

## THE DEVELOPMENT AND PLANNING COMMISSION AGENDA

Agenda for the 6th meeting of 2016 to be held at The Charles Hunt Room, John Mackintosh Hall on 28th June 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 Environment & Health)

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 W Gavito  
(Rep Commander British Forces, Gibraltar)

Mrs M Brittenden  
(Minute Secretary)

## Matters Arising

1. - **BA13591** 4 Cheshire Ramp Buena Vista Estate -- Proposed new swimming pool and extension in 1st floor level.  
*Reconsideration of revised plans – removal of swimming pool and use of natural rock area as private patio.*  
*Applicant to address Commission.*
2. - **BA13765** 51 Flat Bastion Road -- Proposed external passenger lift to be provided to building.  
*To report on feedback from Traffic Commission in respect of revised proposals.*
3. - **F/13892/15** Prior Park School (Formerly Sacred Heart School) -- Proposed refurbishment of an existing school including re-working of the existing pedestrian entrance from castle road and replacement windows.  
*To report on Commission decision on request to vary condition requiring installation of timber windows to instead allow installation of uPVC windows throughout building.*
4. - **F/14123/16** 319 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.  
*Establishment of principle of installing glass curtains for estate as a whole*

## Major Developments

5. - **O/13896/15** Europarking, Europort Avenue, East of Eurotowers – Revised Eurocity development comprising the erection of 364 residential units, office, retail, vehicular access, car parking, motorcycle & scooter parking, amenity area, landscaping and public realm.  
*Applicant and Objectors to address Commission*

## Other Developments

6. **BA13412** 5-13 Flat Bastion Road -- Proposed restoration and refurbishment, with an additional floor, to create 10 apartments and parking.

*Consideration of revised plans to demolish and rebuild west facing elevation in order to construct arched openings for the approved garage and car parking spaces.*

7. - **O/14087/16** 69-70 Catalan Bay Village – Proposed refurbishment of existing building with extension on the roof and construction of a four storey extension and terrace to the rear of existing building.

*Objectors To Address Commission*

8. - **O/14166/16** Surrey House, 28b Europa Road -- Proposed extension and refurbishment.

9. - **F/14183/16** Sandy Bay -- Proposed extension to current kiosk to offer hot and cold food and a decking for table and chairs..

- 10.- **F/14216/16** Burger King, Casemates Square -- Proposed installation of glazed conservatory over outside terrace.

- 11.- **F/14243/16** Flat 2, 10 Benzimra's Alley -- Proposed construction of rooftop extension and internal alterations.

*Objector to address Commission*

12. **F/14272/16** Casemates Square -- Repositioning of the cityscape sign and the Hon. J. J. Holiday's Plaque.

13. **F/14273/16** Flat 3, 12 Castle Steps -- Proposed projecting balconies on columns western elevation.

- 14.- **F/14280/16G** Lathbury Barracks, Windmill Hill Road -- Proposed construction of five new warehouse units.

*GoG Project*

15. **F/14314/16G** Chatham Counterguard -- Construction of refuse bin shelter.

*GoG Project*

- 16.- **A/14244/16** Cloister Building, Market Lane – Proposed installation of three banners advertising MH Bland business on the façade of the Cloister Building.

*Referred by Subcommittee*

17. **REF 1195** Trees outside Burger King, Casemates Square -- Designation of Tree Preservation Orders (TPO's).

## Minor and other Works – not within scope of delegated powers

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

18. - **BA12872** Former Royal Gibraltar Yacht Club, Queensway -- Proposed construction of hotel and office building.  
**Outline**  
*Request to renew Outline Planning Permit by a year.*
19. - **BA13723** Corral Road -- Proposed building refurbishment and extension.  
*Consideration of amendment to introduce glazing to south facing elevation.*
20. - **F/13981/16** 8 Europa Pass Battery, Europa Road -- Proposed refurbishment and extension of residence.  
*Consideration of amendments to approved scheme including the installation of ground floor windows on west facing façade and introduction of roof terrace.*
21. - **F/14220/16** New Signal Hill (Upper Rock) – Proposed installation of mobile antenna mast.

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

22. - **BA12131** Gib Oil Petrol Station, Winston Churchill Avenue -- Proposed partial removal of boundary wall as required by Condition 8 of Planning Permit 3629 and amendment to approved scheme involving the retention of the existing car wash building.
23. - **BA13732** 26 John Mackintosh Square -- Consideration of details of glass barrier to discharge Condition 5 of Planning Permit No. 5020.
24. - **BA13741** Whitewater House, 1 Humphrey's Bungalows, Engineer Road -  
- Consideration of amendments to approved scheme including the introduction additional solar panels on green roof, the installation of an external staircase to access the green roof and installation of sliding steel shutters on north, east and west elevations.
25. - **F/13880/15** 8 Willis's Road -- Consideration of revised plans requesting minor internal alterations to comply with Fire Safety Department's requirements and removal of balconies on second and third floors overlooking Willis's Road
26. - **F/13925/16** 57/5 Flat Bastion Road -- Consideration of revised treatment to windows on second floor extension following feedback from the Commission when considering application at DPC meeting

on 24.05.16.

- 27. **F/14024/16** Suite 4.1, International House, Bell Lane -- Proposed internal alterations.
- 28. **F/14065/16** Marina Views Estate -- Proposed erection of a fire escape enclosure with a fire safety door with a push bar at the rear of the estate and the installation of a car park barrier at the entrance to the estate.
- 29. - **F/14071/16** 506 Seashell House Beach View Terraces -- Proposed internal alterations.
- 30. - **F/14142/16** 19/21 New Passage -- Consideration of amendments to proposed piers and pergola to roof terrace following feedback from the Commission and consideration of proposed trellis to conceal air conditioning units.
- 31. - **F/14146/16** 909 Seashell House, Beach View Terraces -- Proposed internal alterations.
- 32. - **F/14149/16** Europa Advance Battery -- Proposed installation of pergola covering over firing points with retractable awning.
- 33. - **F/14152/16** 904 Viking Lodge, Mons Calpe Mew -- Proposed internal alterations.
- 34. - **F/14167/16** Unit 3, Casemates House -- Consideration of revised plans requesting the installation of a steel fire escape staircase to the rear of the building to comply with Fire Safety Department's requirements.
- 35. - **F/14168/16** 17C Elliott's Battery -- Consideration of amendments to move internal doors and installation of exterior window to attic.
- 36. - **F/14169/16** 23 Irish Town -- Proposed installation of awning and new sign.
- 37. - **F/14172/16** 806 Viking Lodge, Mons Calpe Mews -- Proposed internal alterations.
- 38. - **F/14185/16** 2 Queensway -- Retrospective application for the replacement of windows at first floor level.
- 39. - **F/14190/16** 36 The Anchorage, Rosia Road -- Proposed construction of pergola roof attached to a bracket to the side of the apartment and stretching to the perimeter wall.
- 40. - **F/14193/16** 204 Express Lodge, Mons Calpe Mews -- Proposed internal alterations.
- 41. - **F/14195/16** 415 Cumberland Terraces -- Proposed internal alterations and relocation of kitchen and master bedroom.

42. - **F/14197/16** Unit 1Y & Z Casemates Square -- Proposed minor external works to terrace area in order to reposition drinks dispenser.
43. - **F/14198/16** Unit 1Y & Z Casemates Square -- Proposed installation of canopies to external terrace.
44. - **F/14199/16** 3 Lake Ramp, Buena Vista Estate -- Proposed internal alterations/modifications to all floors, including repositioning and replacement of external rear windows, terrace extension and basement conversion.
45. - **F/14201/16** 501 Seagull Lodge, Mons Calpe Mews -- Proposed internal alterations.
46. - **F/14202/16** 4 Giro's Passage -- Proposed internal alterations to office layout and minor external changes to entrance façade.
47. - **F/14203/16** 307 Seagull Lodge, Mons Calpe Mews -- Proposed internal alterations.
48. - **F/14204/16** 901 Basha Lodge, Mons Calpe Mews -- Proposed internal alterations.
49. - **F/14206/16** 102 Seagull Lodge, Mons Calpe Mews -- Proposed internal alterations.
50. - **F/14207/16** 202 Basha Lodge, Mons Calpe Mews -- Proposed internal alterations.
51. - **F/14208/16** 9 Amaryllis House, Waterport Terraces -- Proposed internal alterations.
52. - **F/14209/16** 120 Mauretania, Both Worlds -- Proposed installation of air conditioning unit.
53. - **F/14210/16** 4c Sylvaner, Vineyard Estate -- Proposed internal alterations to convert three bedroom flat into two bedroom flat.
54. - **F/14213/16** 801 Seashell House, Beach View Terraces -- Proposed internal alterations.
55. - **F/14221/16** 26 Crutchett's Ramp -- Proposed conversion of store into two residential units.
56. **F/14222/16** British Lines Road Communications Compound -- Proposed replacement of existing antenna.
57. **F/14223/16** O'Hara's Battery, Upper Rock -- Proposed replacement of existing antenna.
58. **F/14224/16** Signal Hill, Upper Rock -- Proposed replacement of existing antenna.

59. - **F/14226/16** 103 Seagull Lodge, Mons Calpe Mews -- Proposed internal alterations.
60. **F/14227/16** Princess Caroline's Battery -- Proposed replacement of existing antenna.
61. **F/14228/16** Sunnyside House, Naval Hospital Road -- Proposed replacement of existing antenna.
62. **F/14229/16** Park & Ride, Devil's Tower Road -- Proposed replacement of existing antenna.
63. **F/14230/16** North Mole Tower, Waterport -- Proposed replacement of existing antenna.
64. **F/14231/16** International Commercial Centre Rooftop -- Proposed replacement of existing antenna.
65. - **F/14232/16** 712 Seashell House, Beach View Terraces -- Proposed internal alterations.
66. - **F/14236/16** 302 Grand Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.
67. **F/14237/16** 407 Basha Lodge, Mons Calpe Mews -- Proposed internal alterations.
68. - **F/14238/16** 702 Basha Lodge, Mons Calpe Mews -- Proposed internal alterations.
69. - **F/14239/16** Rear of Leisure Island Business Centre, Ocean Village -- Proposed replacement of worn out timber decking with new calcada stone and blocks and an area of new decking, as well as, the proposed installation of speed control cushions to maintain the 5mph limits that ocean village have adopted.
70. - **F/14240/16** 13 Cooperage Lane -- Proposed conversion of vacant unit into pharmacy
71. **F/14241/16** 1302 Grand Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.
72. - **F/14245/16G** Multi Storey Car Park, Eastern Beach Road -- Proposed construction of an enclosed lobby adjacent to the top floor lift shaft entrance.
73. - **F/14247/16** 706 Grand Ocean Plaza, Ocean Village -- Proposed installation of a 'glass curtain system' to existing balcony.
74. **F/14250/16** 23 Knightsbridge Close, Montagu Crescent Devil's Tongue Road -- Proposed internal alterations.
75. **F/14251/16** 507 Basha Lodge, Mons Calpe Mews -- Proposed internal

alterations.

- 76. - **F/14253/16** 603 Abyla Lodge, Mons Calpe Mews -- Proposed internal alterations.
- 77. - **F/14254/16** 303 Viking Lodge, Mons Calpe Mews -- Proposed internal alterations.
- 78. - **F/14256/16** 505 Basha Lodge, Mons Calpe Mews -- Proposed internal alterations.
- 79. - **F/14257/16** 607 Seashell House, Beach View Terraces -- Proposed internal alterations and installation of air conditioning unit.
- 80. **F/14258/16** 208 Seagull Lodge, Mons Calpe Mews -- Proposed internal alterations.
- 81. - **F/14259/16** 913 Seashell House, Beach View Terraces -- Proposed internal alterations.
- 82. - **F/14260/16** 806 Basha Lodge, Mons Calpe Mews -- Proposed internal alterations.
- 83. **F/14262/16** 206 Express Lodge, Mons Calpe Mews -- Proposed internal alterations.
- 84. **F/14263/16** 302 Basha Lodge, Mons Calpe Mews -- Proposed internal alterations.
- 85. **F/14264/16** 105 Basha Lodge, Mons Calpe Mews -- Proposed internal alterations.
- 86. - **F/14267/16** 102 Express Lodge, Mons Calpe Mews -- Proposed internal alterations.
- 87. **F/14274/16** 31/33 Cannon Lane -- Proposed change of use from ground floor offices to commercial unit and refurbishment of premises.
- 88. **F/14275/16** 203 Peninsular Heights, Harbour Views Road -- Proposed installation of aluminium framed conservatory over patio.
- 89. **F/14279/16** 301 Express Lodge, Mons Calpe Mews -- Proposed internal alterations.
- 90. **F/14284/16** 506 Basha Lodge, Mons Calpe Mews -- Proposed internal alterations.
- 91. **F/14298/16** 704 Basha Lodge, Mons Calpe Mews -- Proposed internal alterations.
- 92. **F/14305/16** 2/1 Hospital Steps -- Proposed conversion of apartment into office space plus refurbishment of premises



- 93.- **D/14234/16G** Asset No. 448, 12 Garages, Four Corners -- Proposed demolition of single storey blockwork construction comprising 12 garages.
- 94.- **A/14194/16** Europa Point Area -- Proposed positioning of four directional signs to university of gibraltar, Europa Point campus.
- 95.- **A/14249/16G** Post Office, Main Street -- Proposed installation of banner to advertise Lines & Colours exhibition.
- 96.- **N/14096/16** Retreat Centre, Lathbury -- Proposed removal of Olea Europaea to be replaced with two Holm Oaks (Quercus Ilex) in the adjacent planter.
- The tree is growing on a rock face that is being eroded. Movement by the tree and its roots is possibly contributing towards the erosion and the roots and the base of the tree are becoming increasingly exposed. The tree should be removed before the rock face eventually collapses and should be replaced with two Holm Oaks in the adjacent planter.*
- 97.- **N/14266/16** Garden Apartments, Cormorant Wharf, Queensway Quay -- Removal of Conifer Tree and replace with Mediterranean shrubs.
- This is a healthy and attractive tree, however, it has been planted in the wrong location. The tree has caused extensive damage to the wall and this will continue even if repair works are made. The tree should be removed and replaced with Mediterranean shrubs which will not impact on the wall.*
- 98.- Any other business

Paul Naughton-Rumbo  
Secretary to the  
Development and Planning Commission