

## Approved

DPC meeting 1/20

4<sup>th</sup> February 2020

### THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 1<sup>st</sup> Meeting of 2020 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 4<sup>th</sup> February 2020 at 9.30 am.

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**Present:**

Mr P Origo (Chairman)  
(Town Planner)

The Hon S Linares (MHYS)  
(Minister for Housing, Youth and Sport)

The Hon Dr J Cortes (MESC)  
(Minister for Environment, Sustainability and Climate Change)

Mr H Montado (HM)  
(Chief Technical Officer)

Mr G Matto (GM)  
(Technical Services Department)

Mrs C Montado (CAM)  
(Gibraltar Heritage Trust)

Mr Kevin De Los Santos (KDS)  
(Land Property Services)

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

Mr C Viagas (CV)

Mrs J Howitt (JH)  
(Environmental Safety Group)

Mr M Cooper (MC)  
(Rep Commander British Forces, Gibraltar)

**In Attendance:**

Mr P Naughton-Rumbo (DTP)  
(Town Planner)

Mr. R Borge  
(Minute Secretary)

**Apologies:**

The Hon Dr J Garcia  
(Deputy Chief Minister)

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### 1/20 – Approval of Minutes

The Minutes for the 13<sup>th</sup> meeting held on 12<sup>th</sup> December 2019 were approved.

### Matters Arising

#### 2/20 – F/16376/19 – 86-92 The Riviera Promenade, Catalan Bay – Proposed change of use of vacant units (Class A3) to residential units (Class C3) together with the refurbishment and extension of the external public promenade.

DTP explained that this application had previously been considered in November 2019 but was deferred due to concerns from the Commission that the front patios would encroach on the public promenade, the cantilevered elements over the beach and that there had been a lack of engagement with Catalan Bay residents.

The applicant had now submitted revised plans. The cantilevered elements had now been omitted. In area 'A' the small patios had now been reduced and would be 1.5 metres away from the front plane of the building. The high walls were lowered and the landscaped seating area had also been reduced. The previously proposed reconfiguration of the stairwell had also been omitted. The pergolas were also omitted and had been replaced with a small projection over the front doors to the properties. Patios in Area 'B' had also been reduced to approximately 0.8 metres wide.

A public meeting was held with Catalan Bay residents but was not attended by many. A committee representative in attendance commented that this scheme would be positive for Catalan Bay.

DTP assessed that the scheme had undergone a substantial redesign. The width of the promenade would now be between 5 and 1.5 metres at its narrowest point. DTP said he would want to see a slight redesign of the landscaped elements as their currently proposed configuration would interrupt the free flow of people and did not maximise the width of the public promenade. DTP recommended approval of this application subject to realignment of the landscaped seating area, the colour scheme to be approved and a Swift and Bat Survey to be carried out.

The Chairman asked the applicant Mr Richard Laguea (RL) to approach the Commission. The Chairman asked him whether the proposed seating area would be on the public highway. RL replied that the area was part of the public highway.

The Chairman informed him that approval would be required for the landscape elements from the Government department that would be responsible for their future maintenance.

This application was approved unanimously and it was noted that landlord's consent would be required to encroach on to the public highway.

### Major Developments

#### 3/20 – F/15779/18 – 7 Europa Road – Proposed demolition of derelict casino and bund wall to provide a new apartment block of 111 high quality residences with multi storey car park and

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### amenities.

This application was last considered by the Commission in August 2019 where the applicant had put forward various options and the Commission had indicated its preference for option C – Bosco Verticale. However, the Commission was concerned that there were insufficient details and had therefore deferred the application to allow the applicant to develop the proposal further.

Messrs' Greg Butcher (GB), Edward Allison-Wright (EAW) and Kevin Hook, were invited to address the Commission on behalf of the applicant.

GB explained that the current building on site was a safety hazard and needed to be demolished. Due to the water tanks underneath being retained for heritage purposes, the building would need to be taller. He added that this building would be the greenest building in Gibraltar.

After discussing proposals further with the Town Planners the Applicant had developed a design that would ensure planting of the terraces would be successful. This involved designing the terraces with the planters incorporated into the structure of the terrace to ensure that they could not be removed. Additional planting on the North and South ends had been introduced. If plants or trees were to overgrow, they could be pruned, if they were removed for any reason, the planters would still be there and the plants could be replaced. They would be doubling the number of trees planted and specialists from Bosco Verticale had offered to work on this development.

JH asked GB about the golden clause included in the deeds as displayed on their presentation slides.

GB replied that he believed that people would love the greenery and under this clause, plants could not be removed. This clause permitted management entry into the property to maintain the plants/trees.

JH asked how this development would promote the water tanks as he had mentioned that the height of the building was due to the tanks underneath.

GB responded that they had consulted with different heritage bodies. English Heritage had commented that the water tanks needed to be future proofed. Road Safety was also an issue and they recommended installation of a level crossing. GB added that they would include interpretation plaques of the tanks and were designing-in an access point to the tanks for future use. .

The Chairman asked whether the tanks would be handed over to them as the current utility operators were still using them.

GB replied that the tanks would be handed over to HMGOG once all health and safety checks were completed.

EAW added that they had conducted a Desk Based Assessment (DBA) and a 3D scan that would be available to everyone.

CV asked for further clarification from the applicant's concerning Bosco Verticale.

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GB replied that they had contacted Bosco Verticale and had visited their sites numerous times. There are some precautions that needed to be put in place for storms and these methods were tried and tested. Bosco Verticale would form part of the design team.

The Chairman asked how this would work in Gibraltar with installation of Glass Curtains etc.

GB replied that the plants could not be retrofitted and the support trusses were included in the structural design and had to be included before the building is built. This would come at an additional cost.

CV asked what the environmental gain was, considering the extra concrete and extra weight etc.

GB explained that steel and concrete above the tanks that would take the extra load and therefore completely preserving the tanks below. They would try to follow the latest buildings methods but that would depend on what is available at the time of construction.

JH commented that at this moment the carbon cost was not being considered.

KB noted that CV's question was relevant, as the carbon footprint of this development was not being considered.

KH commented that the location of the trees on the terraces was over the supporting columns below so that and the load would transferred through the columns and was quite an effective way of minimising the amount of materials required.

GB added that they would not be installing Photovoltaic (PV) panels on the roof as they had been informed that the roof should be landscaped.

MHYS commented that he would like the developers to use as many recycled building materials as possible.

GB responded that it would take about 18 months for construction to start and would be looking into that possibility.

MHYS replied that these materials are available, are being mass-produced and can be made quickly.

DTP summarised the changes that had been made since the last scheme was considered. He welcomed the fact that the applicants had been willing to take on board further comments by the Town Planning department and had introduced additional landscaping.

DTP summarised the main issues that included:

DTP reported that Department of Environment, Energy and Climate Change (DoEECC) would have to be consulted on the species of trees planted and recommended approval of this application with the following conditions:

Habitat loss- 23 trees would be lost and they would be replaced at a ratio of 2:1.

- Bird Survey – it was possible that a Barbary Partridge's nest existed on adjacent land and

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that appropriate mitigation would include habitat management to improve the habitat in the vicinity or elsewhere Pre - clearance Surveys would also be required prior to works.

- Bat – Bat nests would need to be incorporated. The survey indicated that bats commute across the site and the main potential effect would be lighting pollution that may affect their behaviour. Lighting should be kept to a minimum.
- Macaques –management plan has been submitted and some specific measures in the plan would need to be approved by the DEHCC.
- Geotechnical – Likely, that existing mesh on the quarry face would be removed and some scaling and stabilisation work would be required; there would also be a requirement for a catchment fence to be installed on the crest of the cliff.
- Heritage – Tanks are to be preserved and futureproofed. Interpretation plaques to be included.
- Traffic Assessment – No significant impacts had been identified. Traffic Commission (TC) had concerns about the proposed level crossing. The final location of the crossing and configuration of pavements on the east side of the road would need to be agreed.

DTP recommended approval of the application subject to the above. DTP highlighted the issue of illumination of the building. It is a sensitive location adjacent to the Nature Reserve, and in addition to the potential effect of illumination on bats, it is considered that illumination should be kept to an absolute minimum to avoid having an adverse effect on the surrounding area.

MESC commented that the Commission had been trying to reduce the visual impact on this site for the past 15 years but now also needed to consider the heritage value of the water tanks. He added that due to the developers meeting all the requirements the Commission has continuously asked from them he would vote in favour of this application.

MHYS reiterated that developers should be looking into using recycled materials throughout their developments.

JH commented that the applicant was persistent and thorough, but the Environmental Safety Group (ESG) objected to this development as the scale was unacceptable for this plot, which some parts lie within the Nature Reserve and is a green corridor. ESG was disappointed that this development would go ahead. She added that the lack of an independent Environmental Impact Assessment was regrettable. JH did commend the developer for the amount of greenery and believed more buildings should adopt this approach.

KB explained that the Gibraltar Ornithological and Natural History Society (GONHS) agreed with ESG's position and commended the developer's work.

CV also commended the developer's work but expressed some scepticism with using trees on balconies concerning health and safety. He felt that it looked good but after looking at reports there was no conclusive evidence that there was a net gain in terms of carbon sequestering.

JH asked who would monitor the amount of excavation.

The Chairman replied that Factory Inspectors and Structural Engineers would be in charge of monitoring that.

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CAM commented that Gibraltar Heritage Trust (GHT) did not share the concerns about the visual impact of this development due to the retention and future proofing of the water tanks.

Following a discussion on major developments such as was being contemplated the Chairman pointed out that the opportunity shall arise in the drafting of the new Development Plan to be site specific thereby being able to foresee development potentials for similar scale developments. . This site is currently a brownfield site that has long fallen into dilapidation and merited its final consideration after many years contemplating the appropriate development design whilst respecting its site limitations.

GM commented that it seemed that the building should not be considered an apology for the site either. In his opinion, the developer had addressed everything that the Commission had asked from them.

The Chairman asked the Commission to vote on this application as submitted. The Commission voted as follows:

In favour – 9

Against – 2

This application was approved by majority with the conditions presented by DTP's report including minimising any illumination of the building

MESC asked for a condition to be included to increase the number of electric car charging points.

DTP explained that 2018 regulations state that 20% of parking spaces should have active electric car charging points and the remainder to have passive EVCPs.

MESC asked for 40% of spaces should include active charging points and 100% infrastructure should be in place for the future.

This was agreed.

### **4/20 – F/15897/18 – Forbes, Ex Ready Mix Site, Devil's Tower Road – Proposed mixed-use multi-storey development.**

The Commission had already previously considered this application but some revisions had been submitted and needed further consideration from the Commission before Planning Permission was given.

The applicant had previously proposed basement parking but now wanted to omit this completely as this would involve significant excavations and could possibly affect the integrity of the water body underneath. Excavation could also possibly be detrimental to neighbouring buildings. The applicant now wished to include the previous basement parking on the ground floor and move the ground floor cafeteria to the northeast of the site. Some changes would also be made to the ground floor façade. The first floor floor space for the gymnasium would also be reduced to accommodate the relocated spa from the ground floor.

Two objections had been received, one concerning the timing of the submission of the revised

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plans just before the Christmas period, and the second related to the principle of the development. Adequate time had been allowed for any comments to be made and there were no specific points raised in relation to the proposed revision.

DTP explained that the same number of parking spaces would be provided after this revision and still had a shortfall as previously. DTP recommended approval.

The Chairman noted that he had concerns as with the viability of the proposed landscaping as he had noted that the landscaping of some other recent developments in the area had been very sparse and not what had been depicted.. He asked that architects please consider these issues when designing these schemes.

The Commission approved this application unanimously.

### Other Developments

#### **5/20 – F/16240/19 – 40/44 Irish Town – Proposed change of use from restaurant (Class A3) to travel agent (Class A1).**

The DPC Subcommittee had previously considered this proposal for a change of use. The applicant carried out internal/external works and changed the signage before having permission to do so. The applicant also did not carry out works as detailed in their application. The original proposal was to retain the façade but this had also been changed. GHT objected to the works carried out by the applicant.

DTP reported that the applicant had painted the exterior according to the corporate colour scheme but it was not in keeping with Development Plan policy for the old town. The applicant had also installed glazed panels over the existing doorways and applied stickers to the keystones, which were completely out of character. Whilst there were no objections to the proposed new signage, DTP recommended that the works as carried out should not be approved and that the Applicant should be instructed to remove the glazed panels and repaint the façade and keystones.

The Commission unanimously agreed with the recommendation. .

#### **6/20 – F/16489/19 – 3 North Pavilion road – Proposed construction of residential extension to building, including associated alterations and installation of swimming pool to property.**

This application was in respect of the proposed construction of an extension, alterations and installation of a plunge pool at this part 2/part 3 storey terraced house. The house to the west of this property had already undergone refurbishments.

The applicant was proposing to convert the internal basement stairs into a store, and introduce a new external staircase. At ground level, a doorway would be opened at the rear and alterations would be made to the veranda together with a front extension. The building line would be brought forward. The first floor would be reconfigured. An extension would be constructed at roof level towards the rear with a terrace in front with a pergola incorporating curtain glazing and a plunge pool. A light well would be introduced at roof level, as well as AC units. The applicant wished to retain the arched window frames but would be replacing the windows with aluminium

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windows. Swift and Bat nests would be incorporated into the façade.

DoEHCC had submitted comments stating that the number and location of nests needed to be agreed beforehand.

KB commented that he wanted to add a condition if approved stating that the number and location of nests should be equal to the number of cavities in the façade.

The occupier of the adjacent building had submitted representations concerning the extension, as it would overlook their property. An agreement had been reached by both parties to use frosted or translucent glass for the curtain glazing on the west side of the roof. No comments had been received from the public.

DTP reported that the extension and bringing the building forward would not have a significant impact on the streetscape. He also mentioned that although the applicant and the neighbouring occupier had come to an agreement, the proposal for the side curtain glazing to be frosted/translucent might have a negative visual impact when viewed from the west. DTP recommended that the details of this glazing should be discussed and approved by the Subcommittee. DTP recommended approval with the conditions set out regarding Swift and Bat nests.

MSHY asked whether solar panels were being included.

The Chairman noted that planners need to be informed by DoEHCC of the number of solar panels required. This should be included in their comments.

CV commented that applicants should attempt to reach an A rating and conditions could be set to use better insulation, reuse a water tank etc.

JH asked whether HMGOG could impose better environmental measures to be used.

DTP replied that if this was going to be the case these should be set out in the appropriate regulations.

The Commission approved this application with conditions.

### **7/20 – F/16517/19 – 3 Canton House, Varyl Begg Estate – Proposed change of use from retail (Class A1) to takeaway (Class A3) and installation of extraction and signage.**

This application was for the change of use of a retail unit to a takeaway within Varyl Begg Estate. The applicant was proposing to replace the existing duct and placing new signage. Objections had been received from Department of Housing; these had been circulated to all members. They were objecting on the potential for antisocial behaviour, littering, odours and increase in pests. No objections were received from the public. Takeaways have previously been allowed in housing estates. Notwithstanding Department of Housing's objections, DTP recommended approval of this application.

MHYS commented that takeaways have not been allowed within housing estates for a long time

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and there were many other issues to be considered but due to the problems that could potentially occur the landlord, being the Department of Housing, would not give permission.

The Chairman responded that the property owner has the veto but the application was for a change of use for the retail unit and as takeaways have previously been allowed within estates, they had to recommend approval. He also added that the application could be approved with conditions on litter, opening times etc.

The Commission voted on this application as follows:

Approve: 1

Against: 6

Abstentions: 3

This application was refused following the reasons presented by Department of Housing in their objections.

KB noted that precedent did not bind the Commission.

### **8/20 – Ref. 1195 – Leanse Place, 50 Town Range – Consideration of request to designate a Tree Preservation Order (TPO)**

This application was on behalf of DoEHCC to designate a Tree Preservation Order (TPO) on a tree outside Leanse Place. The tree requires management and birds use this tree to roost. The area lacks landscaping. The owners of Leanse Place had complained that they had not been notified of this TPO but the tree is on Government land.

MESC commented that this was a commitment by HMGOG in their manifesto; all trees that are used by birds to roost would be protected.

The Commission approved this application unanimously.

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

### **9/20 – F/16515/19 – Unit 33 Governor’s Cottage Industrial Park, Dobinson Way – Proposed construction of additional storey.**

The applicant was proposing this simple extension for further storage. DTP recommended that if approved a floor band should be incorporated into the design.

After some photo montages of the view of this construction from different vistas MESC noted that he would vote against this application due to the visual impact it would have seeing as it broke the skyline and the vista of the World Heritage Site needed to be protected.

The Chairman added that Governor’s Cottage Industrial Park was designated as a start-up location for businesses and if more space was needed then businesses should look for another

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site.

The Commission refused this application unanimously because the proposed extra floor will project above the cliff line thereby adversely affecting the visual impact along Europa Advance Road and from the coastline.

### **10/20 - F/16643/19G - Bayside Sports Centre, Bayside Road - Proposed extension to building for the enlargement of the existing stay-and-play facilities and a new rowing exercise room.**

HMGOG was proposing an extension to accommodate the stay-and-play area. Two canopies to external areas were also being proposed.

DoEHCC had submitted comments stating that bird nests would be incorporated and no construction would take place during the nesting season from February to June without their consent. Civil Aviation Authority was objecting to there being bird nests due to the proximity to the airport runway. DTP recommended approval.

MHYS explained that stay-and-play has become extremely popular and is especially used by young students with special needs. This activity has now outgrown the premises and a larger space is required. This area is used over the summer, but in winter is especially used by St. Martin's school.

The lack of proposals for solar panels was discussed and it was agreed that the proposal should incorporate these.

The Commission approved this application unanimously.

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

#### **11/20 - BA13707 - The Anchorage, Rosia Road -- Proposed new swimming pool.**

*Consideration of request to renew Planning Permit No. 4955 for an additional year.*

#### **12/20 - F/14437/16 - Unit G26 Europa Business Centre Queensway -- Proposed erection of new building to be used as a warehouse and associated usage.**

*Consideration of colour sample for aluminium sandwich panels to discharge Condition 2 of Supplemental Planning Permit No. 5939A.*

#### **13/20 - F/15748/18 - 8 George's Lane -- Proposed change of use from store to micro gin distillery.**

*Consideration of signage details to discharge Condition 5 of Planning Permit No. 6921.*

#### **14/20 - O/15772/18 - 70-72 Devil's Tower Road -- Proposed car park extension.**

*Consideration of request to renew Outline Planning Permit No. 6938 for an additional year.*

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**15/20 - F/16186/19 - 17-21 Cannon Lane -- Proposed refurbishment of existing premises, changing upper floors from office to residential use.**

*Consideration of change in window materials to rear elevation and glazed doors to Juliet balconies on Cannon Lane elevation to discharge Condition 3 of Planning Permit No. 7195*

**16/20 - F/16310/19 - Units 1, 2, 3 & 4, The Square, Marina Bay -- Proposed supermarket fit-out.**

*Consideration of signage details to discharge Condition 5 of Planning Permit No.7342.*

**17/20 - F/16320/19 - 17 Rosia Court, 21-23 Rosia Road -- Proposed minor internal alterations to residence.**

*Consideration of details of skylight to discharge Condition 3 of Planning Permit No. 7363.*

**18/20 - F/16348/19 - 17 South Walk, Europa Walks Estate -- Proposed internal alterations.**

**19/20 - F/16350/19 - 23 East Walk, Europa Walks -- Proposed internal alterations.**

**20/20 - F/16378/19 - 9 South Walk, Europa Walks Estate -- Proposed internal alterations.**

**21/20 - F/16421/19 - 34 Northview Terrace, Devil's Tower Road -- Proposed internal works.**

**22/20 - F/16462/19 - 2 Lake Ramp, Buena Vista Estate -- Proposed works to basement and external alterations and general refurbishment to property.**

**23/20 - F/16472/19 - 5 Plata Villa, St Joseph's Road -- Proposed construction of a single storey bathroom extension to duplex apartment.**

**24/20 - F/16483/19 - Upper Garage of Block 4, Ragged Staff Wharf, Queensway Quay -- Proposed installation of new ducting on upper garage ceiling to extend the kitchen extraction system of two restaurants to the east side of the building.**

**25/20 - F/16484/19 - 9 Genista House, 53a Europa Road -- Proposed change of windows from timber to uPVC.**

**26/20 - F/16501/19 - 1207 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.**

**27/20 - F/16502/19 - 815 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.**

**28/20 - F/16503/19 - Royal Ocean Plaza Frontage, Bayside Road -- Proposed replacement ground floor fenestration, installation of new signage as well as integrated planters.**

**29/20 - F/16504/19 - 1204 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.**

**30/20 - F/16509/19 - 807 Imperial Ocean Plaza -- Proposed installation of glass curtains.**

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31/20 - F/16528/19 - 1/4 College Lane -- Proposed change of use to residential unit (Class C3) to office (Class A2) and amalgamation of unit to existing office.

32/20 - F/16529/19 - 6 Chichester Ramp, Buena Vista Estate -- Proposed construction of internal staircase down to new basement level with new bathroom and two new bedrooms.

33/20 - F/16535/19 - 75 Irish Town -- Proposed internal alterations, installation of new signage and enclosure of light well to shelter access to toilets.

34/20 - F/16537/19 - International Commercial Centre, 2a Main Street -- Proposed installation of bench.

35/20 - F/16540/19G - Europa Walks -- Proposed installation of a wooden balustrade and access gates along the perimeter wall of Europa Walks.

GoG Project

36/20 - F/16541/19 - 20 Moorland House, Ordnance Wharf -- Proposed internal alterations and change of windows.

37/20 - F/16550/19 - 47 Governor's Street -- Proposed installation of replacement awning on shop front.

38/20 - F/16551/19 - 203 Imperial Ocean Plaza -- Proposed installation of glass curtains.

39/20 - F/16557/19 - Europlaza Buildings, Harbour Views Road -- Proposed new external structure over perimeter road for a communal swimming pool.

*Follows on from outline application.*

40/20 - F/16573/19 - 913 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.

41/20 - F/16574/19 - 18 Ordnance Wharf, Queensway -- Proposed installation of glass curtains.

42/20 - F/16575/19 - 710 West One, Europort Road -- Proposed installation of glass curtains.

43/20 - F/16576/19 - Flat 19 Moorland House, Ordnance Wharf -- Proposed installation of glass curtains.

44/20 - F/16580/19 - 502 Express Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.

45/20 - F/16590/19 - 303 Imperial Ocean Plaza -- Proposed installation of glass curtains.

46/20 - F/16593/20 - Flat 19 Moorland House, Ordnance Wharf -- Proposed installation of glass curtains.

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**47/20 - F/16646/20 - 20 Iberis House, West View Park -- Proposed installation of glass curtains.**

**48/20 - D/16599/19 - 269 Main Street -- Proposed demolition of numerous walls within building.**

**49/20 - A/16469/19 - Unit 1, Orion House 6 George's Lane -- Proposed installation of projecting sign.**

**50/20 - A/16569/19 - Jyske Bank (Gibraltar) Ltd 76 Main Street -- Proposed installation of replacement fascia sign.**

**51/20 - A/16587/19 - The Caleta Hotel, 23 Sir Herbert Miles Road -- Proposed installation of lamp post banners to advertise the Gibraltar International Chess Festival.**

**52/20 - A/16602/19 - 108 Main Street -- Proposed installation of replacement fascia sign.**

**53/20 - A/16603/19G - Main Street By Post Office -- Proposed installation of banner to advertise Elio Cruz exhibition.**

**54/20 - T/16139/19G - Office Of The Governor, The Convent Garden -- Proposed removal of Cedrus Atlantica.**

GoG Project

**55/20 - N/16477/19 - 7 North Pavilion Road -- Proposed removal of Olea Europaea and Ailanthus Altissima.**

*This tree application sought consent to remove a fairly large Olea Europaea of average form which will affect an adjacent parapet wall over time as well as a fairly large Ailanthus Altissima which has suckered extensively. It was considered that both trees could be removed and that a semi-mature tree of a native species to be planted on the ground floor of the garden of the property where the original Olea Europaea tree is, but to be planted in the middle of the garden/patio and that this tree is to be planted prior to the Olea Europaea being removed.*

**56/20 - N/16493/19G - South Pavilion Road -- Proposed removal of dead Eucalyptus Camaldulensis.**

GoG Project.

*This tree application sought consent to remove a very large Eucalyptus Camaldulensis that has died and is located alongside a busy road and above a bus stop and parking area causing a significant hazard. It was considered that the tree should be removed immediately and replaced with two new trees, such as an Araucaria or Grevillea Robusta in locations, which are to be agreed.*

**57/20 - N/16496/19 - Governor's Residence, The Convent, 285 Main Street -- Proposed removal of dead Acacia Salingna.**

*This tree application sought consent to remove an Acacia Salingna that has died. It was considered*

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*that the dead tree should be removed because it causes a safety risk and replaced with another species to enhance the garden's arboretum to be agreed with the with the Department of the Environment.*

### **58/20 - N/16507/19G - Rosia Road Alameda Estate -- Proposed removal of Robinia Pseudacacia.**

GoG Project.

*This tree application sought consent to remove a relatively large Robinia Pseudacacia of average form that is in poor health and has lost most of its foliage. It was considered that the tree should be removed and replaced with a tree such as a Ficus and that this tree should be planted before the existing tree on site is removed.*

### **59/20 - N/16508/19G - Prince Edward's Gate -- Proposed removal of Ficus Carica.**

GoG Project.

*This tree application sought consent to remove a young Ficus Carica of average form that has seeded naturally and is growing at the top of a historic wall and overhanging a road that is in constant use. It was considered that due to the probability of eventual damage that would be caused to the historic wall by the tree and corresponding fall of masonry onto a frequently used road the tree should be removed.*

### **60/20 - N/16514/19 - Unit 2, Sir William Jackson Road -- Proposed pruning of two Ficus Microcarpa.**

*This tree application sought consent to prune the branches of a Ficus Microcarpa which are overhanging an adjacent fence and remove the limb of a further Ficus Microcarpa which is in contact with the adjacent fence and causing damage to a parapet wall below. It was recommend that the branches of the Ficus Microcarpa which are overhanging the adjacent fence are pruned back beyond the fence line and in respect of the other Ficus Microcarpa the limb should be cut back to a point where it is a safe distance from the fence, and that the wall should be repaired and monitored for any further signs of damage.*

### **61/20 - N/16544/19 - 47C Europa Road -- Proposed pruning of Olea Europaea.**

*This tree application sought consent to reduce the crown of a fairly large Olea Europaea of average form in the corner of a private garden to allow easier management, afford more light and avoid falling fruit. It was considered that the tree would benefit from some reshaping, given the haphazard pruning that has taken place in the past and that the crown of the tree should be reduced by a maximum of 20% as it is a prominent tree and the works should ensure that the public amenity the tree affords should not be compromised.*

### **62/20 - N/16622/20G - Edinburgh House, Edinburgh Estate -- Proposed removal of Salix Babylonica.**

GoG Project

*This tree application sought consent to remove a Salix Babylonica of relatively poor form that had*

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severe rot in its main trunk and stands in an area that is frequently used and poses a hazard. It was considered that because of its high hazard rating the tree should be removed and replaced with a semi-mature *Salix Babylonica*.

### **63/20 - N/16627/20G - Old Westside Girls Comprehensive School -- Proposed pruning of Ficus Microcarpa.**

GoG Project

*This tree application sought to prune 50% of the crown of a large Ficus Microcarpa of good form which is required to accommodate the Chatham Views housing development. It was considered that it could be pruned; however, every effort should be made to include it within the landscaping scheme for the Chatham Views development.*

### **64/20 - N/16628/20G - The Gibraltar Garrison Library, Governor's Parade -- Proposed installation of A-Frame against trunk of Dracaena Draco.**

GoG Project

*This tree application sought to provide an option to improve the stability of a very large, mature and attractive Dracaena Draco that is a key feature of this part of the Old Town. An A-frame had previously been fitted as a support because the tree has a lean, but it was fitted against a branch, whereas it should have been fitted against the main trunk. Whilst it was proposed to fit a support strap on the other side of the tree to the A-frame, in order to improve stability, it was considered that an A-frame should be fitted against the trunk with strapping as a temporary measure to see if it improved the stability of the tree.*

### **65/20 - N/16629/20G - The Gibraltar Garrison Library, Governors Parade -- Proposed removal of dead foliage and cleaning of trunk of Washingtonia Filifera.**

GoG Project

*This tree application sought consent to remove the dead foliage and clean the trunk of a fairly large Washingtonia Filifera of good form which has some dead fronds at the base of the crown and which could fall onto an adjacent footpath. It was considered that this is a perfectly justified proposal.*

### **66/20 - N/16630/20G - The Gibraltar Garrison Library, Governor's Parade -- Proposed pruning of Jacaranda Mimosifolia.**

GoG Project

*This tree application sought consent to prune a fairly young Jacaranda Mimosifolia that has been pollarded in the past, which has resulted in the growth of long and fairly weak branches. It was considered that the tree would benefit from pruning and management of its crown, in order to promote better growth.*

### **67/20 - N/16630/20G - The Gibraltar Garrison Library, Governor's Parade -- Proposed reduction of crown of Ficus Carica.**

GoG Project

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*This tree application sought consent to reduce the crown of a fairly mature Ficus Carica of good form and which is an attractive addition to the garden, however it is growing very close to a large Dragon Tree that is one of the main features of the garden, and is now competing with it for space. It was considered, that if left unmanaged, the crown of this tree would continue to grow into that of the Dragon Tree, which is the more important feature and that the crown should be reduced and managed going forward so that the crowns of the two trees do not compete.*

### **68/20 - N/16633/20G - 1 Rosia Lane -- Proposed pruning of Olea Europaea.**

GoG Project

*This tree application sought consent to prune a small Olea Europaea growing in Government Land and not of good form with some branches in contact with the roof of an adjacent property which is possibly allowing vermin access to the attic. It was considered that the tree is the most likely route of entry to the attic for vermin and it should be pruned so that the branches in question are at least 2m away from the building.*

### **69/20 - N/16634/20G - 1 Rosia Lane Steps -- Proposed pruning of Celtis Australis.**

GoG Project

*This tree application sought consent to prune a healthy and reasonably mature Celtis Australis of very good form, which is growing prominently alongside a public footpath. It was considered that no serious action is necessary as the tree is an asset to the property and the landscape and that some light pruning should be carried out to distance the crown from the adjacent building.*

### **70/20 - N/16635/20G - 24 Road To The Lines – Proposed removal of Ficus Carica.**

GoG Project

*This tree application sought consent to remove a healthy Ficus Carica of reasonably good form, which is growing on a wall, which it is already damaging and becoming larger. It was considered that the tree will have self-seeded on the wall and it should be removed as it will continue to cause damage to the wall and that a new tree should be planted of a different species, wither within the property of question or nearby, depending especially on who the wall in question belongs to.*

### **71/20 - N/16644/20G - Governor's Parade -- Proposed pruning of Ficus Microcarpa.**

GoG Project

*This tree application sought consent to prune the branches of a series of Ficus Microcarpa's of good form that are encroaching onto the grounds of the Garrison Library. It was considered that the branches of the trees should be pruned back 3 or 4m from the boundary of the Garrison Library as the trees have previously been pollarded.*

### **72/20 - MA/16505/19 - 7/2 Gardiner's Road -- Proposed extension and redevelopment of building.**

*Consideration of minor alterations to internal layout of building, small extension to northeast corner*

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*of approved second floor and minor changes to fenestration of approved north and west elevations.*

### **73/20 - MA/16558/19 - The Anchorage, Rosia Road -- Proposed new swimming pool.**

*Consideration of minor alterations to approved scheme to enlarge perimeter walkway around pool, shorten access stairs and relocate timber panelled door and adjoining concrete post.*

### **74/20 - MA/16561/19 - 1 Humphreys Bungalow's, 7 Engineer Road -- Proposed demolition of existing timber frame house and construction of new bungalow.**

*Consideration of minor alterations to approved scheme to reduce length of building length, changes to approved fenestration, inclusion of street access steps, installation of two x photovoltaic panels on the southern end of the roof of the approved building and breakdown of wall underneath building to further expose natural rock.*

### **75/20 - Ref. 1195 - Bellavista, 9 Mount Road -- Proposed removal of two x dead Cupressus Sempervirens.**

### **76/20 - Ref. 1425/16591/19 - 17/19 Engineer Lane -- Proposed colour scheme.**

### **77/20 - Any other business.**

### **F/16658/20G - Governor's Parade centre Square (former Piazzella) - beautification of existing urban square**

A presentation was shown to the Commission regarding the refurbishment of Governor's Parade. Restaurant canopies would be removed, the floor surface changed and canopies would then be placed next to facades. The two planters currently in place would be removed with shrubs and seasonal deciduous trees to be planted. The current Redibikes installation would be removed and then replaced. This site had been identified for improvement within the Gibraltar Development Plan 2009. There was a concern for future commercial use of the west side of the parade as there could be pressure to install canopies.

MESC stated that the Fire Service had concerns with the current situation of canopies blocking access and that this was part of the reason for relocating all canopies away from the centre of the square to provide for clear access

CV commented that this was a fantastic scheme and extra ducts should be included to improve the infrastructure of the Upper Town. These could be included in the lobbies of the surrounding buildings.

MESC replied that this would be included.

JH asked whether the car park by St. Andrew's Church would be pedestrianised within the second phase.

The Chairman replied that this would be carried out in the third phase.

**Approved**

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**78/20 - Next Meeting**

The next meeting will be held on 27<sup>th</sup> February 2020.