

## THE DEVELOPMENT AND PLANNING COMMISSION AGENDA

Agenda for the 8th meeting of 2016 to be held at The Charles Hunt Room, John Mackintosh Hall on 31st August 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)

Mrs D Smith  
(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)

Approval of Minutes of the 7th meeting of 2016 held on 26 July 2016.

## Matters Arising

None

## Other Developments

1. - **F/14343/16** Upper North Terrace, King's Bastion Leisure Centre -- Proposed children's playground areas at the north terrace, King's Bastion leisure centre.
2. **F/14350/16** 602 Express Lodge Mons Calpe Mews – Proposed installation of pergola to one of the balconies of apartment  
*Referred by Subcommittee*
3. - **F/14356/16** 8 Shorthorn Farm Estate, Europa Road -- Proposed extension and conversion / refurbishment works to residence including construction of garage to rear of property onto St. Bernard's Road.
4. - **O/14362/16** Unit 4 – 10 Dutch Magazine, 3 South Dockyard Approach -- Proposed extension to existing building including the installation of a new mezzanine level.
5. - **F/14363/16** Flat 3, 26 Witham's Road -- Removal of existing roof to provide roof terrace.
6. - **O/14368/16** Sandpit's Vaults, 11 Rosia Road -- Proposed refurbishment of existing storage facility including the construction of extensions and canopies to external areas.
7. - **F/14372/16** Villa Florence, 6 Little Genoa, Sir Herbert Miles Road -- Proposed minor internal alterations to premises and conversion of garage into residential space.
8. - **O/14374/16** 2 Hospital Ramp -- Proposed redevelopment of existing for the construction of a new block of 9 residential apartments on three floors over a new parking garage all to bear on an existing ARP shelter to be converted into storage cubicles.  
*Objectors and applicant to address Commission.*
9. **F/14388/16** 23 Seashell House, Beach View Terraces -- Proposed installation of timber fence around patio.  
*Referred by Subcommittee for ratification.*
10. - **F/14391/16G** Lower Right Bastion, Wellington Front -- Proposed two storey vault extension works.  
*GoG Project*
11. **F/13995/16** Orion House, 6 George's Lane -- Consideration of revised plans for the previously approved third and fourth storey

extensions.

12. **BA11821** Victoria Stadium, Bayside Road -- Consideration of revised plans for the extension to the property, changes of fenestration, the construction of new refuse shelter and an extension to the external tables and chairs area.
13. **BA12010** 9/8 Naval Hospital Hill – Consideration of additional plans for the installation of a fence above boundary wall at Europa Road level.

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

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

14. **BA13273** Detached Mole -- Proposed floating oil storage vessel; Steel barges to separate the storage vessel from the detached mole; A piping network on the detached mole; Bunkering loading locations.  
*Request to renew Outline Planning Permission by a year.*
15. **BA13553** 43A Devils Tower Road -- Proposed mixed use building offices and residential.  
*Request to renew Outline Planning Permission by a year.*
16. **F/14360/16** 313 Main Street -- Proposed conversion of unit as extension of adjacent Turicum Private Bank Ltd.
17. **F/14409/16G** St Bernard's Hospital, Harbour View's Road – Proposed installation of roof mounted solar panels on block 2, associated safety walkway for maintenance and associated equipment (heat pump and water cylinder).  
*GoG Project*

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

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

18. - **BA12687** Beaulieu House, 12 Europa Road -- Consideration of amended plans to regularise the construction of an unauthorised wall above existing boundary and retaining walls.
19. **BA13295** 11 Lime Kiln Road -- Consideration of revised plans to regularise conversion of cistern into wine cellar as part of wider refurbishment works to property.
20. **BA13483** 5 & 7 George's Lane -- Consideration of amendment to install pergola on roof terrace and increase height to parapet wall to comply with Building Regulations.

21. **BA13581** 7 Rosia Dale -- Consideration of revised plans seeking to convert roof for storage with the installation of skylights as opposed to approved double dormer windows.
22. **BA13734** Europort Road -- Consideration of amended plans for relocation of approved pergolas and demarcation coloured tiles.
23. **F/13825/15** 8th Floor, I.C.C, 2a Main Street -- Consideration of amended plans increasing the height of the acrylic panels enclosing the swimming pool and replacing the approved flat roof with a sliding glass roof.
24. **F/13828/15** 84/90 Main Street -- Consideration of amended plans comprising minor internal alterations to atrium and third floor layout and external details of fourth floor terrace.
25. **F/13843/15** Ocean Spa Plaza, 17 Bayside Road -- Consideration of amendment to increase the height of the central core by 1.3m to provide lift access to the spa deck.
26. **F/13853/15** 1 Booth's Passage -- Consideration of amended plans for the installation of an external gate.
27. **F/13968/16** Kings Wharf, Queensway -- Consideration of request from applicant to vary the wording of Condition 2 of Planning Permit 5280 to ensure public access along the public promenade if there is a break in construction between Phase II (Quay 29) and Phase III (Quay 31).
28. **F/14091/16** 202/204 Main Street & 1-9 Giro's Passage -- Consideration of amended plans for minor alterations to the proposed layouts of the studio flats at first and second floor level.
29. **F/14167/16** Tramonti, Unit 3 Casemates House -- Consideration of revised plans to regularise installation of roller shutter instead of concertina doors.
30. **F/14252/16** 503 Express Lodge Mons Calpe Mews -- Proposed internal alterations.
31. **F/14300/16** 401 Seagull Lodge, Mons Calpe Mews -- Proposed internal alterations.
32. **F/14312/16** 24 Road To The Lines -- Proposed internal alterations to subdivide five bedroom apartment into one studio and two x 1 bedroom apartments.
33. **F/14315/16** 1C Elliott's Battery -- Proposed internal alterations, replacement window and new M&E installations.
34. **F/14319/16** 26A Elliott's Battery -- Proposed replacement of existing vent with a window to match the existing windows on the east façade of the building.

35. **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.
36. **F/14324/16** 37 Naval Hospital Road -- Proposed change of use from bar to domestic storage.
37. **F/14326/16** 36 John Mackintosh Square -- Consideration of amended plans for the installation of retractable canopies.
38. **F/14333/16** 404 Viking Lodge, Mons Calpe Mews -- Consideration of revised plans for further internal alterations.
39. **F/14338/16** 821 Seashell House, Beach View Terraces -- Proposed internal alterations.
40. **F/14341/16** 6 Abyla Lodge, Mons Calpe Mews -- Proposed internal alterations and installation of a/c unit in drying area.
41. **F/14342/16** 129, Block 1 Watergardens -- Proposed internal alterations.
42. **F/14344/16** 123 Seashell House, Beach View Terraces -- Proposed internal alterations.
43. **F/14345/16** Flat 2, 1 Gavino's Court -- Proposed internal alterations.
44. **F/14346/16** 406 Grand Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.
45. **F/14347/16** 33 Rodger's Road -- Proposed partial conversion of nursery to retail use and associated storage.
46. **F/14348/16** 1109 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
47. **F/14349/16** 807 Viking Lodge, Mons Calpe Mews -- Proposed internal alterations
48. **F/14357/16** Buena Vista Park, 40 Europa Road -- Proposed installation of awnings to the west facades of the top floor of the townhouses and the ground and first floors of the villas within the estate.
49. **F/14358/16** Unit 120, World Trade Centre 6 Bayside Road -- Proposed fit-out of food and beverage unit.
50. **F/14359/16** Unit 303, Block 3 Eurotowers, Europort Road -- Proposed internal alterations.
51. **F/14361/16** 20 Cormorant Wharf, Queensway -- Proposed installation of glass curtains.
52. **F/14364/16** Telepizza, Unit G8, I.C.C Shopping Centre -- Proposed internal alterations and installation of glazed entrance and fascia sign.
53. **F/14365/16** 1102 Seashell House, Beach View Terraces -- Proposed

installation of glass curtains.

54. **F/14366/16** 36/38 Engineer Lane -- Proposed internal refit of unit and refurbishment of façade.
55. **F/14371/16** 908 Royal Ocean Plaza, Ocean Village -- Proposed removal of existing kitchen window and brickwork below and installation of patio door.
56. **F/14376/16** 10a Elliott's Battery -- Proposed partial block up of existing west facing windows and south facing windows and replacement of existing windows and old patio gate.
57. **F/14377/16** 2 Rosia Plaza, Rosia Parade -- Proposed internal alterations including conversion of part of private garage into games room whilst still complying with car parking requirements for property.
58. **F/14378/16** 10 Medview Terrace, Catalan Bay Village -- Proposed porch extension to residence and associated works.
59. **F/14379/16** 413 Sand Dune House, Beach View Terraces -- Proposed internal alterations and installation of air conditioning unit within balcony.
60. **F/14382/16** 18 Seashell House, Beach View Terraces -- Proposed internal alterations and installation of air conditioning unit.
61. **F/14383/16** 601 Express Lodge, Mons Calpe Mews -- Proposed internal alterations.
62. **F/14384/16** 506 Express Lodge, Mons Calpe Mews -- Proposed internal alterations.
63. **F/14386/16G** Lighthouse Area, Europa Point -- Proposed installation of new letter box.
64. **F/14387/16** 603 Viking Lodge, Mons Calpe Mews -- Proposed internal alterations.
65. **F/14389/16** 1101 Royal Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.
66. **F/14390/16** 208 Viking Lodge, Mons Calpe Mews -- Proposed internal alterations.
67. **F/14393/16** 11c Elliott's Battery, Elliott's Close -- Proposed vertical extension to existing external boundary wall and installation of aluminium door to enclose patio.
68. **F/14396/16** 6 King's Street -- Proposed restoration of façade including change of windows and division of flats into 4
69. **F/14397/16** 401 Abyla Lodge, Mons Calpe Mews -- Proposed internal alterations.
70. **F/14399/16** Suites 12/13, Block 5, Watergardens -- Proposed change of

use from office to dental clinic.

71. **F/14400/16** 20 Line Wall Road -- Proposed conversion of existing mezzanine storage into offices.
72. **F/14430/16G** Westside School, Queensway -- Proposed construction of a new single storey classroom next to the northern boundary of the site linked to the existing building.
73. **A/14381/16** 129 Main Street -- Proposed installation of banner to advertise Gib Floyd Chronology Event.
74. **A/14392/16** 181 Main Street -- Proposed installation of replacement fascia sign and retractable awning.
75. **A/14401/16** 20a Engineer Lane -- Proposed installation of replacement projecting sign and fascia sign.
76. **N/14088/16** St Christopher's Passage, St Christopher's Estate, Europa -- Removal of Stone Pine and replacement with two semi-mature Stone Pines.
- This is a fairly large tree which is not of very good form because there has been significant root heave which is destabilising the tree. It is considered that if the tree is not removed, it will eventually fall over, therefore, the tree should be removed due to safety issues and replaced with two semi-mature trees.*
77. **N/14353/16** Prior Park School, 8 Arengo's Palace Lane -- Proposed removal/partial removal of Red Gum tree.
- Although the tree has a lean, it is not considered a hazard. It is considered that pruning the crown will improve the tree's balance. The recommended works do not require a tree application as the tree is not subject to a TPO and the Department has written to the applicant setting out these recommendations.*
78. **N/14370/16** Edinburgh Estate -- Removal of Weeping Willow and replace with semi-mature Weeping Willow.
- This is a tree of relatively poor form which has severe rot on its main trunk and has poses a safety hazard. The tree should be removed and replaced with a semi-mature Weeping Willow.*
79. **Ref. 1196** Manchester United Supporters Club, Wellington Front -- Consideration of request for tables and chairs area.
80. **Ref. 1196** Manchester 62 Club, Wellington Front -- Consideration of request for tables and chairs.
81. **Ref. 1196** Gelateria Dolce Vita, 178 Main Street -- Request for tables and chairs.
82. Any Other Business

Paul Naughton-Rumbo  
Secretary to the  
Development and Planning Commission