

Approved

DPC meeting 11/19

30th October 2019

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 11th Meeting of 2019 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 30th October 2019 at 9.30 am.

Present:

Mr P Origo (Chairman)
(Town Planner)

The Hon Samantha Sacramento (MJMECA)
(Minister for Justice, Multiculturalism, Equality and
Community Affairs)

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

Mr H Montado (HM)
(Chief Technical Officer)

Mr G Matto (GM)
(Technical Services Department)

Dr Keith Farrell (KF)
(Gibraltar Heritage Trust)

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

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

Mr C Viagas (CV)

Mrs J Howitt (JH)
(Environmental Safety Group)

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

In Attendance:

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

Mr. R Borge
(Minute Secretary)

Apologies:

The Hon Dr J Garcia (DCM)
(Deputy Chief Minister)

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The Hon Dr J Cortes (MEHEC)

*(Minister for Education, Health, the Environment, Energy
and Climate Change)*

Mrs C Montado (CAM)

(Gibraltar Heritage Trust)

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464/19 – Approval of Minutes

The Minutes for the 8th meeting held on 8th July 2019, the 9th Meeting held on 31st July 2019 and the 10th Meeting held on 6th August 2019 were approved.

Matters Arising

None

Major Developments

465/19 – F/16405/19 – Liberty, Midtown, Queensway – Mixed-use scheme with commercial, office and associated landscaping.

DTP explained to the Commission that this was the last remaining plot to be developed at the Midtown Development site. Previously, two buildings were to be constructed within this plot but now the developers were amalgamating both buildings into a single 'L' shaped building. This new building would be 12 storeys tall and 49.2 meters high. The ground floor would include the coach park travel centre. The remaining 11 storeys would be offices. A single storey element would be included for the ground floor entrance, with pedestrian access to the courtyard and Queensway.

The floor plans were displayed to the Commission. There would be a terrace on the third floor and the building would be set back. The building line would continue to the eighth floor. On the ninth floor the building line was set back on the north-east corner. On the tenth floor there would be a plant area in the north-west corner. The eleventh floor would be set back further on the east and south and a further plant room is included at this level. . The building would have a projecting element over Reclamation Road as from the third floor. The general façade would be made up of glass curtain walling, limestone rain screen cladding and the columns on Reclamation Road would be encased in dark stone to match detailing of the adjacent building. Fifty car parking spaces would be allocated. LED lights and high efficiency heat pumps would be included as energy efficient measures. Energy efficiency plans were included within the design statement submitted.

The following comments were received from consultees:

- Department of Environment, Heritage and Climate Change (DoEHCC) – Green/Brown roofs should be incorporated.
- Civil Aviation (CA) – Standard lighting and tower cranes height restrictions if cranes were to be used during construction.

DTP explained that this proposal was in line with the previously approved Outline Planning Application and Full Planning Application for Building E, adding that the building's external envelope had been made lighter through the greater use of glazing. He also reported that a Wind Study had been conducted and it had been determined that the wind environment would be within acceptable comfort levels. DTP recommended approval with the condition that trees be planted on the footpath to Reclamation Road and that green or brown roofs or living walls are introduced.

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KB noted that there was a lack of trees on the Queensway side of the building and landscaping had been mentioned in the agenda.

DTP replied that the landscaping of the Courtyard would link up with the rest of landscaping scheme.

KB added that there was an increased number of birds which were hitting predominantly glazed buildings and glazing should be made visible to birds. He mentioned that literature was available on appropriate mitigation measures.

GM commented that the Commission had previously discussed the uses of rooftops, such as using rooftops as restaurants and leisure areas. The rooftop of this building would look on to the city and would be a suitable place for a bar or restaurant, but would instead be used to house plant facilities. He asked whether developer had considered using the rooftop for leisure purposes.

The Commission invited the developer, Mr James Garbarino (JG) to address the Commission.

JG replied to GM's comment that they had intended to make the rooftop a public area and possibly a restaurant but that they had not had any takers and it did not seem commercially viable.

GM asked whether plans were flexible to include that in the future.

JG answered that if the demand were there they would be more than happy for a business to use the rooftop for leisure activities. JG also replied to KB's comment concerning landscaping, explaining that they were including landscaping on Reclamation Road because Queensway had a lot of services running under it and decided not to include more trees.

KB replied that containers could be used to house small trees.

JG replied that he was happy to look further into the matter but they also had the problem that the pavement on Queensway was rather narrow.

MHYS highlighted that the tiles on the left corner of the pavement were slippery and should be looked into.

KF asked where the pedestrian crossing would be placed as the area was used for people to move between town and Queensway.

The Chairman explained that the intention is to have a Pelican Crossing returning at the same location as the previous crossing before construction for Midtown had begun.

KF asked whether there would be more crossings introduced.

The Chairman replied that this would be assessed by the Highways Department.

MJMECA commented that a condition should be set to ensure that walkways needed to be accessible for disabled persons.

JH commented that ESG continued to object to the size and massing of this development, noting that there was no mention of renewables and what the energy rating achieved would be. She

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added that this development did not create any green energy. JH also mentioned that since the first phase had been constructed the wind creates a lot of noise when it hits the metal flaps installed on the front of the building. She asked JG whether they would be looking into this issue as complaints had been received. JH further added that the northern end of the car park should be softened.

JG replied that the issue with the flaps were being looked into, explaining that the flaps were incorporated into the building as an aesthetic feature and their position was fixed. JG also mentioned that other buildings within the development had an A rating.

MHYS asked whether there was any chance of solar panelling to be included on the roof of the building.

JG responded that the roof footprint was not in fact very large but they had already installed solar panels on some of the roofs at Midtown.

The Chairman noted that environmental requirements were included on all permits issued and were still waiting for a reply from DoEHCC on their environmental assessment. The Chairman commented that softening of hard surfaces and the inclusion of solar panels should become conditions to the planning permission.

The Commission approved this application with the conditions mentioned above.

Other Developments

466/19 – F/15905/18 – 66/1 Main Street – Proposed conversion of apartment into offices.

This application was to convert a 3-bedroom apartment on the 2nd floor above the old Red House in Main Street into offices. The applicant had submitted a justification for the change of use and this had been circulated to all members.

DTP explained to the Commission that the Planning Policy was for a general presumption against the loss of residential accommodation in the old town, but that the Development Plan 2009 did allow for change of use of residential at first floor level but that above first floor level change of use would only be granted in exceptional cases and that certain criteria needed to be met

This conversion would be above the first floor and the applicant would need to prove to the Commission that they have tried to market the apartment unsuccessfully and/or it was not viable to upgrade it to current living standards. The applicant had claimed that the apartment was not suitable for modern living. They also already had an office within the building and claimed that this conversion may increase development. Letters submitted from estate agents in support of the application only claimed there was demand for office space in the Old Town.

DTP recommended refusal of this application on Policy grounds as the proposal did not accord with the relevant policies of the Development Plan.

The Chairman asked Mr Stephen Martinez (SM) from Arc Designs to address the Commission.

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SM explained that this building had been developed in the 1960's and there were problems with drainage and that the building had no space to install a lift. He also mentioned that the apartment had a very large area and a second bathroom was required. SM also commented that objections to the redevelopment had only been received from the Refuse Department concerning the bin store.

The Chairman referred that it seemed that this property had not been marketed at all and the refuse department's comments were not grounds to approve the application as their non-door to door collection was not planning consideration.

DTP replied to SM that the absence of a lift was usual for living in the town area and asked whether he had considered including a second bathroom.

The Chairman added that there have been recently applications for residential units in town where properties have been modernised in order to rent them out or converted from office use to residential.

The Chairman asked the Commission whether they concurred with DTP's report after hearing SM's comments.

CV replied that there were many residences in town which were vacant and if they were going to be filled by offices he would prefer for these vacant properties to be converted.

The Commission voted as follows:

In favour of refusal: 8

In favour of applicant: 1

Abstentions: 2

This application was refused.

467/19 - F/16135/19 - 13A Ocean Village Promenade - Proposed extension of the pier walkway.

This application was to construct a cantilevered 1.8m wide deck extension to the boardwalk, to be used for tables and chairs for the restaurant at 13A Ocean Village promenade.

DTP explained that there was a precedent to this type of application as similar extensions had been previously approved for the area. However, although there was a precedent the Commission had previously stated that each application would be considered on its own merits.

DTP reported that permission had been previously granted to Ocean Village for the reconfiguration of the marina berthing, which in the location proposed for the extension meant there was a reduction in the length of 2 berths in this area. This meant that the proposed extension would not itself reduce number of berths.

DoEHCC had submitted a comment that a silk curtain should be installed during construction to protect the Marine Environment.

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DTP recommended approval of this application.

JH commented that as a user of the area she sometimes struggled to see the water and the enjoyment of the user should be considered, instead of just the enjoyment of the applicant.

The Chairman responded that it should also be taken into consideration that the Commission approved a walking platform on the sea in the area of The Sails. The Chairman asked the Commission to vote on this application.

The Commission voted as follows:

In favour of approval: 8

Against: 3

This application was approved by the Commission.

468/19 – F/16258/19 – Supernatural, Mezzanine 1.02 Atlantic Suites – Proposed tables and chairs and fit out of unit (Class A3).

Consideration of plans to install windscreens around outside seating terrace.

And 469/19 – F/16384/19 – Costa Coffee, Ground Floor, Atlantic Suites – Proposed installation of windscreens around outside seating terrace.

Both of these applications were considered together due to the similarity in both applications and both premises being in the same area either side terraces on the podium of Atlantic Suites.

Both applicants wished to install glazed windbreaks at mezzanine level. Costa Coffee had already been granted a change of use for their terrace in order to place tables and chairs. The windbreaks would be between 1.2m and 1.3m in height. Those adjacent to the parapet wall would be placed on the inner side of the parapet wall whilst others would be fixed to a planter. They would also be used to demarcate the limit of the tables and chairs area. Company logos would be incorporated on some of the screens.

A montage to show what visual impact these screens would have was displayed.

DTP described the visual impact of these screens as minimal as they would be on the mezzanine level, behind a parapet wall with railings and seen against the backdrop of the glazed building façade of Atlantic Suites. He recommended approval of this application.

GM considered that it would be better for the logos to be monochromatic to reduce the visual impact further.

MJMECA disputed GM's comments as the use of different colours would be better for those who are visually impaired.

The Chairman asked whether Commission members concurred with DTP's Report.

They voted as follows:

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In favour: 8
Against: 1
Abstentions: 2

Both applications were approved by the Commission.

470/19 – F/16290/19 – 18/22 South Barrack Ramp – Proposed refurbishment of the existing building and construction of a two-storey extension.

DTP explained that some members had gone on a site visit at 18/22 South Barrack Road and would therefore be familiar with the site. The building was a part two-storey, part three-storey building with a curved façade and internal patio. There was no vehicular access to the existing garage due to the height of the pavement. The building currently has 5 apartments, once the extension is constructed there would be 9 apartments in total. The ground floor would be converted into residential units. The garage on the west façade would house two cars. The light well at the rear would be retained. The building would be set back from the neighbouring building on the east. There would be a terrace at the rear. The third floor would be further set back and terraces would be incorporated on the front of the building. There would be planting along the boundary of the roof terrace. Turning circles for the garage and elevations were displayed for the Commission. The set backs on the two-storey extension would have false pitched roofs.

Representations had been submitted from a resident on the building to the east of this site detailing privacy and security issues. These representations were circulated to all members and considered at the site visit. The applicant had revised the plans numerous times after considering the objections. However, the objections were sustained.

The following comments were received from consultees:

Ministry for Infrastructure and Planning (MIP) – Loss of on-street parking to allow access to garage.
Housing Department – Raised objections on behalf of tenant in building to the east of this site as mentioned above. Had no objections to windows proposed on North elevation.

DoEHCC – Swift and Bat survey to be carried out.

Gibraltar Heritage Trust (GHT) – Deemed the application acceptable and had been in discussions with the applicant.

Ministry for Heritage (MFH) – Wanted some heritage features to be salvaged.

DTP continued with his assessment welcoming the retention of the existing building, adding that the scale and massing of the extension was suitable for the area. He added that revisions had been made to the plan considering the objections submitted, such as screening to prevent a view of the objectors' residence. The objector still objected to the inclusion of a terrace next to his property. Following comments made by MIP and the Traffic Commission (TC) that there would be a loss of on-street parking the applicant had submitted comments claiming that only one parking would be lost as they would be creating two parking bays in their garage. The Commission would have to consider whether to relax the requirement of creating parking for residents at a ratio of 1:1.

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The applicant carried out a Swift and Bat Survey that did not find any on the premises. DTP recommended conditioning approval to include Swift/Bat nests. DTP recommended approval of this application including further conditions, that all terraces should have screens and omitting the 3rd floor rear terrace due to privacy issues), windows to be made of timber/composite and that landscaping and swift/bat nests details be submitted. Heritage items to be retained should be discussed with GHT and MFH.

JH asked what the energy rating would be for this refurbishment of an old building.

The Chairman commented that the TC's position was that it could be possible to park inside the garage but plans were required for how they would cut into the pavement and the steps to allow access into the garage whilst not affecting safe and easy passage for pedestrians. He added that MIP could uphold the TC's recommendations.

MHYS asked whether it was a condition for applications submitted to provide enough parking spaces for all residents.

The Chairman replied that the ratio was 1:1 but the Commission could decide to waive these conditions, considering whether it would be better to allow the development to go ahead as submitted or lose some of the apartments.

MHYS interjected stating that the Commission could also ask for the applicants to redesign and reconfigure their plans to include parking within the building.

DTP explained that the Commission had waived this requirement in the past.

KF remarked that since Zone 3 Parking had been implemented some spaces had been freed up.

The Chairman asked the applicants, Mr Desmond Walsh (DW) and Mr Javier Castro (JC) to address the Commission.

DW explained that the garage had space for one car but they would be knocking down a wall in order to provide a further space. He added that due to heritage constraints they could not demolish any other parts of the building.

JC added that they were also providing an alternative fire escape route through the garage and had approval from the Fire Brigade.

JH asked how they would be creating access to the garage, seeing as it would have to cross the pavement.

DW explained that they originally wanted a ramp on the roadside but TC was not happy with those plans, so further plans needed to be submitted.

MHYS commented that if a ratio of 1:1 was required for parking, the applicants should look into possibly purchasing parking spaces nearby.

DTP explained that this had been tried before and there was an enforcement issue as it would not be under Planning's control.

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JH mentioned that seeing as parking spaces had become available it was possible that businesses would be granted permission to park their business vehicles within Zone 3 and this would exacerbate the parking problem.

The Chairman asked the applicants what was their consideration on the DTP's recommendation to remove the terrace that affects the objector.

DW replied that if it was necessary he was willing to remove the terrace and was willing to take any recommendations for roof materials to be used.

JH asked whether solar panels and other environmental measures would be included.

DW replied that they would be including a hybrid lift and including solar panels.

The Chairman explained to the Commission that there were two issues that they had to consider; parking and the removal of the terrace. He asked whether they were minded to relax the parking requirements and whether the applicants would need to redesign their development.

MHYS considered that the requirements should not be relaxed and that the applicants should look at different options, including purchasing spaces elsewhere, and come back to the Commission.

KDS commented that Land Property Services had put this property out already for an expression of interest and without the extension it would not be economically viable.

MHYS replied that he did not see a problem with the extension being constructed.

DW commented that they had already met with Gibraltar Parking Management Services (GPMS) and would apply for parking spaces.

KDS added that the Commission should consider that the applicants would need to apply, this did not mean that the applicants would be successful in obtaining a parking space. He also mentioned that GPMS could only sell a parking space to leaseholder, which would not be the applicants.

The Chairman recommended that the Commission vote to approve this application, relaxing the parking requirements, following DTP's recommendations and conditions.

The Commission unanimously approved this application with the parking as proposed and the omission of the 3rd floor terrace at the rear.

471/19 – F/16297/19 – Europort Road – Proposed installation of two external glazed passenger lifts to service the Europort Complex.

This application was for the construction of two external glazed lifts. The two lifts would be next to buildings 6 and 7, and next to buildings 8 and 9. The lifts would connect the street level to the podium. The lifts would be 7 meters in height and would be glazed structures.

DoEHCC submitted a comment asking for it to be a zero energy lift.

The lifts were being installed to improve accessibility including to the new Paediatric Unit.

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DTP explained that the design was contemporary and when considered in the context of the mass and appearance of the Europort buildings was not considered to have a visual impact. No details had been submitted concerning air conditioning within the lifts but DTP recommended that if they were required they should be incorporated into the structure rather than placed on top. DTP recommended approval of this application.

The application was approved unanimously.

472/19 - O/16304/19 - 8 Little Genoa, 21 Sir Herbert Miles Road - Proposed extension to existing two-storey dwelling and associated internal alterations.

This application was to construct an extension to a semi-detached two storey house. DTP explained that the new extension would have a mono pitched roof with new fenestration and would be within the applicant's own patio.

The extension would have a minimal visual impact due to the location of the building and the design was sympathetic to the host building.

The application was approved unanimously by the Commission.

473/19 - D/16367/19G - Montagu Bastion - Proposed demolition of listed heritage bunker including the removal of a tree.

This bunker at Montagu Bastion was not part of the original bastion, it had been constructed during World War II. Only the top layer of the bunker was being demolished as it was deemed unsafe.

The Ministry for Heritage was involved in this application, and a Heritage Licence could possibly be required before demolition. A photographic record was being compiled of the bunker.

The Commission did not have any objections.

Minor and other Works - not within scope of delegated powers.

474/19 - Ref 1225 - DPC Protocol - Additional notification on applications.

The Commission approved this revised protocol.

475/19 - F/15468/18 - Redroofs, Lady Williams Centre, 29 Devil's Tower Road - Proposed construction of Apart/Hotel.

Consideration of proposals for minor changes to internal layouts providing 16 new guest rooms, changes to the façade design and changes to layout of structures at roof level.

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The Commission approved this application.

476/19 - F/16312/19 - 1 St Christopher's Court, St Christopher's Alley - Proposed first floor extension and internal and external alterations.

The Commission approved this application.

477/19 - O/16319/19 - 10/2 Benzimra's Alley - Proposed removal of pitched roof and construction of single storey extension including terrace.

The Commission approved this application.

478/19 - O/16403/19 - Flat 16, 11 Palace Gully - Proposed internal refurbishment and single storey extension with access to roof terrace including pergola.

The Commission approved this application.

479/19 - F/16443/19G - Straits View Terraces, Europa Point - Proposed replacement of temporary access staircase.

JH asked for more details on this application to replace the staircase leading to Straits View Terraces.

MHYS responded that residents of Straits View Terraces would now have two exits and there would not be any encroachments on heritage sites.

The Commission had no objections.

480/19 - D/16419/19 - 78 Queensway - Proposed demolition of single storey pump room and fuel storage compound.

JH also asked for more details on this demolition as the site is within the M.O.D. Naval Base and may have some historical value.

DTP explained that this site was beside the new Bassadone site and although still belonged to the M.O.D. it needed to be demolished to allow construction. It was also understood that demolition was required to facilitate new Gibelec infrastructure.

The Commission approved this application.

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

481/19 - BA13412 - 5-13 Flat Bastion Road -- Proposed restoration and refurbishment, with an additional floor, to create 10 apartments and parking.

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Consideration of 'As Built' drawings to discharge Condition 20 of Planning Permit No. 4747.

482/19 - BA13545 - 6 Poca Roca -- Proposed demolition of existing house and construction of a new dwelling.

Consideration of request to extend validity of Supplemental Planning Permit No. 4824A for an additional year.

483/19 - F/13912/16 - 5C Library Ramp -- Proposed extension at roof level and creation of a new roof terrace area as well as a new external lift shaft and front entrance lobby and a new walled terrace at first floor level above the kitchen.

Consideration of request to renew Planning Permit No. 5686 for a further year.

484/19 - F/14129/16 - 32A Rosia Road -- Proposed demolition of existing structure and the construction of a new dwelling.

Consideration of revised plans for minor external and internal alterations including incorporation of technical rooms, extension of the east patio wall at ground floor level and extension of kitchen to vary Condition 1 of Planning Permit No. 5467.

485/19 - F/14570/16 - 43A/1-2 Rosia Ramp -- Proposed demolition of existing external swimming pool and stairs to existing property in garden and the proposed construction of two external swimming pools as well as modifications and extensions to external areas of the property and internal refurbishment and alterations.

Consideration of request to vary type of tree to replace Yucca as prescribed by Condition 3 of Supplemental Planning Permit No. 6224A

JH commented that long discussions had previously been held on this application due to lack of proper vegetation and by the pool. No confirmation had been received on what had actually been done by the applicant.

CK replied that a landscaping plan had been approved. The Yucca tree would not take. CK explained that they had approached DoEHCC for advise and had been advised accordingly. CK would forward the landscaping details submitted by the applicant.

486/19 - F/14662/16 - 1A Engineer Road -- Proposed construction of 2 x four storey houses and roof terrace with swimming pools, toilets and pergolas.

Consideration of proposed render finish for facades to discharge Condition 3 and 4 of Supplemental Planning Permit No. 5907C.

487/19 - F/15183/17G - Next to The Industrial Park Site, Waterport Road -- Proposed stores/target shooting club and car park.

Consideration of proposals to relocate Tamarisk tree.

GoG Project

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488/19 - F/15219/17G - Salt Water Pumping Station, Europa Road -- Proposed demolition of existing building enclosure and construction of new building enclosure.

Consideration of revised plans to include an electrical meter and a feeder pillar within the building.

GoG Project

489/19 - F/15550/18 - Sandpits View Estate -- Proposed enhancement of unused space to usable outdoor space including the planting of two orange trees.

490/19 - F/15690/18 - Ocean Village Marina, Ocean Village -- Proposed re-configuration of existing pontoon apparatus within marina to improve and increase berthing and provide wider daytime public access to the waterside. Improvement and adjustment to pontoon access points to improve access for berth holders.

Consideration of amended pontoon layout to comply with Condition 1 of Planning Permit No.6752.

491/19 - F/15800/18 - 2 Windmill Hill Road -- Proposed construction of swimming pool and landscape refurbishment.

Consideration of revised plans to incorporate fence along boundary wall and vary Condition 1 of Planning Permit No. 6865.

492/19 - F/15935/18 - Level 1, Apartment 2, 217 Main Street -- Proposed internal alterations.

Consideration of revised plans to vary Condition 1 of Planning Permit No. 6963.

493/19 - F/15936/18 - Level 1, Apartment 1, 7 Bishop Rapallo's Ramp -- Proposed internal alterations.

Consideration of revised plans to vary Condition 1 of Planning Permit No. 6964.

494/19 - F/15937/18 - Level 3, Apartment 3, 7 Bishop Rapallo's Ramp -- Proposed internal alterations.

Consideration of revised plans to vary Condition 1 of Planning Permit No. 6965.

495/19 - F/16001/19G - Building 209, British Lines -- Proposed internal refurbishment of Building 209, proposed new build and kennels for RGP dog section and proposed new builds for RGP firearms unit.

Consideration of revised plans.

GoG Project

496/19 - F/16057/19 - Flat 3, 40 Engineer Lane -- Proposed refurbishment and conversion and extension to approved scheme at third floor level to provide additional accommodation and new roof terrace over for maintenance only.

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Consideration of revised roof/ terrace plan with details of landscaping and Photovoltaic panels to vary Condition 1 and Discharge Condition 2 of Planning Permit No. 7208.

497/19 - F/16069/19 - 14 Shrine Walk, Europa Walks Estate -- Proposed internal alterations.

498/19 - F/16075/19 - Units 21-23 Watergardens -- Proposed internal alterations, alterations to existing shopfront, installation of replacement signage and installation of access ramps.

Consideration of revised proposals access arrangements.

498/19 - F/16162/19 - 37A Engineer Lane -- Proposed change of use from Class A1 to Class A3 including the construction of a new mezzanine floor.

499/19 - F/16204/19 - Lathbury Barracks -- Proposed addition of two new fuel tanks.

JH asked for further clarification on this application.

DTP explained that the existing generator in the SCS site would be banded. Two fuel tanks would be added for the emergency generator.

The Chairman clarified that these two new fuel tanks would be replacing the two current fuel tanks.

JH added that it was necessary to have a 100% bund and air vapour release technology should be installed.

500/19 - F/16207/19 - 19/21 New Passage -- Proposed construction of pergolas and minor works to roof terrace.

Consideration of revised roof plans omitting pool from approved plans to vary Condition 1 of Planning Permit No. 7243.

501/19 - F/16208/19 - Flat 2, 294 Main Street – Proposed replacement of windows.

502/19 - F/16228/19 - Kowloon Bar/Restaurant, 20 Watergardens -- Proposed tables and chairs.

503/19 - F/16249/19 - 2 Europa Pass Battery, Europa Pass -- Proposed installation of awnings and blinds on west facing façade of property.

504/19 - F/16254/19 - 2 Europa Mews, Europa Road -- Proposed minor alterations and extension to dwelling including new terrace.

505/19 - F/16267/19 - 3 Convent Place -- Proposed construction of second floor extension with skylights as well as internal and external refurbishment of building.

506/19 - F/16268/19 - Unit 1.02, Boston, Midtown -- Proposed fit-out of vacant unit as an exchange bureau.

507/19 - F/16269/19 - Unit 1.00 Arlington, Midtown—Proposed fit-out of vacant unit as nursery.

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508/19 - F/16271/19 - Units 4-7 Ocean Spa Plaza -- Proposed fit-out of commercial premises as offices.

509/19 - F/16278/19 - The Rock Hotel, 3 Europa Road -- Proposed pergola on first floor.

Consideration of revised plan to extend pergola by an additional 1,400mm to vary Condition 1 of Planning Permit No. 7247.

510/19 - F/16289/19 - 6 and 8/1 Turnbull's Lane -- Proposed change of use from tattoo parlour to takeaway and catering and events planner company and associated internal alterations.

511/19 - F/16305/19 - 201 Rosia Plaza, Rosia Parade -- Proposed internal alterations.

512/19 - F/16310/19 - Units 1 - 4, The Square, Marina Bay -- Proposed change of use from offices (Class B1) to retail (Class A1) and refurbishment of units as a supermarket with associated internal and external alterations.

513/19 - F/16311/19 - 9/10 Lynch's Lane -- Proposed refurbishment and extension of flat situated as part of improvement works to facade as application (F/15541/18).

514/19 - F/16315/19 - 3, 11 Tuckey's Lane -- Proposed internal alterations and change of patio window.

515/19 - F/16317/19 - 13B Ocean Village Promenade -- Proposed installation of glass curtains.

516/19 - F/16318/19 - 28/7 Crutchett's Ramp -- Proposed extension and refurbishment of flat.

517/19 - F/16320/19 - 17 Rosia Court, 21-23 Rosia Road -- Proposed internal alterations and installation of skylights.

518/19 - F/16321/19 - 14 Europa Pass Battery, Europa Pass -- Proposed minor works to carport area to construct partition wall.

519/19 - F/16322/19 - Units 5 & 6 The Boardwalk, Trade Winds -- Proposed internal alterations.

520/19 - F/16323/19 - 601 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.

521/19 - F/16324/19 - 5 Collingwood Tower, Brympton Estate -- Proposed internal alterations.

522/19 - F/16335/19 - 535 Water Gardens -- Proposed internal alterations to existing apartment.

523/19 - F/16336/19 - 1.11 Madison, Midtown -- Proposed internal fit-out of vacant commercial unit for beauty parlour.

524/19 - F/16338/19 - Flat 3, 10 Castle Road -- Proposed internal refurbishment and replacement of two windows.

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525/19 - F/16339/19 - 202-204 Main Street -- Proposed change of use from office to retail and refurbishment works to shopfront.

526/19 - F/16341/19 - 34 Crown Daisy House, Waterport Terraces -- Proposed installation of awning.

527/19 - F/16342/19 - 2 West Walk, Europa Walks Estate -- Proposed internal alterations.

528/19 - F/16347/19 - 1 West Walk, Europa Walks Estate -- Proposed internal alterations.

529/19 - F/16351/19 - 2 South Walk, Europa Walks Estate -- Proposed internal alterations.

530/19 - F/16358/19 - 12/1 Naval Hospital Hill -- Retrospective application for replacement pergola.

531/19 - F/16359/19 - Morrison's, Westside Road -- Proposed internal refurbishment of supermarket.

532/19 - F/16360/19 - Europort Podium between Atlantic Suites Extension and Europort Block 6 Suite 603 -- Proposed installation of glass link between two buildings at podium level.

GM asked for clarification on applications F/16359/19 and F/16360/19.

The Chairman explained that these applications referred to the internal refurbishments of the supermarket, replacement of car park canopies, new signage, new motorcycle wash and reconfiguration of petrol station. The reconfiguration was pending a new application for a new pod for commercial use that would be coming to the Commission for consideration.

533/19 - F/16361/19 - Hyperion House, 6 Library Street -- Proposed change of use from shops and flats into apartments and associated refurbishment works.

534/19 - F/16368/19 - 502-503 Water Gardens -- Proposed internal alterations.

535/19 - F/16369/19 - West Facing Facade, Block 8, Europort -- Proposed extensions to ground and first floor levels of the west facade of building.

536/19 - F/16371/19 - 406 Water Gardens -- Proposed internal alterations.

537/19 - F/16372/19 - 36/1 Turnbull's Lane -- Proposed minor alterations and refurbishment of apartment.

538/19 - F/16373/19 - Villa 1, Ordnance Wharf, Queensway -- Proposed external works to property to enclose side car port and extend existing single storey garage onto driveway with terrace over.

539/19 - F/16375/19 - 10 West Walk, Europa Walks Estate -- Proposed internal alterations.

540/19 - F/16377/19 - 13 South Walk, Europa Walks Estate -- Proposed internal alterations.

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541/19 - F/16380/19 - Morrison's Supermarket, Westside Road -- Proposed extension to existing car park vehicle shading.

542/19 - F/16381/19 - Morrison's Supermarket Westside Road -- Proposed jet wash facility.

543/19 - F/16385/19 - 17 Shrine Walk, Europa Walks Estate -- Proposed internal alterations.

544/19 - F/16386/19 - 1A Mount Road -- Proposed minor alterations to property including installation of timber fencing.

545/19 - F/16388/19 - The Hindu Temple -- Proposed conversion of ablutions area into accommodation for priests.

546/19 - F/16393/19 - Brooke House, 17 Town Range Barracks -- Proposed change of windows.

547/19 - F/16399/19G - Building 1300, South Mole, HM Naval Base -- Proposed extension to provide suitable short stay living accommodation.

GoG Project

548/19 - F/16401/19 - 25 Gardiner's View, Europa Road - Retrospective application for installation of windows.

549/19 - F/16402/19 - 52 Main Street -- Proposed internal alterations and shop front refurbishment.

550/19 - F/16404/19 - 6 Victualing Office Lane -- Proposed change of use from office (Class A2) to residential (Class C3), internal alterations and refurbishment works to façade.

551/19 - F/16412/19 - Flat 21, 22/7 Johnstone's Passage -- Proposed internal alterations.

552/19 - F/16413/19 - 15/4 Lynch's Lane -- Proposed internal and external alterations.

553/19 - F/16415/19 - Hadfield House, Library Street -- Proposed replacement of existing lift at Hadfield house.

554/19 - F/16416/19 - 309 Bayview Terraces - Retrospective application for internal alterations converting a three-bedroom flat into a two-bedroom flat.

555/19 - F/16417/19 - 308 Abyla Lodge, Mons Calpe Mews -- Proposed internal alterations.

556/19 - F/16418/19 - Unit A, Madison, Midtown -- Proposed installation of 2 x ATM's.

557/19 - F/16422/19G - 7A Castle Road -- Proposed internal alterations to convert the property into a care home for patients with special needs, change of fenestration and installation of new pergola.

GoG Project

558/19 - F/16423/19 - 3 Cathedral Square -- Proposed external refurbishment of building.

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559/19 - F/16425/19 - 23 Blackwood Tower, Brympton Estate – Retrospective application for internal alterations.

560/19 - F/16428/19 - 401 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.

561/19 - F/16429/19 - 1101 Imperial Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.

562/19 - F/16430/19 - Mons Calpe Express, Mons Calpe Mews -- Proposed internal alterations.

563/19 - F/16431/19 - 702, 703 and 704 Imperial Ocean Plaza, Ocean Village -- Proposed amalgamation of units and associated internal alterations.

564/19 - F/16433/19 - 6 Shaker's Passage -- Proposed extension on third floor of building. Follows on from Outline Application

565/19 - F/16434/19 - Unit 3, Imperial Ocean Plaza, Ocean Village -- Proposed internal alterations.

566/19 - F/16436/19 - 4 Shorthorn Farm Estate, Europa Road -- Proposed new rear access and ancillary works.

567/19 - F/16437/19 - House 1, 8 Naval Hospital Hill -- Proposed internal alterations.

568/19 - F/16438/19 - 83 Main Street -- Proposed internal alteration to commercial premises.

569/19 - F/16444/19 - 33 Rosia Dale -- Proposed construction of two access ramps.

570/19 - D/16327/19G - Bishop Fitzgerald & Governor's Meadow Schools Europort Avenue -- Proposed demolition of existing school buildings.

GoG Project

571/19 - A/15964/18 - 92 Devil's Tower Road -- Proposed signage for hoarding.

Consideration of change to Hoarding sign.

572/19 - A/16390/19G - Waterport Roadway, North Mole Road and Queensway -- Installation of lamp post banners to advertise the 7th Gibraltar Darts Trophy.

GoG Project

573/19 - A/16391/19G - Main Street by Post Office -- Installation of banner to advertise the 7th Gibraltar Darts Trophy.

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574/19 - A/16392/19G - Glacis Bridge On Winston Churchill Avenue -- Installation of banner to advertise the 7th Gibraltar Darts Trophy.

575/19 - A/16414/19 - Morrison's, Europort Road -- Replacement shop fascia signs, petrol station signs, car wash signs and totem sign.

576/19 - N/16427/19G - The Mount, 15 Europa Road -- Proposed removal of dead Tree of Heaven.

GoG Project

This application sought to remove a large and dead Tree of Heaven where a substantial limb collapsed during strong winds and it is considered there is a danger that this could happen again and it possesses a danger to users of the adjacent area. It is considered that the tree should be removed and that the woodland of The Mount should be allowed to regenerate naturally.

577/19 – Any other business.

JH mentioned that piling had been carried out next to Silene House and this had not come to the Commission for consideration.

The Chairman replied that these related to hoarding requirements that did not fall under Planning. These were Health and Safety requirements, but if any queries were passed onto the Town Planning Department they would be forwarded to the relevant department.

578/19 – Next Meeting

The next meeting will be held on 21st November 2019.