

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes

Minutes for the 5th meeting of 2025 held remotely via video conferencing on 29th May 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) (Present up to conclusion of
item 5 of the agenda – substituted by alternate)
(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 E Hermida (EH) (alternate to Mr H Montado –
from item 5 onwards)
Chief Executive, Technical Services Department)

Mr C Key (CK)
(Deputy Town Planner)

Mr P Cosquieri (PC)

Mr S Garesse (SG)

Mr R Laposi
(Minute Secretary)

Apologies:

The Hon Dr J Garcia
(Deputy Chief Minister)

Approval of Minutes

216/25 – Approval of Minutes of the 4th meeting of 2025 held on 24th April 2025.

The Minutes of the 4th meeting of 2025 held on 27th March 2025 were approved.

Matters Arising

217/25 – F/19524/24 – Road To The Lines -- Proposed single storey extension and refurbishment of buildings.

Background

PC confirmed that this application was previously considered by the Commission at the DPC meeting held on 20th February 2025 and that the Town Planning Department (TPD) had supported the redevelopment in principle, given the poor condition of the existing buildings and the opportunity for revitalisation. However, concerns were raised regarding the loss of pitched roofs and the use of colours that did not align with the Old Town's character. PC set out that the Commission resolved to approve the application subject to a Modification Order requiring revisions including pitched roofs, façade redesign, the provision of a pastel colour scheme, and various environmental and heritage requirements that needed to be addressed by the applicant.

Consultee's Comments

PC confirmed that following consultation on the revised submission, updated comments had been received from the Ministry for Heritage (MfH) and the Gibraltar Heritage Trust (GHT) who both supported the revised design. PC also noted that the MfH commended the reinstatement of pitched roofs, the use of varied shutter tones, and improvements to the façade treatment and reiterated the requirement for an archaeological watching brief during groundworks.

Planning Assessment & Recommendations

PC confirmed that the provision of in-context visuals identifying how the scheme will assimilate into the urban fabric of the Old Town alongside the anticipated subsequent phases, has enabled the TPD and heritage bodies to fully appreciate the proposal.

PC went on to confirm that whilst The TPD acknowledged that the revised scheme did not fully comply with the Modification Order, particularly regarding the building height as the revised plans did not remove the additional floors and have raised the height of the development however, the revised design does incorporate pitch roofs and pastel colours, resulting in an improved design, including the omission of the previously proposed clock from the front facade.

the TPD considered the revised proposals were an overall improvement, including architectural features which were more in keeping with the Old Town and the visuals that had been submitted had demonstrated that the overall proposal would not adversely impact key vistas of the Old Town.

The TPD recommended approval, subject to the submission of the detailed elevations and sections of all the buildings in Phase 1 prior to the issuing of any Planning Permission and that any subsequent Planning Permission would be subject to the following conditions requiring:

- approval of final window schedule prior to installation;
- approval of final colour scheme
- incorporation of photovoltaic panels within the scheme subject to compliance with the Old Town policy;
- no works during February–June breeding season unless prior DOE consent is obtained;
- bird and bat survey to be undertaken prior to commencement of development and nest box provision in coordination with the Department of the Environment (DOE);
- Archaeological Watching Brief (AWB) during groundworks; and
- Initial sewage capacity assessment to be submitted for approval.

Discussion

Members welcomed the improved design and positive collaboration between the applicant, GHT, MfH and the TPD. It was noted that the revised scheme better reflects the traditional urban fabric and supports regeneration of the Old Town. The increased height was not considered to detract from significant views. The proposal was seen as a commendable response to the Modification Order that was issued.

Decision

The Commission unanimously approved the application, subject to the submission of full detailed plans prior to a Planning Permission being issued and the Planning Permission containing the planning conditions set out in the TPD report and other standard conditions.

Major Developments

218/25 – F/19678/25G – Northern Defences -- Proposed enhancements to all external areas and creation of a new visitor experience attraction to tunnels - Areas 1, 2 and 3 of Northern Defences Masterplan.

Background

CK confirmed that the application relates to the Northern Defences complex, extending from Puerto de Granada to Forbes Lookout, and includes the King's and Queen's Galleries, Queen's Lines, Princess Lines, and interconnecting tunnels. It was confirmed that the site is both Listed and forms part of the Nature Reserve.

Planning History

CK set out that the full application follows an outline application that was unanimously approved by the Commission in February 2022, and that decision established a site-wide masterplan permitting phased interventions subject to detailed assessment. CK confirmed

that Phase 4 of the Masterplan which related to the refurbishment of the Landport building as a ticket office and cafe was approved by Members at the previous DPC meeting.

Proposed Development

CK confirmed that the proposal covers three distinct areas:

- **Area 1** (Puerto de Granada): Refurbishment of public toilets, construction of a canopy structure, reconfiguration of circulation spaces, and installation of signage and seating;
- **Area 2** (Queen's Lines Jungle Park): Introduction of activity zones themed on historical defences, including snack bars, shaded picnic areas, and a zipline; and
- **Area 3** (Princess Lines Nature Trail): Upgrades to pathways and landscaping for a more tranquil visitor experience, including educational panels and rest areas.

CK also confirmed that the tunnels will be restored as a key attraction featuring sound and light installations, interactive exhibits, and digital interpretation designed by international consultants and that materials and interpretive elements will align with those used in the Upper Rock Nature Reserve.

Public Participation

This application did not require public participation as follows on from a previously approved outline application.

Consultee's Comments

- **Director of Civil Aviation (DCA):** No objections;
- **DOE:** Support in principle although note that the works would require a Ministerial Licence, Tree Permits and refuse management must be agreed on a phased basis;
- **MfH:** Supportive of the proposal and consider it a well-balanced intervention, however, would require conditions including the submission of final signage and surface finishes for review, an AWB, and details of heritage-sensitive lighting to be submitted for approval.
- **GHT:** Support the interpretation concept and confirmed that a Heritage Licence has been issued and they expect all the formalities to be met and that all details must adhere to best heritage practice.
- **Technical Services Department (TSD):** Confirmed that Geotechnical requirements must be addressed before each phase of the development commences.

Planning Assessment & Recommendations

CK confirmed that the TPD consider the scheme to be a context-sensitive enhancement of the Upper Rock visitor experience, that the design respects the site's ecological and heritage sensitivities while improving accessibility, wayfinding, and interpretation. The TPD also consider that the proposed material choices are consistent with those used elsewhere in the Upper Rock Nature Reserve, and the key conditions of the Outline Planning Permission had been addressed.

CK went on to confirm that the TPD consider that the scheme supports strategic objectives for environmental protection, heritage conservation, public access, and sustainable tourism and recommended that the application is approved subject to the following conditions:

- submission of interpretive signage details for approval;
- final design details for Jungle Park and Nature Trail equipment and structures to be submitted for approval;
- relevant Government licences and tree permits to be secured before works commence;
- geotechnical clearance for each phase prior to works commencing;
- an AWB to be undertaken during works;
- a Waste Strategy to be implemented prior to occupation;
- a final Accessibility Audit to be submitted;
- lighting details to be submitted for approval; and
- other standard conditions.

Discussion

Members welcomed the project as a sensitive and valuable public enhancement. Questions were raised about accessibility, especially for those with limited mobility. CV acknowledged that improvements were being made but that more strategic solutions, such as lifts, may be considered in future phases. MEEC confirmed that access for Gibraltar residents will remain free, though controlled to prevent vandalism, although there would be a cost to use some of activities being provided. CV confirmed that the phased approach is under a strict contract with milestones, with expected completion within 12 months.

Decision

The Commission approved the application unanimously, in line with the recommendations of the Town Planning Department.

219/25 - MA/19742/25 – Site to the rear of The Cross of Sacrifice Monument and space above the existing Park & Ride building on Devil’s Tower Road -- Proposed development comprising a new educational establishment (Class D1), offices (Class A2), a cafeteria at ground floor (Class A3), a new level of parking to accommodate the new homes and offices with three to five floors of residential units (Class C3) above the car park.

Consideration of Minor Amendments including:

- ***omission of building on the area to the rear of the Cross of Sacrifice from the development;***
- ***conversion of Level 6 of the Park & Ride car park to residential units.***

Background

This minor amendment application relates to the residential development on Devil’s Tower Road, behind the Cross of Sacrifice, and the associated park and ride building.

Applicant Presentation

The applicant addressed the Commission and confirmed that the proposed amendments respond to delays arising from protracted negotiations over land acquisition, which resulted in the omission of one of the approved buildings, and leading to a revised proposal for residential units on one of the parking levels to compensate.

Planning History

The Commission unanimously approved the full application for the development of the site at the DPC meeting held on the 23 March 2024 which included the new build behind the Cross of Sacrifice for the College, offices and residential, and a residential development above the Park & Ride building.

Proposed Development

The applicant is seeking amendments to the approved development including the omission of the building behind the Cross of Sacrifice as the College is being relocated to another site by the Government of Gibraltar, the conversion of Level 6 of the Park & Ride car park to residential units, reconfigured parking including additional public parking and minor fenestration changes associated with the additional level of residential accommodation but following approved fenestration of upper levels, and retention of landscaped planters on the car parking levels complying with updated Fire Regulations. It was confirmed that the amendments sought are required to ensure viability of project.

Public Participation

Section 38 notices were served on the Gibraltar Electricity Authority and the Commonwealth War Graves Commission who had both confirmed in writing that they had no objections to the proposed amendments.

Consultee's Comments

- **DCA:** no objections; however, require an amended Aeronautical Study prior to works to demonstrate continued compliance with OLS;
- **DOE:** requires a predictive EPC and renewables assessment for the amended scheme to ensure the scheme meets current environmental standards prior to the commencement of the development; and
- **GHT and MfH:** No objections to the proposals.

Planning Assessment & Recommendations

CK confirmed that the TPD supports the rationale for the amendments and acknowledges that the changes do not detract from the approved scheme. **and recommended** approval subject to the submission of an updated full set of plans prior to the issue of any Supplemental Planning Permission, transposition of relevant conditions from the existing Planning Permission and additional conditions to address the requirements of the DCA and the DOE.

Discussion

Members welcomed the clarification on fire safety and supported the inclusion of green infrastructure, noting its compliance with post-Grenfell safety regulations. The contribution to public parking was positively received. It was also noted that the Cross of Sacrifice will no longer be impacted, and the educational facility originally proposed for this site is now to be relocated to Europa Point.

Decision

The Commission approved the application unanimously, subject to the recommendations of the TPD.

Other Developments

220/25 – O/19137/24 – 27-31 Flat Bastion Road -- Proposed demolition of existing building and construction of a new residential development.

Background

PC confirmed that this is an F outline application that proposes the demolition of the existing two-storey dwelling and construction of a six storey residential development with setbacks comprising 10 units, with associated amenities and parking and supported by a Structural Report and Heritage Assessment. The site is within a residential area near the City Walls and forms part of a prominent ridge line. The applicant had submitted a revised scheme following consultation with the TPD and the receipt of objections. The original scheme sought an eight storey development of the site with setbacks, comprising 20 residential units.

Public Participation

PC confirmed that the application was subject to Sections 22 and 23 notification, and several objections were received and that those people who had objected also had the opportunity to submit representations on the revised scheme. Tommy Finlayson (TF), a resident immediately adjacent to the site, addressed the Commission and raised extensive objections. TF cited procedural concerns regarding inadequate site notification, particularly on the Baca's Passage side. TF objected to the lack of off-street parking in line with planning standards, non-compliance with Old Town height policy, and the loss of light and privacy affecting his property. TF also warned of potential structural impacts during demolition, especially given the age of his building and the presence of cavity walls with ventilation grilles. Environmental concerns included the loss of vegetation currently supporting birdlife, and he requested formal guarantees against damage. TF welcomed improvements in the revised scheme but remained opposed to the height and massing, calling for a physical gap between structures to protect his amenity and maintain ventilation access.

Chrisitan Revagliatte (CR), the agent acting on behalf of the applicant, clarified that the existing structure was structurally compromised and unsuitable for retention. CR confirmed that design revisions were submitted including a set-back top floor, reduction in massing, and introduction of design features to better align with the local context. CR confirmed that visual representations had been submitted to demonstrate limited impact on strategic views and ridge line continuity.

Consultee's Comments

- **MoH:** Confirmed that they oppose the demolition and unsympathetic extensions to historic buildings and would support the restoration of the building in line with the surrounding historic scale and character. and
- **Gibraltar Heritage Trust:** Confirmed that they oppose the full demolition of the building and prefer the retention of the original fabric of the building in line with policy and confirmed that the reproduction of the façade elements is insufficient. Also confirmed that they object to the introduction of two garages flanking the central staircase and believes that this detracts from the streetscape. Confirmed that they acknowledge the reduction from eight to six storeys but still concerned with the visual massing and cumulative impact of the development and that it represents an overdevelopment of the site. E
- **Technical Services:** Requested drainage details and mitigation measures for potential rockfall.
- **Department of Environment:** Requested that the development incorporate sustainability measures and green infrastructure.

Planning Assessment & Recommendations

PC set out that TPD do not have objections to the principle of demolishing the building on the basis that they do not consider that the building makes a particularly positive contribution to the area however acknowledge the position of the MfH and GHT and consider that Members will need to make a decision on this aspect of the development.

PC confirmed that if Members are comfortable with the principle of demolishing the building, they need to then consider whether the height, mass and scale of the proposed development is considered to be acceptable.

PC noted that the TPD considers that the street-facing elevation aligns with neighbouring ridge heights and the rear extension make use of the site's natural slope and it is felt that the scale, mass and height of the ground plus five storey building remains just within the acceptable upper limit of the development parameters for the site and the Commission will need to take a view as to whether they are comfortable with what is being proposed or whether the scheme may require further refinement.

PC reconfirmed that the Commission needs to take a view of the principle of demolishing the building giving the competing views of the TPD and the Heritage bodies and that if the Commission does consider the principle of demolishing the building to be acceptable, they would also need to consider whether, as per the TPDs position, they consider that the scale, mass and height of the proposed building is acceptable or whether it may require refinement

PC set out that should Members resolve to approve the application; an Outline Planning Permission would be issued subject to the following conditions:

- detailed swept path analysis in support of the full application;
- details of cycle parking requirement to be submitted in support of the full application

- a geotechnical assessment to be submitted for consideration by TSD to be submitted at full planning stage;
- predictive EPC to be submitted alongside a Sustainability and Renewables Statement at full planning;
- an outline CEMP including construction traffic management plan to be submitted in support of a full application;
- bird and bat nesting sites;
- detailed landscaping plans for the development; and
- any other conditions deemed necessary to be provided at full planning stage.

Discussion

Members acknowledged the improvements made to the design but expressed continued concerns about the overall scale and bulk of the proposal. Particular concern was raised about the relationship between the proposed development and the adjacent property at Baca's Passage, especially regarding loss of amenity, visual impact, and ventilation. The Commission questioned whether the proposed building footprint and height were appropriate in this sensitive Old Town context and encouraged greater separation between the development and the neighbouring property. It was suggested that a meaningful gap between buildings and the further reduction in massing through the omission of another storey from the development so that it sits within the surrounding cascading levels of development surrounding the site, would help address the outstanding objections. Concerns were also raised about the adequacy of the Expression of Interest process and the need to safeguard the structural stability of neighbouring properties during construction.

Decision

The Commission agreed to defer making a decision on the application to allow the applicant to reconsider the scheme in light of the concerns raised. The TPD would write to the applicant setting out the Commission's observations and inviting the applicant to submit a revised proposal, which will be subject to re-notification of all previous objectors and a Member's site visit once the revised scheme has been submitted.

Hector Montado (HM) left the meeting and was replaced by EH.

221/25 – O/19217/24 – Eastern frontage of Europort adjacent to Europort Road – Proposed beautification including landscaping of underutilized space at ground floor and podium level, commercial units and a cycle lane.

Background

This outline planning application concerns the regeneration and enhancement of the eastern frontage of the Europort development.

Proposal

CK confirmed that the proposal includes the construction of two commercial units with associated outdoor terraces, new landscaping, the creation of a one-way southbound cycle

lane, and the relocation and retention of existing public infrastructure, such as bus stops and parking spaces.

CK confirmed that the scheme presented to Members had been revised substantially from the original proposals that that been objected to by the Ministry of Transport (MoT) and the Highways Section of the TSD due to the proposed loss of 52 motorcycle parking spaces, and the southbound bus stop and that the revised scheme had been developed by the applicant in consultation with the Highway Authorities

Public Participation

The application had been subject to Public Participation and two objections had been received to the original scheme, raising concerns about:

- potential traffic congestion and access issues affecting hospital use due to the cycle lane;
- loss of parking and motorcycle bays; and
- perceived narrowing of the road.

The applicant had submitted counter representations which confirmed retention of two-lane vehicular traffic, full accessibility, and integration of Active Travel Strategy objectives.

CK confirmed that no further representations had been received following consultation on the revised plans.

Consultee's Comments

- **DOE:** requested a predictive energy assessment, detailed landscaping plans, and a long-term maintenance scheme.
- **Gibraltar Fire Rescue Service (GFRS):** Required submission of a fire strategy.
- **MfH:** Expressed support for the revised scheme.
- **MoT and Highways section of TSD:** Initially objected but confirmed support following revisions. The revised scheme was ratified by the Traffic Commission and considered compliant.

Planning Assessment & Recommendations

CK confirmed that the TPD consider the scheme to represent a high-quality and thoughtfully designed enhancement of a prominent frontage and that the TPD consider that proposal strikes a balance between transportation objectives, commercial activity, public realm quality, and environmental enhancement. CK confirmed that the TPD have reservations regarding the potential future enclosure of the roof top outdoor terrace areas and if approved, it was recommended that a planning condition be imposed discouraging future applications for enclosures such as pergolas, which would not be supported.

The application was recommended for outline approval subject to conditions requiring:

- the submission of a Fire Strategy;

- The submission of a Predictive Energy Assessment;
- detailed landscaping and maintenance plans;
- a condition limiting development of outdoor terraces; and
- other standard conditions.

Discussion

Members generally supported the objectives of the scheme, particularly its alignment with the Active Travel Strategy and enhancement of the public realm. However, several concerns were raised regarding:

- the adequacy and proximity of re-provided parking for Europort and Eurotowers residents;
- the loss of an established green frontage and the realistic value of proposed replanting;
- potential pedestrian safety conflicts due to limited space between cycle paths and café terraces, particularly affecting elderly or less mobile individuals;
- possible future requests to enclose outdoor terraces, especially in high-wind conditions, were highlighted as problematic; and
- Some members called for further assurance on design safeguards, such as pedestrian buffers and windbreakers, and suggested a Traffic Management Plan as part of future conditions.

CK confirmed that the proposed scheme includes windbreakers.

Decision

The Commission approved the outline application by majority vote with nine votes in favour and two abstentions.

The Outline Planning Permission is to be subject to the planning conditions outlined in the Town Planning Report.

222/25 – F/19586/25 – 21 West Walk, Europa Walks Estate -- Proposed minor alterations and extension to property.

Background

This application proposes a two-storey extension to a dwelling located at the end of a terrace within the Europa Walks Estate. The property is dual aspect, facing west toward the sea and south toward a cul-de-sac, and forms part of a densely built estate of two-storey units.

Proposal

CK confirmed that the proposed extension would infill an external patio area to provide a ground floor dining room and an additional first-floor bedroom.

The proposed extension would run the full depth of the patio, aligning with the existing façade at ground and first-floor levels. Works already undertaken on the western elevation, including

a low boundary wall, were also noted. The application includes internal reconfigurations alongside the external extension.

Public Participation

The application was subject to Section 22 notification. No objections were received from the public or the estate management company.

Consultee's Comments

- **Technical Services Department:** No objection.
- **Ministry for Heritage:** No objection.

Planning Assessment & Recommendations

CK confirmed that The TPD raised no objection to the principle of a two-storey extension but expressed concern over the scale and bulk of the current proposal. The full-depth first-floor extension would project beyond the building line and narrow the corridor space, potentially setting an undesirable precedent if replicated on neighbouring plots.

CK confirmed that the TPD proposed a modification: a full-depth ground floor extension with a recessed first floor, featuring a pitched roof, which would mitigate the tunnelling effect and maintain openness in this part of the estate. The applicant had indicated, in a previous meeting, willingness to revise the scheme in line with these parameters. CK confirmed that any Planning Permission would be subject to standard conditions.

Representations by Applicant

Mr Charlie Russo, speaking on behalf of the applicants, highlighted the family's need for additional living space due to growing children and emphasised the modest scale of the proposed extension. He argued that the corridor was wider than in other parts of the estate where similar extensions had been permitted and asserted that the location at the end of the terrace offered more openness. He expressed concern about perceived inconsistencies in how precedent was being applied and requested the application be assessed on its individual merits.

Discussion

Members acknowledged the applicant's arguments but shared the TPD's concerns about potential cumulative impact and narrowing of the estate's internal passageways. The need to ensure consistency across similar cases while considering each context individually was discussed. A member raised questions regarding the western elevation and proximity to a public right of way, seeking further clarification.

Decision

A vote was taken on the recommendation for the applicant to modify the proposed scheme.

In Favour of Modification Order: 8

Against Modification Order: 0

Abstentions: 2

GM did not vote on this application to avoid any possible conflict of interest.

Outcome

The Commission resolved for a **Modification Order** to be issued with the applicant to submit revised plans incorporating the following changes:

- the ground floor extension may remain full depth as proposed.
- the first-floor extension must be recessed behind the front building line by 30 cm; and
- a pitched roof is to be incorporated over the recessed first floor.

Subject to compliance with these requirements, the revised scheme would be considered at a Subcommittee for final ratification with any subsequent Planning Permission to be subject to standard conditions.

223/25 – F/19636/25 – 12 Tuckey's Lane and 55 - 57 Irish Town -- Proposed refurbishment of the existing building, extension and installation of new lift.

Background

This full planning application relates to the Sacarello Building, located at the corner of Tuckey's Lane and Irish Town in the Old Town which has considerable architectural and historical value and lies within a sensitive heritage context, though it is not statutorily listed.

Proposal

The development comprises:

- refurbishment of the internal layout, removing non-original mezzanine levels;
- construction of a third and fourth floor rooftop residential extension;
- installation of a lift to improve accessibility;
- introduction of energy efficiency measures, including solar panels and a green roof; and
- retention of the ground floor for commercial use and offices on intermediate floors.

Public Participation

The application was subject to Section 23 public participation, and it was confirmed that no public objections were received.

Consultee's Comments

- **DOE:** No objection; requested maintenance strategy for green roof and solar panels and integration of bird nesting features.
- **GFRS:** No objection; fire strategy to be submitted.
- **MfH:** No objection in principle but raised concerns over the contemporary rooftop extension's materials and glazing; requested use of more sympathetic finishes and submission of a desk-based heritage assessment.
- **TSD, MoT:** No objections.

Planning Assessment & Recommendations

SG confirmed that the TPD welcomed the internal refurbishment and sustainable upgrades, however, there were concerns regarding the visual impact of the proposed rooftop extension, especially its timber-effect cladding and extensive glazing, which may contrast harshly with the surrounding traditional architecture.

SG confirmed that the TPD recommend that a Modification Order is issued and that the applicant is required to revise the scheme to:

- setback the third floor by 2m from the Irish Town façade;
- setback the fourth floor by an additional 2m from the same façade;
- setback the fourth floor by 0.5m on the Tuckey's Lane façade;
- replace the proposed glass balustrading with traditional railings; and
- Submission of material samples for approval, including cladding and glazing.

SG recommended that provided the applicant submits revised plans that accord with the Modification Order then the revised scheme could be tabled at a Subcommittee meeting for ratification and that any subsequent Planning Permission would include conditions requiring:

- the submission of a heritage survey identifying key historic features to be retained;
- a long-term maintenance plan for green roof and PV panels;
- a Construction Environmental Management Plan;
- a Fire strategy;
- final refuse storage details for approval; and
- other standard planning conditions.

Representations by Applicant

The applicant's architect, Stephen Martinez, defended the design, explaining that extensive pre-application consultation had taken place with the TPD and heritage bodies. The chosen design was selected from six options and aimed to translate traditional architectural language through modern materials. He emphasised the functional and aesthetic value of using glazing at roof level and explained that the building had been designed with sustainability and heritage in mind. The applicant had already incorporated significant setbacks and was willing to collaborate further on material revisions.

Discussion

Members broadly supported the refurbishment and sustainable upgrades but were divided on the architectural expression of the rooftop extension. Some supported a contemporary approach that made a positive design statement, while others preferred a more traditional response, particularly in such a sensitive location. Other concerns included bird safety with glazed balustrades, the need for integrated swift nesting features, and the retention of traditional elements such as the cistern, decorative ceiling panels, and stone pavements.

Decision

The Commission unanimously agreed for the TPD to issue a Modification Order to revise the scheme, however, the revised proposal would need to be tabled at a future DPC meeting for ratification, rather than delegating this to the subcommittee.

224/25 – F/19647/25 – 20 Castle Road -- Proposed use of public highway as private parking for two x motorcycles.

This application was deferred at the request of the applicant.

225/25 – F/19716/25G – 9A Glacis Road -- Proposed change of use and refurbishment of unit to provide to St Martin's School with a temporary educational facility (Class D1).

Background and proposal

This full planning application seeks permission for the change of use of the former Strength Factory Gym at Marina Views from Class D2 to Class D1 (non-residential institution) to create a temporary educational facility for young students at St Martin's School. The proposal also includes associated internal refurbishments and accessibility enhancements. The facility is intended for use while extension works at the main St Martin's School site are ongoing. The temporary use is expected to last for 12–18 months.

The scheme involves:

- internal reconfiguration to accommodate the new educational use;
- blocking of the existing entrance and creation of a new accessible entrance from the adjacent pedestrian passage;
- use of the unit's associated parking spaces as a drop-off and pick-up area; and
- provision for 21 children per session and approximately 20 staff.

Public Participation

The application was subject to Section 22 notification, including notice to LPS and the adjacent property's owner and Section 57 notification. Two written objections were received, raising concerns regarding noise, traffic, and lack of appropriate drop-off facilities. One objector, **Carlos Martins**, addressed the Commission and withdrew his objection, following a meeting with the Department of Education in which proposed mitigation measures were discussed and agreed.

Consultee's Comments

- **DOE:** requested a predictive EPC prior to commencement.
- **Ministry for Equality (MoEq):** Raised concerns about the entrance location (adjacent to a narrow ramp), potential congestion and sensory overload, and insufficient drop-off provisions. Recommended relocating the entrance to the main façade and ensuring accessible design standards.

- **MoT:** Identified the need for a regulated and accessible drop-off/pick-up point. Stated that student mobility needs would increase reliance on private transport and recommended formal mitigation.

Planning Assessment & Recommendations

CK confirmed that the TPD had no objection in principle to the use of the site as a temporary school facility, however, stressed there are two concerns with the proposals that need to be resolved and these were the current:

- inadequate safe and accessible access to the proposed entrance; and
- the absence of a designated drop-off/pick-up point for the facility.

CK confirmed that the TPD had had meetings with the Department of Education, and following this revised plans are being developed to address these issues and the revised scheme will:

- either relocate the entrance to the building's main façade, or widen the existing pedestrian passage by relocating the "PossAbilities" boundary fence;
- establish a regulated drop-off and pick-up point within the Glacis Estate, linked by an existing pedestrian crossing; and
- submit a Traffic Management Plan to ensure safety.

CK confirmed that the TPD recommendation is to issue a Modification Order requiring submission of revised plans in line with what had been set out and that upon submission the revised scheme would need to be cleared by the MoEq and the MOT and subsequently ratified by the Subcommittee. CK confirmed that any Planning Permission would then be granted with conditions to ensure implementation of road safety and access measures and other standard requirements.

Discussion

Members supported the proposal in principle and welcomed the collaborative engagement between objectors and the Department of Education. The importance of securing accessible routes and minimising disruption to nearby residents was emphasised. It was confirmed by the Minister for Education that the proposed measures, including the widening of the footpath, had already been agreed in principle.

Decision

The Commission unanimously agreed for the TPD to issue a Modification Order requiring revised access and traffic management proposals to be submitted and approved by the MoEq and MoT prior to ratification at Subcommittee and the issuing of a Planning Permission with appropriate conditions.

226/25 – MA/19713/25 – 16 South Walk, Europa Walks -- Proposed extensions and alterations to property.

Consideration of Minor Amendments including:

- *Proposed extension over bathroom area;*
- *Changes to window openings;*
- *Alterations to conservatory roof; and*
- *Internal alterations*

Background

This item relates to Minor Amendments to previously approved plans for a dual aspect two-storey dwelling located in the southwestern extent of the Europa Walks Estate. The amendment follows a full planning application originally submitted in August 2024, which was granted planning permission with a modification order to omit a proposed second-storey extension in order to avoid an imposing built form within the cul-de-sac.

Proposal

The applicant has submitted a Minor Amendments proposing the reintroduction of a second-storey extension in a revised form, alongside two minor alterations:

- construction of a second-storey extension set back 600mm from the ground floor courtyard façade to create an additional bathroom;
- modification to the roof design of an existing conservatory; and
- the slight widening of a Juliet balcony overlooking the internal courtyard.

The proposal emerged following discussions between the applicant and adjacent neighbours, who are also considering similar extensions with the TPD.

CK confirmed that the purpose of this dialogue was to ensure a coordinated design that minimises cumulative visual impact and preserves the character of the cul-de-sac comes forward in this part of the Estate.

Public Participation

Notification of the Minor Amendments issued to the estate's Management company, who confirmed in writing that they had no objections.

Consultee's Comments

- **TSD:** No objection.
- **MfH:** No objection.

Planning Assessment & Recommendations

CK confirmed that the TPD welcomed the constructive discussions held between the applicant and neighbouring residents and confirmed that the amended second-storey extension design, with a 600mm setback, is considered to reduce perceived enclosure and maintain a sense of openness within the cul-de-sac. CK went on to state that the TPD consider that the solution addresses previous concerns about perceived enclosure and overdevelopment whilst ensuring the character of this part of the estate is preserved. The proposed conservatory roof change and balcony adjustment are considered minor and acceptable.

CK confirmed that the TPD recommendation was to approve the Minor Amendments, subject to the original planning conditions being transposed to the Supplemental Planning Permission if they are approved by Members.

Discussion

Members supported the collaborative approach taken by residents and acknowledged that the proposed amendment addressed previous planning concerns.

Decision

The Commission unanimously approved the Minor Amendments, subject to existing planning conditions being applied to the Supplemental Planning Permission.

Minor and Other Works– not within scope of delegated powers

227/25 – F/18416/22 – 5 Riviera Mews, Catalan Bay Village -- Retrospective installation of awning.

This application was approved.

228/25 – F/19561/25 – Parminter Place, 20 Hole In The Wall Road -- Proposed fit-out of vacant chambers for use as a secure storage facility including ancillary uses.

Follows on from Outline application.

MICS requested further information on this application. CK clarified that this is a full application which had followed an outline application and involved high-security storage at the site located off Hole in the Wall Road and was separate to another submission on the site for target shooting in the Ottawa Chambers which are connected to Parminter Place. No further discussion was required.

This application was approved.

229/25 – F/19639/25G – 35F North Mole Road -- Proposed extension and re-modelling of existing warehouse.

Background

CK explained that this full planning application relates to the remodelling and refurbishment of a warehouse facility at 35F North Mole Road. The proposed works are intended to allow the current tenant to remain on site while improving the operational efficiency, security, and vehicular access of the premises whilst works on Phase 2 of the Bob Peliza Mews affordable housing scheme could commence.

Proposal

The proposed works include:

- structural and security enhancements, particularly along the eastern boundary;
- internal reconfiguration of the warehouse layout;
- relocation of the vehicular access point from North Mole Road to a new access off Europort Avenue; and
- works to ensure compatibility with surrounding infrastructure and operational requirements.

Public Participation

The application was subject to standard notification procedures. One representation was received from a legal representative acting on behalf of the adjacent warehouse operator. This was not an objection but a formal request to address the Commission to reaffirm the conditions under which the proposed development would be acceptable.

Representations

Ian Farrell, representing the neighbouring warehouse operator, addressed the Commission to confirm his client's position. He stated that they did not object to the application, provided assurances previously given by the applicant and authorities remained in place. These included:

- that large delivery vehicles would retain full access and egress to the neighbouring warehouse via Europort Avenue;
- that a secure boundary wall (rather than fencing or open access) would be constructed along the eastern edge of the site, particularly where it borders Europort Avenue; and
- That previously agreed redesigns and swept path analyses demonstrated no adverse impact on operations.

Mr Farrell emphasised that the current agreement was the result of a long process involving LPS and ANS, and any deviation from the agreed parameters could jeopardise the outcome.

Applicant's Response

The applicant's representatives, Stephen Martinez and Nick Culatto, had no further comments and confirmed their agreement with the current proposal and related conditions.

Discussion

Members acknowledged that the application had been subject to extensive technical assessment and stakeholder engagement. The Commission noted the importance of maintaining agreed access and security arrangements to ensure continuity of operations for neighbouring tenants.

Consultee's Comments

- **DOE** – predictive EPC / recommend the installation of PV panels / require detailed landscaping plan and maintenance plans and refuse requirements to be finalised.
- **Highways Section of TSD, MoT and TC** – no objection in principle, however raised concerns regarding egress from the site as they consider that the sight lines do not work and consider this element of the scheme is to be revised without lorries impinging on the central reservation and these details to be submitted alongside a Road Safety Audit to ensure pedestrian safety along Europort Avenue.
- **MfH and TSD** – no objections.

Planning Assessment & Recommendations

CK set out that the TPD understand the rationale and requirement for the project and generally consider the proposal to be acceptable, however, share the concerns of the Transport consultees and recommend that suitable conditions would need to be in place on

any Planning Permission if the application is approved by the Commission to allow for an alternative access arrangement to be developed which does not affect Europort Avenue or the pedestrians who use it. CK also noted requirements for a Demolition Method Statement given the amount of demolition works contained in the proposals and endorsed the DOE comments requiring a detailed landscaping proposals to be submitted for approval and recommended that the application should be approved subject to these conditions.

Decision

The Commission unanimously approved the application in line with the Town Planning Department's recommendations.

Outcome

Full Planning Permission granted, subject to standard planning conditions additional conditions set out in the TPD's planning assessment and recommendations.

230/25 – F/19642/25 – Area adjacent to Unit 27 New Harbours -- Proposed construction of an extension to the New Harbours complex for use as a warehouse facility with parking at roof level.

KDS required clarification on the access and egress arrangements as it appears that vehicles using the proposed parking bays would have to use the egress ramp to access them. The application was deferred to allow the applicant to clarify the vehicular access arrangements.

231/25 – F/19662/25 – The area of land and sea Located between Eastern Beach and Catalan Bay, known as "The Eastside" -- Proposed sales gallery and associated offices.

JH noted that this project will provide the first opportunity for the public to access information about the Eastside development, which the ESG has long been requesting, and welcomed the initiative.

232/25 – F/19682/25 – Ragged Staff Magazine 53 Queensway Road -- Refurbishment of magazines for use as a commercial storage facility.

CAM confirmed that following a site visit with the applicant the Trust were comfortable with the proposed mitigation measures for the site. CAM requested exploring with the applicant the potential to preserve/retain one of the chambers in original state with its timbers and a full set of doors, for historical preservation. The Chairman agreed the matter could be discussed further with the applicant and the outcome of this would be discussed at the Subcommittee, where a representative of the Trust is present.

This application was approved.

233/25 – F/19717/25 – Ottawa Chambers, 20 Dudley Ward Way -- Proposed fit-out of vacant chambers to be used as a shooting range and ancillary facilities.

Follows on from Outline application.

This application was approved.

Applications Granted By Sub Committee under delegated powers (For Information Only and Not For Discussion)

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

234/25 – F/15607/18 – Ground Floor 7 & 9 Town Range -- Proposed retention of water cistern.

Consideration of request to renew Supplemental Planning Permission No. 6732 Rev B.

235/25 – F/16198/19 – First, Second, Third and Fourth Floor Apartments, 5 Town Range -- Proposed minor alterations to layout of apartments 1b, 2b & 3b and subdivision of a three bedroom apartment at fourth floor into two x apartments.

Consideration of request to renew Supplemental Planning Permission No. 7203 Rev B.

236/25 – F/16280/19 – Fifth and Sixth Floor, 5 Town Range -- Proposed alterations to layout of duplex penthouse including eco-terrace and installation of photovoltaic panels on roof.

Consideration of request to renew Supplemental Planning Permission No. 7210 Rev B.

237/25 – F/17783/21 – Rosetree Cottage, 8 North Pavilion Road – Proposed single story extension, pottery workshop and internal alterations.

Consideration for request to renew Planning Permission No. 8303.

238/25 – F/18031/22 - 12/9 Armstrong Steps -- Proposed minor alterations to loft conversion/refurbishment and ancillary works to apartment premises.

Consideration of request to renew Supplemental Planning Permission No. 8341.

239/25 – F/18986/23 – 43/2A Governor's Street -- Proposed conversion works of store and apartment into single residential unit and decontrol of premises.

Consideration of details of replacement windows.

240/25 – F/18987/23 – 43/6 Governor's Street -- Proposed minor internal alterations and refurbishment including new windows and de-control of apartment premises.

Consideration of details of replacement windows.

241/25 – F/18988/23 – 51/4 Governor's Street -- Proposed subdivision of existing apartment to form 2 apartments.

Consideration of details of replacement windows.

242/25 – F/19258/24 – Castle Brae, 23 Castle Road – Retrospective application for the installation of an aluminium pergola on roof terrace.

243/25 – F/19455/24 – 43 Marina Court, Glacis Road -- Retrospective application for internal alterations and replacement of window.

244/25 – F/19472/24 – 24 West Walks, Europa Walks -- Proposed conservatory with balcony and internal alterations.

Consideration of revised plans to comply with DPC decision.

245/25 – F/19491/24 – 25 West Walks, Europa Walks -- Proposed conservatory with balcony and internal alterations.

Consideration of revised plans to comply with DPC decision.

246/25 – F/19508/24 – 304A Main Street -- Proposed enclosure of internal patio, installation of window on front façade and internal alterations.

247/25 – F/19509/24 – 12/5 New Passage – Proposed internal alterations and change of windows.

248/25 – F/19547/25 – 133 Main Street -- Proposed shop refurbishment.

Consideration of proposals for cabinet display corporate imagery and shop window treatment.

249/25 – F/19556/25 – 5 Leon House, Secretary's Lane -- Proposed refurbishment of premises, internal alterations and installation of window.

250/25 – F/19566/24 – Cathedral Square -- Proposed relocation of feeder pillar.

Revised feeder pillar location for consideration.

251/25 – F/19592/25 – 232 Canberra, Both Worlds -- Proposed minor alterations to flat and installation of new covered terrace.

252/25 – F/19597/25 – 8 North Gorge, Europa Road -- Proposed construction of pool and internal alterations.

253/25 – F/19602/25 – 102 Mayflower, Both Worlds -- Proposed enclosure of existing terrace and associated works.

254/25 – F/19613/25 – Arabian Block, Marina Club -- Proposed installation of glass curtains and internal alterations.

255/25 – F/19617/25 – 7 West Walk, Europa Walks Estate – Proposed installation of privacy wall.

256/25 – F/19633/25 – 105 Portland House, Glacis Road -- Proposed replacement of windows.

257/25 – F/19644/25 – 904-905 Murano, Eurocity -- Proposed amalgamation of one x 1 bedroom and one x 2 bedroom flat into one x 3 bedroom flat.

258/25 – F/19655/25 – 3 Aspen Lodge, Montagu Gardens and 3 Elm Tree Lodge, Montagu Gardens -- Proposed amalgamation of two x 3 bedroom flats into one x 5 bedroom flat.

259/25 – F/19661/25 – 121-122 Mauritania House, Both Worlds -- Proposed enclosure of existing terrace and associated works.

260/25 – F/19668/25 – 2 Irish Town -- Proposed roof repair and refurbishment of façade.

261/25 – F/19676/25G – Airport Fire & Rescue Service, Gibraltar International Airport, Winston Churchill Avenue -- Proposed extension for personal protective equipment, firefighter changing area and shower facility.

GoG Application

262/25 – F/19677/25 – Unit 21A Ocean Village Promenade, Ocean Village -- Proposed refurbishment and interior fit-out of existing bar and restaurant premises.

263/25 – F/19685/25 – 604 Royal Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.

264/25 – F/19693/25 – Unit 21A Ocean Village Promenade -- Proposed replacement pergola over external terrace.

265/25 – F/19715/25 – 215 Arcadia, Both Worlds -- Proposed installation of pergola and glass curtains on terrace.

266/25 – F/19718/25 – Unit G10, ICC, Casemates Square -- Proposed fit out of commercial unit and installation of replacement signage.

267/25 – F/19732/25G – Units 1 and 2, GJBS Yard, Neil Piñero Road -- Proposed amalgamation and internal and external alterations to warehouse units.

GoG Application

268/25 – D/19626/25 – The Anchorage, Rosia Road -- Demolition of former GEA substation.

269/25 – A/19712/25 – 22 - 32 Devil's Tower Road and 5 Forbes Road -- Proposed hoarding signage.

270/25 – MA/19304/24 – 49 Europa Road -- Proposed refurbishment of external areas.

Consideration of Minor Amendments including:

- *refurbishment and extension of rear garage and out-house structure with additional family dwelling over.*

271/25 – MA/19324/24 – Fortress House, 7/9 Cathedral Square -- Proposed development of an art gallery, children's art centre and café.

Consideration of Minor Amendments including:

- *interior alterations that have arisen as a result of site testing and design developments following the strip-out of the site including proposals to demolish various additional walls with mitigation measures proposed;*
- *improvements in construction strategy which minimize disruptions to the neighbours; and*
- *further setbacks in key areas of the site adjacent to neighbouring properties.*

Consideration of green roof details to partially discharge Condition No. 11 of Supplemental Planning Permission No. 8829A.

272/25 – MA/19543/25 – House 4, Woodford Cottage, 22 Europa Road -- Proposed rear alterations to existing dwelling including plunge pool, terrace on ground floor with a wraparound balcony and side enclosure at first floor.

Consideration of Minor Amendments including:

- *relocation of basement access staircase;*
- *reconfiguration of pool staircase;*
- *reduction in size of living room patio doors; and*
- *addition of planter to first floor balcony.*

273/25 – MA/19653/25 – 7 Morello's Ramp -- Proposed redevelopment of existing residential villa and the construction of two additional town houses.

Consideration of Minor Amendments including:

- *reinstatement of doorway within the north shed structure to provide new alternative means of escape, maintenance access for communal areas and an additional pedestrian access via 'Gowland's ramp.*

274/25 – MA/19708/25 – 13 Winston Churchill Avenue -- Proposed upgrade and refurbishment of existing fuel station including improved infrastructure, additional support services, rebranding and installation of new advertising.

Consideration of Minor Amendments including:

- *incorporation of an internal mezzanine level within the existing; and*
- *re-modification of the existing external store.*

275/24 – MA/19719/25 – Victoria Residency, Brympton, Europa Road -- Proposed restoration and structural repairs of external balconies and introduction of new glass balustrading to balconies in the entire building.

Consideration of Minor Amendments including:

- *change from a frameless glass system for the balustrades, to a glass balustrade with vertical support posts.*

276/25 – Any other business

JH enquired whether her previously proposed changes to minute 114/25 of the 27 March 2025 meeting had been included in the respective Minutes. The Chairman confirmed that her changes had been included.

JH raised concerns that the refused Morex sandwich board was still present on Main Street, noting it had been chained to a lamppost and is obstructing the public highway. The Chairman confirmed that the applicant has been instructed to remove the sandwich board and assured that follow-up action would be taken.

The Chairman confirmed that the date of the next meeting is 26 June 2025.

Chris Key
Secretary to the
Development and Planning Commission