works for access to caves and repair works to façade of Monkey’s Cave Hospital – HMGOG Project

DTP advised that this project is to repair the steps, replace the balustrade and install a steel staircase on the lower part of the access way. He also said that Monkey’s Cave will be repaired and painted and balconies removed. Cliff stabilisation works will also be carried out to replace mesh which has corroded and install a catch fence.

MEH said that care has to be taken during cliff stabilisation works as this is a nesting site for Shags. KB added that due to the proximity of the nests the works may have to be done outside of the nesting season.

The Commission did not have any further comments.

422/14 – BA13185 – 66/2 Main Street – Proposed change of use of 2nd floor flat to office use

DTP said that at present there are 2 flats and that the proposal is to convert the one at the rear into an office. DTP said that the Development Plan Policy is to generally not allow this type of conversion unless the premises are unsuitable for residential use. Although this is not the case, DTP said that it would be justifiable as the conversion would accommodate the expansion of a business currently located within the building.

The Commission approved this application.

423/14 – Ref 1225 – Delegation of powers to Sub-committee – Request for delegated powers to approve application for solar renewables

The Commission approved the delegation of powers to the Sub-committee for the approval of application for solar renewables.

Minor works – not within scope of delegated powers

424/14 – BA10846 – 37/5 City Mill Lane – Proposed roof extension and terrace

DTP recommended refusal of the castellated parapet wall and recommended that more traditional railing or parapet wall should be installed.

The Commission concurred with DTP’s recommendation and agreed that more traditional railings or parapet wall should be constructed.

425/14 – BA10956 – 3 New Passage – Proposed refurbishment

The Commission approved this application.

Approved
DPC meeting 11/14
24/7/14

426/14 – BA11679 – Brooke House, 17 Town Range – Proposed loft conversion and roof terrace

CAM highlighted that plans were only received the day before the meeting and that the Heritage Trust was not clear on the proposal.

DTP clarified that they are proposing to enclose the rear of the terrace to create a room and that an existing window will be removed.

The Commission approved this application.

427/14 – BA12853 – 10-14 John Mackintosh Square – Proposed 5 storey mixed building

The Commission approved this application.

428/14 – BA12925 – 1st Floor, 127 Main Street – Proposed change of use of 2 apartments to office use

The Commission approved this application.

429/14 – BA13022 – 11 Genoa House – Proposed maisonette with flat roof terrace and lean to roof

The Commission approved this application.

430/14 – BA13094 – 19 Catalan Bay – Proposed swimming pool to patio

The Commission approved this application.

431/14 – BA13096 – 2A Mediterranean Terrace – Proposed single storey extension to patio

The Commission approved this application.

432/14 – BA13111 – Apt 1103, Royal Ocean Plaza, Ocean Village – Proposed conservatory to terrace

The Commission approved this application.

433/14 – BA13113 – 7/9 Cornwall's Lane – Proposed roof extension onto part of terrace

The Commission approved this application.

434/14 – BA13118 – 10/14 John Mackintosh Square – Proposed demolition of building

CAM said that an Archeological Watching Brief and excavation should be carried out.

The Commission approved this application.

435/14 – BA13122 – 28 Admiral's Place – Proposed loft conversion, internal alterations and roof lights

The Commission approved this application.

Approved
DPC meeting 11/14
24/7/14

436/14 – BA13128 – G1 & G4 Europa Business Centre – Proposed fencing to licensed area

DTP told the Commission that TSD has referred to the fact that the area could be required in the future for a reconfiguration of the road within New Harbours and that any alignments should be reversible.

The Commission agreed that the applicant should be informed of the above.

437/14 – BA13129 – 14 Governor’s Parade – Proposed modifications to boundary wall and relocation of public entrance – HMGOG Project

The Commission did not have an issue with this application.

438/14 – BA13134 – 6/8 Hospital Steps – Proposed replacement of roof – HMGOG Project

The Commission did not have an issue with this application.

439/14 – BA13143 – 21 Cormorant Wharf – Proposed installation of glass curtains to balcony and installation of awning

The Commission did not have an issue with this application.

440/14 – BA13148 – Gibraltar Botanical Gardens – proposed construction of propagation area

The Commission approved this application.

441/14 – BA13158 – Ex RGYC, Queensway – Temporary coach park and associated works – HMGOG Project

JH asked how long the area will be used as a coach park. DCM said that the coach park is being moved temporarily to make way for the fair but that a permanent coach park will be built on the north side of the site by Regal House, together with 1000 parking spaces.

The Chairman advised that the proposal for the Mid Town Development can be viewed at the Town Planning offices.

The Commission did not have an issue with this application.

442/14 – BA13163 – 18-20 Bomb House Lane – Proposed demolition of cantilevered balcony

The Commission approved this application.

443/14 – BA13188 – Rosia Saluting Battery – Proposed balustrading – HMGOG Project

The Commission did not have an issue with this application but recommended that they use a combination of balustrading and hedges.

Applications granted permission by sub-committee under delegated powers (For information only)

444/14 – Ref 1198/006/13 – West Place of Arms – Proposed bus shelter signage

The Commission noted the approval granted by the sub-committee.

445/14 – Ref 1198/006/13 – Bus Shelter: Proposed Toyota advert

The Commission noted the approval granted by the sub-committee.

446/14 – Ref 1198/020/14 – Rotunda Holdings – Application for new signage (Revised)

The Commission noted the approval granted by the sub-committee.

447/14 – Ref 1198/028/14 – Upper Rock Nature Reserve – Proposed nature reserve signs – HMGOG Project

The Commission noted the approval granted by the sub-committee.

448/14 – Ref 1198/029/13 – World Trade Centre, 1A The Square, Marina Bay – Proposed sign

The Commission noted the approval granted by the sub-committee.

449/14 – Ref 1198/033/13 – 111-113 Main Street – Proposed sign

The Commission noted the approval granted by the sub-committee.

450/14 – Ref 1198/008/14 – Units 01a/01 & 01a/02 Ocean Heights, Queensway – Revised submission for application for consent to display advertisements

The Commission noted the approval granted by the sub-committee.

451/14 – BA11810 – Eroski, Rotunda, Winston Churchill Avenue – Application to construct car park deck at rear of site

JH highlighted that the car park at Eroski is always covered in rubbish. The Chairman said that complaints should be made to the owner of the supermarket or the Environmental Agency. MEH said that he would be sending an email for something to be done about this.

The Commission noted the approval granted by the sub-committee.

452/14 – BA12271 – 8 Governor’s Lane – Proposed designs for façade facing Governor’s Lane

The Commission noted the approval granted by the sub-committee.

453/14 – BA12764 – Tarik Views, Ansaldo’s Passage – proposed roof colour scheme

The Commission noted the approval granted by the sub-committee.

Approved
DPC meeting 11/14
24/7/14

454/14 – BA12972 – Europa Advance Road, New Motorcycle Club – Amended external staircase

The Commission noted the approval granted by the sub-committee.

455/14 – BA13069 – 25B Casemates Square – Proposed fit out

The Commission noted the approval granted by the sub-committee.

456/14 – BA13097 – 91 Main Street – Proposed conversion of single apartment into two units

The Commission noted the approval granted by the sub-committee.

457/14 – BA13099 – North District Post Office – Proposed internal and external alterations – HMGOG Project

The Commission noted the approval granted by the sub-committee.

458/14 – BA13102 – 4c Leisure Island Business Centre – Proposed internal fit out of existing office unit

The Commission noted the approval granted by the sub-committee.

459/14 – BA13106 – 22 Scud Hill, South District Post Office – Refurbishment of sub-post office – HMGOG Project

The Commission noted the approval granted by the sub-committee.

460/14 – BA13115 – Apt 15 Ragged Staff Wharf, Queensway – Internal alterations to dwelling

The Commission noted the approval granted by the sub-committee.

461/14 – BA13117 – Gatsby's Units 1, 2 and 3 Watergardens – Application to alter facade

The Commission noted the approval granted by the sub-committee.

462/14 – BA13119 – 22 Almond Lodge, Montagu Gardens – Internal alterations

The Commission noted the approval granted by the sub-committee.

463/14 – BA13120 – 3 Edward House, The Clifton's – Proposed awning to balcony

The Commission noted the approval granted by the sub-committee.

464/14 – BA13123 – 1 Main Street – Application to install new concertina security shutter

The Commission noted the approval granted by the sub-committee.

465/14 – BA13124 – 12/1 Castle Steps: Proposed internal alterations to dwelling

The Commission noted the approval granted by the sub-committee.

466/14 – BA13131 – 10-11 The Island, Queensway Quay – Proposed re-positioning of external steps to terrace

The Commission noted the approval granted by the sub-committee.

Approved
DPC meeting 11/14
24/7/14

467/14 – BA13137 – 23 Bell Lane – Proposed internal/external alterations

The Commission noted the approval granted by the sub-committee.

468/14 – BA13141 – 33 Cannon Lane – Proposed internal/external alterations

The Commission noted the approval granted by the sub-committee.

469/14 – BA13150 – 25 Irish Town – Internal and façade alterations to shop

The Commission noted the approval granted by the sub-committee.

470/14 – BA13154 – Flat A 10 Pitman’s Court – Proposed internal alterations to dwelling

The Commission noted the approval granted by the sub-committee.

471/14 – Ref N/006/14 – 5 Library Ramp/Kavanagh Court – Removal and replanting of potted palm tree

The Commission noted the approval granted by the sub-committee.

Any other business

472/14 – Various issues

JH asked when the EIA for the new stadium will be presented to the DPC.

CV said that the first draft has been finalised but that amendments will be made to incorporate revisions to the design. He said that it should be ready to be presented to the DPC either in September or October.

473/14 – BA13216 – Coaling Island: Demolition of abandoned ambulance and workshop offices

On another matter, DTP told the Commission that HMGOG is looking to demolish the old St John’s building at Coaling Island. The Chairman said that this is an urgent matter but that an application form will be submitted. He said that the Government is removing all unauthorised structures in order to create a temporary car park. The Chairman recommended that a proper parking plan is submitted. The Commission did not have an issue with the demolition.

474/14 – Next meeting

The Commission agreed to next meeting on Thursday 28th August 2014.