

THE DEVELOPMENT AND PLANNING COMMISSION AGENDA

Agenda for the 12th meeting of 2016 to be held at The Charles Hunt Room, John Mackintosh Hall on 16th December 2016 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)

Mr I Balestrino
(Gibraltar Heritage Trust)

Mr J Collado
(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)

Mrs M Brittenden
(Minute Secretary)

Approval of Minutes of the 11th meeting of 2016 held on 22 November 2016.

Matters Arising

1. - **F/14495/16** 2 St Christopher's Alley (previously 30A Europa Flats) -- Proposed alterations and two storey extension to existing dwelling, installation of pitched roof with dormer windows and skylights and proposed construction of new terrace and swimming pool in the grounds of the property.
Consideration of revised plans.
2. **F/14520/16** 6 Straits View Terrace, Europa Point -- Proposed construction of two new flats.
To report on statutory designation of application site.
3. **F/14540/16** 20 Line Wall Road -- Proposed refurbishment of existing car showroom and associated areas.
To report on requirement for applicant to accommodate pedestrian walkway on Line Wall Road in front of premises.

Other Developments

4. **BA 12946** 56 City Mill Lane -- Proposed demolition.
Demolition *Consideration of revised plans for extended scope of demolition works*
5. - **BA 13643** Pizzeria Plaza, 2 Public Market, Market Place -- Proposed construction of conservatory to provide additional covered seating for restaurant.
6. **F/13820/15** 7th Floor, International Commercial Centre (ICC) -- Conversion of 7th floor car parking level into seven apartments with terraces and associated works.
Consideration of additional information
7. **F/13904/15** 34 South Barrack Road -- Proposed alterations and single storey extension to existing dwelling.
Consideration of revised plans following unauthorised demolition of building.
8. **O/14166/16** Surrey House 28b Europa Road -- Proposed extension and refurbishment.
Consideration of revised plans.
9. **F/14186/16** 11 Bomb House Lane -- Retrospective application for a small work shed on the rear garden area of an existing residential

premises.

Objector to address Commission

10. **F/14561/16** 32 The Sails, Queensway -- Proposed internal and external alterations to apartment layout and installation of new glass curtains.
11. **F/14569/16** Flat 2, 27 Hospital Ramp -- Proposed subdivision of two-bedroom apartment into two units and associated refurbishment works.
12. **F/14570/16** 43a/1 -2 Rosia Ramp -- Proposed demolition of existing external swimming pool and stairs to existing property in garden and the proposed construction of two external swimming pools as well as modifications and extensions to external areas of the property and internal refurbishment and alterations.
13. **F/14582/16** Freemantle House, 1 St Christopher Alley -- Proposed extension and refurbishment of residential dwelling.
14. **D/14607/16G** Former Gatehouse, Gun Wharf, HM Naval Base -- Proposed demolition.
MOD Project
15. **F/14643/16G** Devil's Tower Road -- Proposed construction of roundabout opposite cemetery road exit on Devil's Tower Road.
GoG Project
16. **BA 13399** Lathbury Barracks Industrial Park, Windmill Hill Road -- Proposed construction of a warehouse.
Consideration of revised plans.

Minor Works- not within scope of delegated powers

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

17. - **BA13210** 15 Governor's Parade -- Consideration of revised plans incorporating construction on additional storey and roof terrace.
18. **BA13460** 4 Buena Vista Mews Buena Vista Road -- Consideration of revised plans seeking to replace existing metal railings on balconies of south facing façade with glass balustrading.
Recommendation: Refuse

19. **F/14321/16** 5 Castle Street - Proposed refurbishment and conversion of public house into restaurant and minor external changes including the installation of a replacement door and gate and the installation of two aluminium windows.
- Application for relaxation of Building Regulations*
20. **F/14605/16** 21-25 Lime Kiln Road -- Proposed renovation of the existing cottage including replacement of the pitched asbestos sheet roof with a flat roof terrace and a half-storey extension.
- Recommendation: Approve subject to conditions requiring replacement doors, windows and shutters to be timber and traditional railings to be installed on parapet wall to roof terrace.*
21. **D/14628/16** Elliot's Battery, Europa Road -- Demolition of existing walkway.

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

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

22. - **BA13338** South Plot Eurotowers, Europort Road -- Consideration of revised plans for new external service area, colour scheme for facades of building and material samples for balustrades and windows.
23. **BA13528** 1 South Barrack Mews -- Consideration of additional plans for the construction of external stairs and the installation of boundary fence.
24. **BA13741** Whitewater House, Humphrey's Bungalows, Engineer Road -- Consideration of applicants request for different types of railings to be installed on balconies and terraces.
25. **BA13748** Chatham Counterguard Unit 3 -- Proposed conversion into restaurant and installation of pergola.
26. **F/13882/15** Devil's Tower Hostel Site, Devil's Tower Road -- Consideration of revised signage for east elevation of approved building.
27. **F/14232/16** 712 Seashell House, Beach View Terraces -- Consideration of revised plans for proposed internal alterations.
28. **F/14321/16** 5 Castle Street -- Consideration of revised plans for internal alterations and refurbishment of external toilet
29. **F/14375/16** 401 Express Lodge, Mons Calpe Mews -- Proposed internal alterations.
30. **F/14396/16** 6 Kings Street -- Consideration of revised plans for external

and internal modifications to approved ground floor plans.

31. **F/14486/16** The Island, Queensway Quay -- Proposed installation of a new maintenance access gate in the existing fence to gain access to the pumping station.
32. **F/14515/16** 6E (27) Castle Road -- Proposed conversion of commercial premises into stores for domestic use.
33. **F/14524/16** 17b Casemates Square -- Consideration of revised drawings for external signage.
34. **F/14535/16** Unit 120 World Trade Center -- Proposed change of use and conversion of office into children's creche.
35. **F/14542/16** 111 Sand Dune House, Beach View Terraces -- Proposed installation of glass curtains.
36. **F/14571/16** 201 Viking Lodge, Mons Calpe Mews -- Proposed internal alterations.
37. **F/14572/16** 301 Viking Lodge, Mons Calpe Mews -- Proposed internal alterations.
38. **F/14573/16** 1225 Seashell House, Beach View Terraces -- Proposed internal alterations.
39. **F/14581/16** Debenhams, International Commercial Centre, 1A Main Street -- Refurbishment of former BHS premises, replacement façade and installation of advertisements.
40. **F/14585/16** 19 Admiral's Place, Naval Hospital Road -- Proposed internal alterations, change of the floor finishes of the external patio and change of windows.
41. **F/14592/16** 4 Rosia Plaza, Rosia Parade -- Proposed internal alterations and blocking up of kitchen window.
42. **F/14597/16** 808 Basha Lodge, Mons Calpe Mews -- Proposed internal alterations.
43. **F/14598/16** 5-4 Benzimra's Alley -- Proposed internal alterations to convert an existing two bedroom flat into a three bedroom flat.
44. **F/14600/16** 263 Main Street -- Retrospective application for the installation of an internal passenger lift and access walkways.
45. **F/14602/16** Royal Ocean Plaza Car Park, Ocean Village -- Proposed creation of storage area for use by the landlord for storage of materials.
46. **F/14604/16** Ground Floor Commercial Unit, Holiday Inn Express, Devil's Tower Road -- Proposed fit-out of commercial unit as Nuno's

restaurant.

47. **F/14608/16** Unit 12 Casemates House -- Proposed internal alterations and external modifications to shopfront.
48. **F/14609/16** 531 Water Gardens -- Proposed internal alterations.
49. **F/14610/16** Sadguru Linens, 65-67 Main Street -- Proposed alterations to shop front.
50. **F/14612/16** 304 Viking Lodge, Mons Calpe Mews -- Proposed internal alterations.
51. **F/14617/16** 407 Express Lodge, Mons Calpe Mews -- Proposed internal alterations.
52. **F/14618/16** Flat 4, 6 Cumberland Steps -- Proposed internal alterations to convert existing two bedroom flat into a three bedroom flat.
53. **F/14621/16G** Outside Watergardens, 2 Waterport Road -- Proposed relocation of pillar box.
54. **F/14624/16** 11 The Anchorage, Rosia Road -- Proposed internal alterations.
55. **F/14625/16** 11 Cormorant Wharf, Queensway -- Proposed installation of glass curtains.
56. **F/14627/16** 103 Abyla Lodge, Mons Calpe Mews -- Proposed internal alterations.
57. **F/14631/16** 3 Cormorant Wharf, Queensway -- Proposed installation of glass curtains.
58. **F/14635/16** Garage No 81, Vineyards -- Proposed minor external modifications to existing garage.
59. **F/14636/16** Anglo Hispano, Sandpits Vaults, 11 St Joseph's Road -- Proposed office refurbishment.
60. **F/14637/16** South Alley, Nelsons View -- Proposed installation of emergency gate with push bar.
61. **F/14640/16** Unit 530, World Trade Center, Bayside Road -- Proposed internal alterations.
62. **A/14584/16** Market Lane -- Proposed sandwich board for Figaro Express and El Capote.
63. **N/14616/16** Plata Villa And Withams Cemetery -- Proposed removal of Populus Albus tree and replacement with two mature specimens of the same species.

This is a very large, attractive and mature Populus Albus tree with a

historical association to the area. Most of the structural roots of the tree have been compromised and the tree is in immediate danger of collapsing and should be removed straight away. The application was approved by the Subcommittee on the basis that four Populus Albus trees of 45 – 55cm girth are planted in the same place and that photos of the trees to be purchased are to be presented to the DOECC first to verify their suitability.

64. **N/14623/16** Referendum Gates and Prince Edwards Gate -- Proposed removal of wild olive tree and vegetation.

This wild olive tree and vegetation are growing out of the historic wall and damaging it, which has resulted in a safety issue and it will eventually begin to flake due to root damage which has already been observed. It has, therefore, been recommended to remove all woody vegetation along the historic wall in order to safeguard its integrity and prevent any accidents to passers-by.

65. **N/14641/16** Brympton Estate -- Proposed removal of Italian Cypress tree.

This is a growing Italian Cypress tree which has been planted in the wrong place, has a severe lean and being kept upright by a prop. The application was approved by the subcommittee on the basis that the tree is removed and replaced with smaller shrubs (e.g. Hibiscus) as the planter is not suitable for a tree and that a further two trees should be planted elsewhere in the estate to compensate for its loss.

66. - Any other business

Paul Naughton-Rumbo
Secretary to the
Development and Planning Commission