

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes

Minutes for the 3rd meeting of 2025 held remotely via video conferencing on 27th March 2025 at 9.30am

Present:

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

The Hon Leslie Bruzon (MICS)
(Minister for Industrial Relations, Civil
Contingencies and Sport)

The Hon Dr J Cortes (MEEC)
(Minister for Education, the Environment and
Climate Change)

Mr H Montado (HM)
(Chief Technical Officer)

Mr G Matto (GM)

Mrs C Montado (CAM)
(Gibraltar Heritage Trust)

Mr K 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 C Freeland (CF)
(Rep Commander British Forces, Gibraltar)

Mr P Cosquiere (PC)
(Deputy Town Planner) (*Alternate*)

Mr Simon Garesse (SG)
(Town Planning Assistant)

Mr R Laposi
(Minute Secretary)

Apologies:

The Hon Dr J Garcia
(Deputy Chief Minister)

Approval of Minutes

110/25 - Approval of Minutes of the 1st meeting of 2025 held on 16th January 2025

The Minutes of the 1st meeting of 2025 held on the 16th January 2025 were approved.

111/25 - Approval of Minutes of the 2nd meeting of 2025 held on 20th February 2025

The Minutes of the 2nd meeting of 2025 held on the 20th February 2025 were approved.

Matters Arising

112/25 - F/19109/24 - 5/1 North Pavillion -- Retrospective application for replacement of 2 windows and 2 shutters, and a rear entrance door.

Background

The Commission had previously approved a retrospective application concerning the replacement of two windows, two shutters, and a rear entrance door at 5/1 North Pavilion Road.

PC outlined to Members that the Town Planning Department (TPD) wanted to issue an Enforcement Notice against the applicant for failing to comply with Condition 2 of Planning Permission No. 8948, which required the window shutter on the south-east façade to be painted white within six months of the decision date, unless otherwise agreed in writing by the Commission.

Planning Assessment & Recommendations

PC outlined to Members that as the six-month period had elapsed without compliance; enforcement action was deemed necessary to uphold the approved planning condition and maintain the intended visual appearance of the development and the TPD requested authorisation for enforcement action to be taken accordingly.

Outcome:

The Commission unanimously approved the TPD to undertake the necessary enforcement action.

113/25 – 1225 - Request for Delegation of Enforcement Powers to the Chairman.

Background

The Chairman advised Members on the delegated powers and outlined the need to streamline enforcement actions due to legal advice requiring DPC approval and that currently, before taking action, the TPD requires specific authority from Members to undertake enforcement action which has led to delays, especially in time-sensitive situations such as the issuing of Stoppage Orders where time is critical

Discussion:

- Chairman: Explained the proposal to delegate enforcement powers to the Town Planner for quicker action. Confirmed that any enforcement action undertaken would be reported back to Members at the following DPC meeting.
- MICS: Asked how members would be informed of actions and sought clarification on the legal advice.
- CAM: Suggested documenting enforcement action undertaken by the TPD for the record.

Outcome:

The proposal to delegate enforcement powers to the Town Planner was approved unanimously, subject to the Town Planner reporting back to Members at the following DPC meeting regarding any enforcement action that has been undertaken and that this would form a new section on the DPC Agenda

Major Developments

114/25 - F/19591/25 - The Area of Land and Sea Located Between Eastern Beach and Catalan Bay, Known As "The Eastside" -- Proposed coastal protection works, reclamation and marina structures

Background

The proposal forms part of the larger Eastside Development and follows outline planning permission (O/18038/22) granted for a comprehensive mixed-use waterfront development. The development is aligned with Policy Z4.1 of the Gibraltar Development Plan 2009 and the approved Eastside Master Plan, which envisages a dynamic, sustainable, and integrated urban coastal district.

Planning History

Previous applications on the site include:

- O/18038/22: Comprehensive mixed-use waterfront development; and
- F/18790/23: Temporary works for advanced phases facilitating future development.

Public Participation

- No representations received.

Proposal

SG confirmed that the proposal involved the construction of the marina structures and breakwater and other infrastructure, and that the proposal broadly complies with the scope of the approved Outline Application and its associated Masterplan as well as temporary works including access to the site, parking, refuse and landscaping. SG outlined that there were some

minor changes to the form of the breakwaters and there had been some minor changes to the pier configuration in the Marina.

SG also confirmed that:

- Reconfiguration of marina layout (pier arrangements), unchanged breakwater extent;
- Phase 1 (initial works) and Phase 2 (coastal protection, marina infrastructure);
- Caisson and rock supply from local sources; delivery via land and sea;
- Provision of 250 temporary public parking spaces during construction;
- ES mitigation measures include: marine species relocation, silt curtain use, noise and vibration controls, lighting controls, and travel demand management; and
- Beach nourishment every two years over a 10-year period for Eastern Beach and Catalan Bay. Maintenance to be the responsibility of the developer.

Supporting Documentation

Documentation included detailed plans, coastal and marine engineering sections, an Operational Management Plan, and a Coastal Dynamics Report related to beach nourishment at Eastern Beach and Catalan Bay amongst other technical reports to address the mitigation of the Environmental Statement submitted in support of the previous Outline Application.

Representations by the ESG

- JH addressed the Commission and raised concerns regarding fuel berth emissions and potential servicing of superyachts and cruise ships.
- Potential for marine debris accumulation along revetments.
- Impacts on beach access and community use during construction.
- Long-term visual impacts of the breakwater as viewed from Catalan Bay.
- Opposition to offshore dredging for beach replenishment due to ecological and historical concerns.

Applicant's Response

- Stephen Orciel (SO) on behalf of the applicant stated that the fuel berth will not function as a bunker station and will only serve vessels up to 30 metres.
- All required safety and pollution controls, including fire suppression and vapour recovery, will be implemented.
- Large vessels will connect to high-capacity onshore power to avoid idling emissions.
- A strategy will be developed in consultation with ESG for maintenance and cleaning of revetments to address marine debris.
- The applicant agreed to provide further written clarifications on fuel systems and emissions.

- Commitment made to host a site visit with vessel placement to assess visual impact.

Consultee's Comments

- Gibraltar Port Authority (GPA): Emphasised strict navigational safety protocols.
- Ministry for Heritage (MfH): No objections; archaeological watching brief recommended.
- Department of Environment and Climate Change (DOE):
 - Recommends minimising southern breakwater.
 - Requires access to sediment and borehole data.
 - Raised concerns on biodiversity and marine species relocation.
 - Recommends sub tidal and inter tidal surveys.
- Ministry of Equality (MoEq): No objections; queried stair-only access in South Marina.
- Director of Civil Aviation (DCA): No objections, subject to aircraft transit limits.
- Technical Services Department (TSD):
 - Requested maintenance strategy for beach nourishment.
 - Sand sourcing flagged as critical.
 - Marine structures acceptable subject to third-party verification.
 - Temporary traffic management plan broadly supported.
- Ministry of Transport (MoT): No objections; reiterated traffic plan compliance.

Planning Assessment & Recommendations

TPD confirmed that the proposal complies with the approved Outline Planning Permission and policy framework and forms an essential component of the wider Eastside development.

TPD Recommendation: Approve the application, subject to:

- Site visit to confirm visual impact of southern breakwater;
- Finalisation of the Marina Management Plan;
- Environmental and sediment management;
- Approval by DOE of beach nourishment material source; and
- Ongoing compliance with EIA mitigation and bespoke conditions.

Discussion

Members raised concerns and comments regarding:

- Emissions and pollution control from fuel dock;
- Visual impact of breakwater from Catalan Bay;

- Need for best available technology in fuelling operations;
- Protection of public beach access during peak seasons;
- Use of revetments to maximise ecological value;
- Dredging confined strictly to marina basin;
- No offshore dredging supported; and
- Suggestion for on-site verification of visual impact via vessel placement.

Applicant representatives and technical consultants addressed these issues and committed to further engagement and mitigation strategies as the project moves forward

Decision

Vote on Procedure (Approve Subject to Site Visit vs. Defer Application):

In favour: 10

Against: 1

Vote on Application (Approval subject to site visit):

In Favour: 9

Against: 1

Abstained: 1

The application was approved subject to the successful outcome of Member site visit confirming visual impact is acceptable.

Planning Conditions to include:

- Finalised Marina Management Plan to be approved;
- Planning conditions on environmental, access, traffic, and design compliance;
- DOE approval of any dredging sites or alternative sand sources for beach replenishment;
- Revetment waste maintenance strategy in consultation with ESG; and
- Transposition of outline conditions as necessary.

Outcome

Full Planning Permission granted, subject to:

- Conditions outlined above; and
- Satisfactory outcome of scheduled site visit by Members.

Post meeting note:

A site visit was arranged on 1 April 2025 to view the southern extent of the main breakwater. Three Members objected and the remainder had no objections. The three Members who objected believed the site visit had not provided sufficient assurance that the southern end of the breakwater would not have an impact on the beach and the village and had requested further discussion on how to mitigate for this. However, as the majority of Members were in favour, the proviso on which the vote to approve the application had been taken was met, and therefore the application was approved.

Other Developments

115/25 - O/19172/24 - 12 Mount Road -- Proposed extension and alterations to existing single dwelling.

Background

The site is located on a steep hillside in the South District, below Mount Road and near the Gibraltar Nature Reserve. The site comprises an existing two-storey Mediterranean-style dwelling with a pool, ancillary structures, and two parking spaces. Access is via a stepped staircase and a narrow service road.

The area is characterised by 2–3 storey detached and semi-detached dwellings with landscaped gardens, including terraced and sloped plots with significant vegetation. Street visibility is limited due to steep gradients and bends; the site is not visible from public vantage points such as Parson's Lodge or Europa Road.

Proposal

Includes a two-storey extension, setback roof with green roof and solar panels, a new lift, upgraded leisure facilities, increased parking, and sustainability measures such as greywater recycling and rainwater harvesting.

Planning History

PC advised that the Commission had previously approved a single-storey extension to the property that was never implemented and reconfirmed that the current application proposes a two-storey extension and significant redevelopment of the property.

Public Participation

Three sets of representations were received, all from objectors who confirmed their intention to address the Commission. It was confirmed that objections had been submitted on both the original and revised schemes.

Supporting Documentation

Submission included architectural drawings, a sun/shadow study, 3D photomontages, and a tree survey.

Representations by Objectors

Mr. Bernard Sacarello (representing parents at No. 11 Mount Road):

- Objected to the doubling of the height of the property;
- Raised concerns over significant overshadowing of garden and balcony; and
- Noted loss of view and winter sunlight, particularly affecting amenity value.

Ms. Tania Rahmany (representing Mr. Javier Chincotta, resident of Eagle House):

- Concerned about access during construction, which may block entrances and emergency access;
- Objected to potential privacy loss due to orientation and extensive glazing;
- Raised environmental concerns: removal of trees, excessive footprint (68% coverage), and ecological impact from glass design; and
- Objected to architectural style being out of character with the colonial nature of Mount Road.

Applicant's Response (via Christian Revagliatte of GC Architects):

- Access during construction will be managed through contractor obligations and will comply with planning and building control requirements;
- Privacy impacts are mitigated with no new windows overlooking neighbours and use of translucent glazing;
- Building coverage increase is within acceptable thresholds and consistent with other properties in the area;
- The proposal incorporates anti-bird collision glazing and improved screening;
- Noted a variety of architectural styles in the area; design intended to complement emerging character; and
- 3D visualisations were updated for accuracy, with green elements and parapet screening.

Consultee's Comments by

- DOE:
 - Welcomed sustainability features including rainwater harvesting, greywater recycling, and solar panels.
 - Requested dust control, no works during breeding season, and landscaping consultation.
- MfH:
 - No objection; requested archaeological watching brief during ground works.
- TSD:
 - No objections; standard conditions requested.

- Other Consultees (MoT, GHT, LPS, WHO):
 - No objections.

Planning Assessment & Recommendations

- The proposed development increases the plot coverage from 43% to 68%, remaining within the 80% threshold permitted by regulations. TPD acknowledged the site's transitional context and evolving architectural character;
- The massing, scale, and proposed height are not considered to be out of place. The design introduced a rhythm to the streetscape and fits within the existing footprint.
- The visual impact is limited due to topography and vegetation, and street-facing elevations read well with surrounding properties;
- Concerns over winter overshadowing remained, and it is recommended that for full planning stage, applicant shall revisit the roof design and upper-level setbacks to mitigate this;
- Privacy and ecological concerns are addressed through screening, use of translucent glass, and bird-safe glazing; and
- The proposal integrates sustainability measures and is recommended for approval, subject to detailed refinements to be made to the scheme at full planning stage.

Discussion

- MEEC strongly opposed the design, citing loss of traditional character on Mount Road.
- MICS and CAM agreed, noting overdevelopment and inappropriate massing.
- Other members echoed concerns about scale, architectural style, and cumulative impact on the streetscape and that the applicant could not rely on changes in the wider setting to justify the proposed changes to this property.
- Debate highlighted disagreement between modern design proponents and defenders of existing character.

Decision

Vote on Application:

In Favour: 4

Against: 7

Abstained: 0

The application was **refused by majority** for the following reasons:

- Out of scale
- Loss of character
- Inappropriate massing

Outcome

Outline Planning Permission refused by majority decision of the Commission.

116/25 - F/19433/24 - House 3 The Arches 11 South Barrack Road -- Single storey extension to dwelling within patio area with new pool and ancillary works.

Background

Four-storey house with a roof terrace, surrounded by other residences including Woodford Cottages to the north.

Planning History

Members previously approved a full planning application including an additional floor, roof terrace, and lift access which was followed by two sets of Minor Amendment which included (1) a partial roof covering, and (2) the creation of a family room with glazing.

Recent site inspection confirmed patio conservatory structure had already been removed, and the new proposal seeks to regularise and formalise the new layout and configuration, including the landing/fire escape and pool.

- Current proposal includes:
 - Demolition of existing patio conservatory;
 - Excavation and lowering of patio to match internal floor level;
 - Two-storey rear extension with fire escape landing;
 - Spiral staircase access and parapet wall set 2.1m from boundary; and
 - Open garden with pool, planting, and decking to the south.

Supporting Documentation

Submitted documents included plans, revised designs, and written counter representations responding to objections.

Public Participation

Two sets of representations were received, both objectors confirmed their intention to address the Commission.

Representations by Objectors

Mr. Patrick Pilcher (Owner of No. 6 Woodford Cottage):

- No objection to the proposed pool;
- Objected to the original extension and terrace design;
- Acknowledged improvements in revised plans, especially reduced height; and
- Maintained objection to the landing, arguing that it functions as an unnecessary terrace and affects privacy.

Woodford Cottage Owners Association:

- Opposed excessive development and overbearing design;
- Raised concerns over cumulative impacts from recent and proposed developments;
- Cited inconsistency with GDS2-Design policy, citing cubist form and extensive glazing; and
- Argued proposal would undermine character of surrounding area.

Applicant's Response

- Noted proposal is fully located to the rear and not visible from public roads;
- Reduced height and removal of original terrace element to address concerns;
- Increased setback of parapet wall to 2.1m to reduce overlooking;
- Stated landing is necessary for fire escape purposes and not intended for recreational use; and
- Offered to reduce landing area and setback further if necessary.

Consultee Comments

- DOE:
 - Requested energy efficiency measures, saltwater pool, and seasonal work restrictions; and
 - Required bird and bat survey prior to construction.
- TSD and MfH: No objections.

Planning Assessment & Recommendation

- The works are confined to the rear of the site and are not visible from public roads.
- Located below Woodford Cottage, and do not dominate the surrounding area.
- Applicant has responded to concerns with revised plans, reduced height, and setbacks.
- The landing/fire escape is a functional necessity, not intended as a terrace.
- Recommendation: **Approval**, subject to the following conditions:
 - Reduction of landing area to essential walkway for fire escape; revised plans to be submitted to Subcommittee for approval;
 - Bird and bat survey to be completed before work starts; DOE approval required;
 - No works permitted during breeding season unless authorised by DOE; and
 - Any additional conditions deemed necessary to control development.

Discussion

- Members noted applicant's willingness to cooperate and revise plans by setting back the terrace parapet to the minimum required for the fire escape.
- Mr Pilcher confirmed satisfaction with applicant willingness to further set back the parapet wall in the proposal.
- Applicant reaffirmed that the landing would not be used recreationally.

Decision

Unanimously Approved, subject to reduction of landing and compliance with listed conditions.

117/25 - F/19495/24 - 39 Admiral's Place -- Proposed extension of existing annex building to create a larger gymnasium and include spa facilities serving the main house.

Background

The development site lies within the Admiral's Place residential complex. The single storey annex building, located northwest of the main house, is currently used as staff quarters and a gymnasium.

Proposal

The proposal seeks to add an additional storey and refurbish the structure while maintaining its vernacular character. The proposals will provide a larger gym and spa facility.

Public Participation

The application was subject to public participation and no representations were received.

Supporting Documentation

Architectural drawings, visuals, and revised elevations illustrating the proposed extension and refurbishment.

Consultee's Comments

- DOE:
 - Recommended installation of efficient lighting and water-saving measures, photovoltaic panels;
 - Submission of a predictive EPC to meet NZEB requirements; and
 - a condition preventing works during the breeding season without prior consent.
- GHT:
 - No heritage concerns; and
 - requested the development maintain the character of the surrounding area.

TSD, MfH - No objections.

Planning Assessment & Recommendations

- Revised design following consultee feedback, particularly regarding façade treatments.

- Proposals respect the architectural language and materials of the main house.
- Extension integrates with existing building, preserving scale and proportions.
- Stone components, fenestration, and roof details replicate existing features to maintain visual continuity.
- Energy-efficient design with sustainable materials to improve thermal performance.
- Layout minimises potential noise impacts.

TPD recommends approval, subject to:

- Submission of colour scheme and finishes prior to commencement of works;
- Submission of photovoltaic panel details prior to commencement;
- Submission of EPC to comply with NZEB requirements prior to commencement; and
- No works during the breeding season unless with written DoE consent.

Discussion

- Clarification requested on the transition from staff to spa use.

Members agreed the design respected the character of the site and surrounding area

Conditions for Final Approval

- Details of proposed colour scheme and finishes to be submitted and approved prior to commencement.
- Photovoltaic panel details to be submitted and approved prior to commencement.
- Predictive EPC to be submitted to meet NZEB requirements prior to commencement.
- No works during breeding season unless written consent provided by DoE.

Outcome

Unanimously approved, subject to the listed conditions.

118/25 - F/19530/25 - No. 2 George's Lane & No. 255-257 Main Street -- Proposed extension, refurbishment and change of use of ground floor from A1 to A3.

Background

The property is situated at a prominent corner within the Town Area, adjacent to Cathedral Square. Vacant for six years, the building previously housed a retail unit on the ground floor and three residential floors above. It has suffered from structural neglect and water ingress but retains significant architectural features contributing to Gibraltar's heritage.

Proposal

Restoration and refurbishment of key architectural features of the building whilst introducing a restaurant at ground floor and construction of two storey extension to provide a six-storey building with nine apartments on the upper floors and roof terrace above. The extended floors include setbacks to reduce visual impact and follow design aesthetic of existing building form.

Public Participation

One representation received from an adjoining property owner, raising concerns about overlooking and fire safety. These were addressed through revised plans incorporating privacy screening. The objection was subsequently withdrawn.

Supporting Documentation

Architectural plans, heritage impact assessment, energy performance data, visuals and elevation drawings.

Consultee's Comments

- DOE:
 - Supported energy efficiency measures and EPC,
 - requested solar panel details and energy meters,
 - use of saltwater in plunge pool, and
 - ecological measures for nesting birds and bats.
- MfH:
 - Supported development,
 - stressed proper retention of historic elements and potential archaeological features.
- TSD: No objections.
- GHT: No comment.

Planning Assessment & Recommendations

Key points considered in planning assessment:

- The design preserves historic features while modernising internal and external functions;
- Proposed ground floor café aligns with Old Town revitalisation policies;
- Additional floors and rooftop set back to reduce visual impact;
- Privacy and overlooking concerns addressed through design revisions; and
- Incorporates sustainable and traditional materials in accordance with GDS18 and GDS16 policies.

TPD recommended approval, subject to:

- Implementation of privacy screening for balconies;
- Retention of heritage features in line with MfH guidance;
- Archaeological watching brief during excavation;
- Incorporation of bird and bat nest boxes with DoE approval; and
- Catalogue and inventory of internal heritage features to be agreed and retained.

Discussion

- Debate over appropriateness of two additional floors exceeding Old Town policy height limit (Ground + 4).
- Members expressed concern about precedent and impact on the townscape.
- Justification by architect based on financial viability and extensive structural repairs needed.
- Several members supported limiting extension to a single additional floor.

The Chairman acknowledged members' concerns and recommended deferring the application to allow the applicant to consider revising the scheme to a single-storey extension. The final approval is to be determined upon resubmission and successful incorporation of prior conditions including privacy screening, heritage retention, archaeological watching brief, ecological measures, and internal feature catalogue.

Outcome

Application deferred to allow applicant to consider a reduced scheme with a single additional storey.

119/25 - F/19598/25G - 1 South Barrack Parade -- Proposed refurbishment and extension to school.

Background

Located in the South District of Gibraltar, the site sits in a residential area surrounded by colonial and high-rise buildings. The school complex includes a three-storey Main Barracks, lunch and sports halls, and a canteen building. These are arranged around a central courtyard. Several of the buildings are listed under the Heritage and Antiquities Act 2018.

Proposal

Refurbishment of school, reconfiguration of internal spaces to separate Lower and Upper Schools across either end of site with separate gated entrances and a new two-storey extension within central courtyard and to wrap around a newly created forest area.

Public Participation

The application was subject to public participation under Section 57 for government applications. No objections were received.

Supporting Documentation

Architectural plans, sustainability report, landscaping strategy, and technical reports.

Consultee's Comments

- DOE:
 - Supported energy-efficient features and green roof;
 - required full details of solar installations, predictive EPC, and NZEB compliance;
 - required bird/bat survey and nesting boxes;
 - a green roof management plan; and

- and restriction on works during breeding season.
- MfH:
 - No major concerns;
 - requested archaeological watching brief; and
 - consultation on façade materials.
- MoT:
 - Concerns about drop-off/pick-up zones if capacity increases,
 - requested consultation and redesign of northern/southern entrances and adjoining public highways (pavement provision etc.
 - MoEq: Clarification requested on emergency access and evacuation provisions.
- TSD: No objections.

Planning Assessment & Recommendations

- Proposal enhances educational and community facilities in line with Policy S1.
- Design respects listed heritage and integrated sustainable features (green roofs, energy systems) and there is a potential for further SUDS.
- Refurbishment will preserve architectural integrity while improving functionality.
- Forest courtyard design improves site layout and daylighting and provides green area for all users.
- Accessibility upgrades and passive design contribute to long-term sustainability.
- Concerns noted regarding pedestrian congestion and access from busy streets; recommended continued coordination with the Ministry of Transport.

Town Planning Department recommended approval, subject to:

- Waste strategy and cleansing consultation;
- Full details of energy systems, solar installations, and predictive EPC;
- NZEB compliance for new extension;
- No works during breeding season without DoE approval;
- Landscape and green area maintenance plan (with SUDS);
- Bird and bat survey and integration of nesting features;
- Fire strategy with accessibility;
- Consultation with MfH on façade and materials;
- Submission of roof, railing, window, louvre, and signage details;
- Accessibility details including WC and flooring;
- Revised drop-off/pick-up zone layout if needed;
- Improved pedestrian access and consultation with MoT;
- Provision for cycle parking, EV charging for scooters;
- Construction Management Plan and Construction Transport Management Plan for construction logistics;
- Archaeological watching brief for groundworks; and
- Heritage license and infrastructure reinstatement as required.

Discussion

- Concerns raised about student safety and pedestrian congestion at new entrances.

- Suggestions for wider pavements, guardrails, and safer street design.
- Christian Revagiatte on behalf of the applicant confirmed forecourt setbacks and planned improvements.
- MEEC confirmed fallback options (reverting to existing entrance) if transport improvements prove unworkable.
- The Chairman supported the design but shared safety concerns over narrow pavements. Noted Ministerial commitment to resolve access issues and praised the heritage-sensitive approach.

Outcome

Full Planning Permission was granted unanimously subject to the listed conditions.

120/25 - A/19460/24 - 187-189 Main Street -- Proposed sandwich board.

Background

The proposed location is on the pavement adjacent to 187–189 Main Street, at the junction with City Mill Lane to advertise a food and drink establishment located at 16 City Mill Lane

Proposal

The applicant sought advertisement consent to place a sandwich board during opening hours of the associated food premises. The sandwich board would be situated approximately 25 metres from the establishment's entrance.

Public Participation

The application was not subject to public participation. The Chairman advised Members that the applicant had requested to address the Commission but had not joined the meeting.

Consultee's Comments

- MfH and TSD: No objections DoE - No objections.

Planning Assessment & Recommendations

- The sandwich board would obstruct pedestrian movement at a busy junction.
- The proposed location is 25 metres from the premises, exceeding the 20-metre limit set out in Policy OTR9 of the Gibraltar Development Plan 2009.
- The application was previously considered by Subcommittee on 21 January 2025 and referred to the DPC with a recommendation for refusal.

Town Planning Department recommends refusal due to:

- Non-compliance with Policy OTR9 regarding sandwich board proximity to associated premises.

Discussion

- Members noted pedestrian congestion at the proposed location.

- Highlighted safety issues and traffic conflicts at the junction.

The Chairman reiterated that the proposal contravened longstanding planning policy and noted prior enforcement action in the area. The recommendation to refuse was supported by the Subcommittee and TPD.

Decision

Planning Permission refused unanimously due to non-compliance with Policy OTR9 on sandwich board placement.

121/25 - MA/19342/24 - 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 amenities.

Proposed Minor Amendment details

Minor amendment to approved planning application F/15779/18 for 111 residential units, concerning changes to façades and biodiversity features. Amendments include redesign of the eastern elevation to comply with updated fire regulations, replacement of green wall with timber-textured cladding and climbing/hanging plants, addition of biodiversity roof and nesting boxes, and adjustments to rear façade and western colonnade.

Background

The site was previously occupied by the derelict Casino building, situated above historic water tanks and within a former quarry area fronting Europa Road. The active full planning permission relates to a residential development of 111 apartments with associated parking and landscaping.

Planning History

Full Planning Permission under F/15779/18 granted by the Commission as well as subsequent Minor Amendments

Public Participation

Not subject to public participation.

Supporting Documentation

Architectural drawings, façade illustrations, landscape and biodiversity strategies, GFRS consultation reviews.

Applicant's Presentation by Ed Allison-Wright

- Explained the change in fire regulations following the 2018 ban on combustible materials.
- Detailed consultation process with GFRS, Department of Environment, and stakeholders.

- Outlined compensatory biodiversity measures including enhanced green roof with deeper soil, increased planting, and new wildlife habitats.
- Confirmed west façade changes involved structural realignment only.
- Noted that a macaque management plan was previously submitted and approved with the original application and will continue to be implemented. This includes strict protocols for residents on waste management and interactions to avoid macaque-human conflicts.

Consultee's Comments

- GFRS:
 - No objection.
 - Required extension of dry mains to roof.
 - Planters must not obstruct natural ventilation.
 - Green wall design must not allow encroachment beyond private areas.
- DoE:
 - No objection.
 - Regretted loss of green wall but supported compensatory green roof.
 - Green Area Maintenance Plan is required.
 - Nesting locations and species list reviewed and approved.
- TSD and DCA - No objections.

Planning Assessment & Recommendations

- Fire regulations required redesign of the eastern façade, including loss of green wall.
- Biodiversity compensation includes additional planting, soil depth for substantive greenery, nesting boxes (birds, bats, bees), and materials in keeping with context.
- Revised scheme aligns with principles of original approval in scale, massing, and design intent.

TPD recommended approval, subject to:

- Transposition of all relevant conditions from original planning permission (F/15779/18).
- Submission of Biodiversity Roof Planting Plan.
- Submission of Detailed Landscape Plan.
- External Materials Sample Condition.
- Bird and Bat Nesting Condition.
- Implementation of a Green Roof Management and Maintenance Plan.

Discussion

MEEC

- Questioned visibility and omission of greenery on north façade.
- Requested that tree/shrub features originally approved at the corners of the building be retained.
- Emphasised maintenance responsibilities and raised concerns about design changes becoming cumulative.

- Called for clearer green wall policy and accelerated inclusion in the new Development Plan.

KB

- Noted that providing an extra peregrine falcon nest would not offer biodiversity gain due to territorial nature of existing pair.
- Recommended green roof condition should stipulate outcome (roof remains green) rather than prescribing a maintenance plan.

JH

- Expressed disappointment over the reduced scope from the original “living building” vision.
- Asked for clarification on macaque interactions with the shared green roof.
- Urged DPC to finalise a green wall policy immediately, independent of the Development Plan timeline.

Chairman

- Confirmed all biodiversity compensation measures including nesting boxes and planting.
- Supported including a condition to retain trees/shrubs on the north corners as per the original scheme.

Conditions for Final Approval

- All relevant conditions from F/15779/18.
- Biodiversity Roof Planting Plan.
- Detailed Landscaping Plan.
- External Materials Sample Condition.
- Bird and Bat Nesting Integration.
- Green Roof Management and Maintenance Plan.
- Retention of tree/shrub elements on the northern corners as per original approved scheme.

Outcome

Minor Amendments approved unanimously, subject to revised conditions listed and transposition of conditions from current Supplemental Planning Permission.

Minor and Other Works– not within scope of delegated powers

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

122/25 - F/19542/24 - Flat 5/6, Jumper's Building, 1 Witham's Road -- Proposed retractable pergola on terrace.

This application was approved.

123/25 - F/19573/24 - Mount Pleasant 25 South Barracks Road -- Proposed installation of solar panels on roof.

CAM highlighted that the Ministry for Heritage had submitted extensive comments on the visual impact of the solar panels and had requested that the heritage requirements are complied with via a condition on the Planning Permission to ensure that all the cables and things are laid so as not to interrupt the building.

This application was approved subject to a condition ensuring that the heritage requirements set out by the MfH are met.

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

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

124/25 - F/19040/24 - Cathedral of St Mary, 215 Main Street -- Proposed roof replacement and installation of roof access hatch.

Consideration of colour scheme to discharge condition No.2 of planning permission No. 8870 .

125/25 - F/19125/24G - Macmillan House, Tank Ramp -- Proposed refurbishment of Macmillan House. Works to include: external wall insulation and render, new windows and a new mono pitch roof, minor reparations for the patio and new open 'baskets' for the ac units and dryline clothes.

Consideration of colour scheme to discharge condition No. 2 of Planning Permission No. 8912.

126/25 - F/19126/24G - Tankerville House, Tankerville Road -- Proposed refurbishment of Tankerville House. Works to include: external wall insulation and render, new windows and a brand-new mono pitch roof. minor reparation for the patio and new open 'baskets' for the ac units and dryline clothes.

Consideration of discharging condition no.2 of Planning Permission No. 8913.

127/25 - F/19226/24 - Unit 1c & 1d Rosia Road 'Trafalgar House' -- Proposed internal refurbishment and conversion from motor shop and workshop into a leisure indoor children's recreational space with food and beverages/cafeteria area - change of use to class d2 (assembly & leisure) & class a3 (food & drink)

Consideration for discharging condition no.4 and no.5 of Planning Permission No. 8995.

128/25 - F/19246/24G - Varyl Begg Estate, Europort Road -- Proposed refurbishment of Royal Sovereign House, Royal Oak House, Hermes House and Valiant house. Works including external wall insulation and render plus a new set of windows and doors for the facade. enclosures for the ac units plus new additional balconies for a more harmonious look.

Consideration of colour scheme for partial discharge of condition No.2 of Planning Permission No. 9130.

129/25 - F/19249/24 Units 7a & 8 Ocean Heights Gallery -- Proposed alterations to premises to combine the two units, class a1 and a3 into one class a3 and new external area for tables and chairs.

Discharge of condition no.5,6,7 – Signage and Security Shutters.

130/25 - F/19250/24 - Turicum House, 315 Main Street -- Proposed minor internal alterations to the ground floor of Turicum house and refurbishment of west facing facade to include replacement of existing timber windows with heritage approved windows, removal, repainting and re-instatement of shutters, and replacement of the main entrance door on a like-for-like basis.

Consideration of shutter colour to discharge condition No. 2 and 4 of Planning Permission No. 9055

131/25 - F/19345/24 - Villa 1, 14 Gardiner's Road -- Proposed extension and refurbishment of property.

132/25 - F/19400/24 - Flat 607, Arengo's Gardens, 10 Arengo's Palace Lane -- Retrospective application for a pergola and glass curtains.

Consideration of revised plans omitting side screens as per DPC request

133/25 - F/19437/24 - 30 City Mill Lane -- Proposed change of use from barber shop to office use and amalgamation of two adjacent units into one large office use.

134/25 - F/19480/24 - The Sails, Swimming Pool, Queensway Quay -- Proposed screening on boundary wall, external planting and internal alterations.

135/25 - F/19481/24 - 8 Rodger's Road. -- Proposed extension and internal alterations.

136/25 - F/19517/24 - 80 Ragged Staff Wharf Queensway Quay Gibraltar – Proposed replacement of timber windows and doors to PVC.

137/25 - F/19528/24 - No 7 Shorthorn Farm -- Proposed replacement of the existing roof.

138/25 - F/19536/24 - Flat 512, Sand Dune House, Beach View Terraces, Devil's Tower Road -- Retrospective application for internal alterations and glass curtains.

139/25 - F/19547/25 - 133 Main Street -- Proposed shop refurbishment works.

140/25 - F/19580/25 - Unit 5, 1 Casemates Square -- Proposed installation of AC units on roof.

141/25 - F/19606/25 - 109 Aegean Sea, Marina Club -- Proposed installation of glass curtains on balcony.

142/25 - F/19618/25 - 7 Miami Court, Harbour Views -- Proposed internal changes and enclosure of balcony with glass sliding doors.

143/25 - F/19638/25G - GJBS Yard, Neil Piñero Road, Industrial units 3 and 4 -- Internal alterations to warehouse and proposed new gate.

144/25 - BA13021 - Albany House Town Range -- Proposed demolition.

Request for renewal of demolition permission no. 5996

145/25 - A/19604/25 - Turicum House, 315 Main Street -- Proposed signage with company name in blue individual letters.

146/25 - A/19637/25 - Cathedral Square, North Pavillion Road, Ragged Staff, Westside Road -- Proposed advertising banners.

Consideration of banners to be placed at three sites until 30th May 2025 inclusive.

147/25 - MA/19605/25G - Varyl Begg Estate Phase 2, Europort Road -- Proposed refurbishment of Malaya house, Ramilies house, Alert house and Repulse house development involves: alterations/extension.

Consideration of minor amendment including:

- ***Changes to the colour of the façade for Alert house and Malaya house***

Consideration of changes to the colour of the façade for Alert & Malaya House following Sub Committee recommendation.

148/25 Any other business

No other business was raised by Members.

The Chairman confirmed that the date for the April meeting would be circulated to Members shortly.

Peter Cosquieri

Alternate Secretary to the

Development and Planning Commission