

Approved

DPC meeting 4/19

26th March 2019

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 4th Meeting of 2019 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 26th March 2019 at 9.30 am.

Present:

Mr C Viagas (Acting Chairman)

The Hon S Sacramento (MHE)
(Minister for Housing and Equality)

The Hon Dr J Cortes (MEHEC)
*(Minister for Education, Health, the Environment, Energy
and Climate Change)*

Mr H Montado (HM)
(Chief Technical Officer)

Mr G Matto (GM)
(Technical Services Department)

Mr C Perez (CP)
(Gibraltar Ornithological & Natural History Society)

Mrs C Montado (CAM)
(Gibraltar Heritage Trust)

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

Mrs J Howitt (JH)
(Environmental Safety Group)

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

In Attendance:

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

Mr. R Borge
(Minute Secretary)

Apologies:

The Hon Dr J Garcia
(Deputy Chief Minister)

Mr P Origo (Chairman)
(Town Planner)

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

133/19 – Approval of Minutes

The Minutes for the 3rd meeting held on 26th February 2019 were deferred to be circulated and approved via Round Robin.

Apologies were received from the Chairman who was unable to attend due to illness. CV would chair this meeting.

Major Developments

134/19 – F/16019/19 – 92 Devil’s Tower Road – Proposed construction of a multi-storey residential development including ancillary and commercial accommodation and automated car-parking system.

This proposal had previously been given Outline Planning permission back in November 2018. The applicants, Mr Peter Cabezutto (PC), Mr Jonas Stahl (JS), and Mr Stuart Lightbody (SL) addressed the Commission to inform them of changes which had been made since they had received the Outline permit.

The proposed height of the building had been reduced from 78m to between 67.83 metres and 50.67 metres. This reduction meant that three storeys had been removed and they would now be constructing a total of 174 apartments. The building would no longer exceed the OLS height limit.

There would now be a differentiation between the upper and lower levels. Some of the floors would be cantilevered and have different cladding to differentiate the upper and lower levels. Perforated panels would be used to break up the façade.

A canopy deck would be used to provide parking and the parking at the rear had now increased in height. A photovoltaic (PV) array would be used by the development and with the intention that it would feed back into the grid. Further technical reports relating to rock falls, together with 3D modelling of trajectories, had been submitted and discussed with Technical Services Department (TSD).

MEHEC commented that he did not vote in favour at the Outline stage as HMGOG had taken the view that the proposed building was too tall. HMGOG had approached the developers and requested that the height be reduced.

DTP reported that the internal configuration of the basement had changed and there had been a slight reconfiguration of the façade at ground level. The internal layout of the first floor had also been changed. From the sixteenth floor upwards the building would be set back in a staggered fashion. Perforated panels would introduce a vertical design element to the building. The building would have a green roof and green walls were being introduced at the rear car park. Catch fences and sand would be used to protect against rock falls. Sixty three car parking spaces would be provided on site and electrical charging points would be included.

The following comments were received from consultees:

- Department of Environment, Energy, Heritage and Climate Change (DoEHCC) –

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recommended that PV panels be installed.

- Heritage Trust (HT) – Noted that the developer should be aware that there could potentially be archaeological finds at this site.
- TSD – were satisfied with the rockfall mitigation measures the developers would be implementing.

The neighbouring Wine Vaults development had presented objections but after discussions with the developers had withdrawn them. Landscaping details had also been submitted but which species would be planted still needed to be agreed. The Wind Study and Geotechnical Study had been found to be satisfactory. A Sustainability Report had been submitted with details on the inclusion of ground water heat pumps and solar panels, but still needed to be signed off by DoEHCC. DTP also mentioned that Swift and Bat Nest details needed to be submitted and that a Heritage Impact Assessment had been submitted and that an Archaeological Watching Brief (AWB) would be required during construction. The fire escapes for the Wine Vaults needed to be taken into account.

The building would obstruct one of the flood lights on Devil's Tower Road (DTR) which light up the Rock's North Face. Once the super structure is in place a study would need to be carried out to determine its new location. DTP commented on whether that amount of lights required should be reviewed.

JH commented that the Environmental Safety Group (ESG) continued to object to this development as they did at Outline.

CAM commented that holistic plan for the area was required and that GHT were opposed to this application.

This application was approved by majority.

135/19 – O/16023/19 – Europa Walks Estate – Proposed construction of 22 x townhouses and 6 x villas with a landscaped podium, swimming pool and associated parking, and an additional landscaped communal pool and recreation area for the adjacent Europa Walks estate.

This application was for a low rise development at Europa Walks Estate. Objections were submitted and had been circulated to all members of the Commission. The site on which this development was to be constructed is currently a car park and open area. The site slopes from North East to South West. The applicant was proposing to construct a landscaped swimming pool above the car park; 38 trees would have to be removed. The townhouses would be 3 part 4 storey houses with each with their own parking. The 6 villas would be built over the slope and also have their own parking. The proposed communal swimming pool with play area would eventually be handed back to HMGOG. A total of 106 car parking spaces would be provided within the scheme with 74 parking spaces and 13 garages would be created beneath the podium. A surplus of 78 parking spaces would be presented for sale or rent to residents of the area. All buildings would have green roofs, PV panels and other energy efficiency measures. Swift and Bat nests would also be incorporated into the design. The buildings would generally be rendered and stone cladded with a mixture of different styled pitched roofs.

Mr Derek Ghio (DG) was invited to address the Commission to present his objections. DG

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referred that he was representing 700 signatories from an online petition. He explained that he had been a resident in the area for the past 24 years and was concerned with air and noise pollution as well as the loss of open areas; including 3 toddler playing areas. DG further commented that the Ministry of Defence (MOD) had enjoyed this area and would now be spoiled for locals. DG felt that the Development Plan 2009 needed to be reviewed as it did not mention any plans for Europa Walks and needs to take into account future developments in the area, including further leisure facilities and open areas for the community. He explained that open areas were important to soften built up areas. DG quoted paragraphs from the Development Plan 2009 citing why open areas were considered important. DG ended by requesting that the Commission refuse this application.

Mr Daniel Chipolina (DC), a resident at Elliott's Battery, also addressed the Commission to explain his objections. He was representing most of the residents at Elliott's Battery. DC explained that the estate's Management Committee wrote to HMGOG requesting that this site be put to community use. He added that there were other issues which were not being addressed, namely sewage and salt water capacity load and equally for the electrical system to take on further houses. DC commented that the community believed the Commission was favouring the few instead of those 200 persons who are residents of the area. He added that an increase in parking would mean more traffic and there would be a loss of amenities, such as the convenience store at Europa Walks. DC mentioned that there had not been any consultation between the developer and residents.

The Chairman commented that although there had not been any consultation there was a procedure in place for the public to make objections and for the Commission to consider these.

JH commented that since this development project had been announced there was some contention within the community and that the objections mentioned made sense.

DTP explained that there was no specific policy for this area mentioned within the Development Plan 2009 as this site neither was then MOD land at the time nor was there any indication to be transferred that would have required it to be included. He added that there was Development Plan policy to protect open spaces but there was a need to balance this with needs for further housing to be constructed.

MEHEC commented that he was glad that this application had been brought to the Commission as an Outline Planning application in order for the Commission to guide the developer. MEHEC felt that the development was too dense and development of the area could be allowed but the views of the local community should be considered. He mentioned that he was happy to chair discussions between the developer and the objectors. MEHEC added that some of the trees on site were moveable but would need to be carried out prior to development starting.

MHE stated that this site was a good area for development but it needed to be acceptable for everyone who resides in the area.

The Chairman asked the Commission to focus on the main elements of the development presented and whether there was scope for a development like this. The Chairman suggested that the developer consider the objectors views and review their design.

DTP went on to give his assessment of the application. DTP mentioned that there was a policy concerning open spaces within the Development Plan 2009 and this proposal would constitute a

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loss of some recreational spaces but the developer was willing to give the swimming pool area to HMGOG in compensation. The Commission need to consider this and balance it with the competing demands for more housing. If the Commission was minded to accept the proposal there were some conditions which needed to be set:

1. Full tree surveys to be carried out.
2. Possibly redesigning the scheme to take into account some trees which are in situ.
3. Landscaping plans need to be submitted.
4. Sustainability measures to be adopted need to be submitted.
5. Consider how many parking spaces are required. For a development this size there would need to be 2 parking spaces per villa.
6. HT was requesting an AWB for the World War 2 Bunker on site as it will be refurbished.

The Chairman suggested deferring the application in order to facilitate the developer to engage with the community.

The Commission voted on whether Outline Planning permission should be granted and the development reviewed as follows:

Approve: 6

Against: 2

Abstentions: 2

The application was approved by majority.

MEHEC reiterated that he would like to arrange a meeting to discuss this application with both the developer and residents of the area.

DTP clarified that if this application was presented for Full Planning it would have to go through public participation.

136/19 – F/16047/19G – Brewery Crusher, Europa Point, Little Bay and Keightley Way Tunnel – Proposed construction of a new wastewater treatment plant on the Brewery Crusher site at Europa Point including a new sewer interception pump station at Little Bay (Manhole 44) and a transfer pipeline from the pump station through the Keightley Way Tunnel to the Brewery Crusher site.

GoG Project

This application for a new Waste Water Treatment Plant (WWTP) was presented to the Commission by Anton Stallinger (AS) – Project Manager, Kim Clarence (KC) on behalf of HMGOG, Peter Glover (PG) – from Modern Water and Rachel Holloway (RH) – from Ramboll.

RH explained that the WWTP was essential for Gibraltar as currently all waste water goes to the sea untreated. The Pumping Station would be placed at Little Bay as it would be the best location. It would be a fully enclosed building with odour and noise mitigation measures included. A pipeline would run through Keightley Way Tunnel and that would also take this opportunity to improve pedestrian access through the tunnel. The WWTP would be constructed at Brewery Crusher. It would be able to treat up to 67,000 litres of water and meet future demand up to

2040.

RH further explained that the WWTP would have a compact design and have a mixture of façade treatments in order to break down the massing. It would have a brown roof and a natural stone façade on the east elevation. RH commented that they were looking at different ways to reduce the massing as much as possible. She mentioned that the Environmental Impact Assessment was robust and had looked at the worst possible scenario.

RH explained that in terms of air quality and odour produced by the WWTP would be a maximum of 0.7 odour units. In the UK 1.5 odour units was considered apt for a residential area. In order to reduce the effects of construction noise during the building of the Little Bay pumping station they would try to avoid the bathing season. The WWTP could produce up to 20 tonnes of treated waste per day. The treated waste would be transferred to a landfill.

JH commented that ESG had submitted a paper and were concerned on the impact of the pumping station at Little Bay as it would have a negative visual impact on this public amenity, adding the impact of the amount of noise produced from having the engines running 24 hours. She also asked how efficient the carbon filters would be as the odours could also affect beachgoers.

RH replied that before any mitigation measures the odour could reach up to 1,000 odour units. Air needed to be vented but would first have to go through a filtering system. The odour produced would be a maximum of 0.7 odour units, and that would be the worst case scenario.

JH questioned how those levels would be achieved and stated that they must look at reducing the level of noise as much as possible.

CP asked whether there would be a reduction in massing of the WWTP at Brewery Crusher and noted that they would need a Licence from DoEEHC as there are some Schedule 3 protected plant species in the area.

RH replied that they were still looking at ways in reducing the massing and had been made aware of licenses required.

MEHEC commented that at Little Bay they were looking at ways to mitigate the visual impact of the pumping station and could use a brown roof to screen the station. He added that there would be 4 pumps at the station and under normal circumstances they would only run 1 pump. All 4 pumps would be used only under storm conditions so they may not produce as much noise.

CAM asked whether they had considered using the tunnels by the location of the WWTP for storage and office space. This could provide a solution to the massing of the WWTP.

RH replied that they had looked into using the tunnels on the southern side but there was not much option as it was a harsh environment.

MEHEC commented that there were ongoing discussions on how to hide the building. Possibly stepping back the front and using limestone cladding.

DTP reported that the reason for the Pumping Station being located at Little Bay was because it was the most accessible area. The WWTP would be less than 11 metres in height and have a brown roof. A sludge tank would be housed inside and measures would be taken to mitigate the

odour levels.

DTP explained that the Commission could consider issuing an EIA certificate or give further suggestions and recommendations to HMGOG. DTP mentioned that water quality would be significantly improved. Mitigation measures needed to be taken for potential harm to Schedule 3 Land Species. He also mentioned that there was the possibility of bats within the Brewery Chamber so a Bat Survey must be conducted prior to the development proceeding. An Environmental Management Plan should be implemented and air quality, odour and noise levels should be constantly monitored. DTP suggested that works should be carried out outside of the bathing season. A survey of the defensive walls should be carried out for heritage purposes and negative visual effects should be mitigated as much as possible. DTP also mentioned that in future the use of anaerobic digestion for the WWTP would be considered..

JH asked what the timeframe was to use anaerobic digestion.

RH replied that it was first necessary to assess the performance of the plant for a period of between 6 to 12 months before this could be considered further.

MEHEC commented that the retaining wall of the WWTP should look similar to retaining walls at other batteries in the area.

The discussion was concluded with the Commission requiring the items of concern raised by members be added to the Town Planner's report regarding the development so that these are addressed by the Applicant.

A fifteen minute break was held at 11:40 am.

Other Developments

137/19 - F/15885/18 - 29-35 Engineer Lane and adjacent Car Park - Proposed construction of building containing 59 residential apartments, 3 commercial units and ancillary areas.

This application followed approval for Outline Planning which had been given in August 2018 for construction of a part 8, part 9 storey building at the Ex-Risso Bakery site. The proposed building would have consisted of serviced apartments with a retail unit at ground level. The developer was now proposing to construct 59 residential apartments. At basement level there would be a gymnasium for resident's use. A cafeteria, with an external covered terrace area, would be installed at the ground floor retail unit. There would also be a public refuse area and electrical car charging points as well as bicycle spaces provided.

The upper levels would have studio apartments and 2 bedroom apartments on the fifth floor. The sixth and seventh floor would be set back on the western elevation. Changes had been made to the external treatment and other external areas, including the pool area. The building would have a rendered façade with contemporary glazed curtains on the top sixth and seventh floors.

An AWB was required. DTP explained that conditions which had been set at Outline had been met and details for the provision of Swift and Bat nests had also been submitted. PV Panels, LED lighting and heat pumps would be incorporated into the building.

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This application was approved unanimously.

138/19 – F/15952/18 – 4 Library Gardens – Proposed refurbishment of house and construction of new roof and part storey extension.

This application was for the refurbishment of a two storey colonial building at Library Gardens. On the west side of the building the building is three storeys tall as it also includes a basement. The applicant was proposing to also construct an extension over the existing terrace and a further extension on the northern side of the building. After discussions with GHT the proposed glass balustrades would be replaced for iron railings. PV panels would be installed on the pitched roof and bird nests would be provided.

Objections arguing that the building should be kept in its original state had been received and circulated to all members. The applicant had made counter representations stating that they had discussed with GHT and Ministry for Heritage, and were complying with their requests. DTP assessed that the refurbishment was sympathetic as the applicant intended on using traditional materials. DTP recommended approval of this application.

The Commission approved this application unanimously.

139/19 – O/15989/19 – Units 12, 14, 16 & 18 Cemetery Road – Proposed demolition of existing warehouse buildings and construction of a 3 storey warehouse/office building with internal connection to adjacent existing warehouse and relocation of communal entrance to existing first floor apartments.

The existing warehouses at this location are staggered and set back from the road, some of the warehouses were to be demolished and be redeveloped into two storey warehouses with offices and roof terraces. At the front there would be an open terrace and green roofs at the back. The façade would extend over the boundary. The second storey would have a glass façade. DTP explained that no parking would be provided as company delivery vans and lorries would be parked inside the warehouse.

Comments had been received from W.H.O. stating that a heritage impact study should be carried out due to the proximity to the world heritage site.

No objections had been received concerning the change in access for the residential property of warehouse. As the site has an existing forecourt DTP recommended that it be conditioned to use this to provide public parking. DTP also mentioned that those A/C units which were not hidden should be relocated and screened.

A representative from the company explained that they believed that having cars parked in front of the building would make it more unsightly as it is within the vicinity of the Cemetery.

MEHEC recommended that they have a narrow planter at the base of the façade and plant a junior creeper that could possibly take over.

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The Commission unanimously approved this application.

140/19 – F/15998/19 – 18 Cemetery Road – Proposed construction of new warehouse building and associated external works.

This application was from the same applicant as O/15989/19. This application was a resubmission for an application which had been given planning permission in 2013 but needed to have permission renewed.

The new warehouse would be 13.5 metres tall and would have steel cladding. There would be a loading area in front and in this case would be re-providing four public parking spaces.

At the time it was approved there was a condition not to close off the slip road. A link road known as Stirling Road has now been constructed between Shackleton Road and Cemetery Road. DTP commented that an AWB and Heritage Impact Assessment were required. He also recommended approval of this application subject to the condition that permission to close the road be given by the Traffic Authorities.

The Commission unanimously approved this application.

141/19 – F/15999/19 – 1 St Joseph’s Road – Proposed replacement of existing warehouse with a new garage building housing parking spaces and stores.

Outline Planning permission for this application had been granted in September 2018 for a three storey car park. Only the façade treatment proposed has changed and has been improved. There has also been a minor internal alteration by reducing the number of car park spaces. The proposed light-well has been enlarged and the building will have a green roof. A footpath that runs through Sandpits will now go through this area.

Limestone cladding will be used for the façade at the base of the building. The rest of the building’s façade will consist of vertical aluminium louvers with a timber effect, and planting will be used for screening.

One objection had been received as the disabled parking space had been omitted and provision of a disabled parking space was a tender condition. However, the person who would be making use of this space no longer requires it.

DTP recommended approval of this application subject to standard conditions and provision of Swift and Bat nests being agreed.

The Commission unanimously approved this application.

142/19 – F/16005/19 – the Arches Residential Development, Castle Road – Proposed conversion of existing shop unit into part-residential and part-café.

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Previous application to convert this vacant retail unit into an apartment had been considered and rejected by the Commission. The applicant had submitted evidence of attempts to market the unit but to no avail. Since 2015, seven apartments have been added to this development. A unit on the level below had previously been granted permission to change from retail to residential. The applicant was hoping that by having a smaller unit sandwiched between two apartments may prove more successful in attracting a business. The application had been open to public participation but no objections had been received.

Town Planning had raised the issue that toilet facilities would be required. The applicant would give access to level -2 where there would be facilities but DTP explained that residents may not be happy to allow people to walk through the building so the applicant agreed that to install toilet facilities within the unit.

DTP explained that there was a lack of footfall on this site and therefore no business was attracted to make use of this retail unit and so a smaller unit may be more viable. DTP recommended approval of this application with the condition that elevational treatments be submitted for approval.

The Chairman agreed with DTP's recommendation.

JH asked whether the arches would be filled in if they were converting the nearest part of the unit into an apartment.

DTP replied that the applicant would not block the arches and that they would be installing glass bi-folding doors and glazed balustrades.

The Chairman put forward a motion to have two residential units instead of a retail unit.

DTP also said that the application could be approved to convert the unit into two apartments and the resolution of this detail could be handled by the Subcommittee.

The Commission unanimously approved the conversion of the unit into two apartments.

143/19 - O/16007/19 - 5A and 5B Hargraves Parade - Proposed reconfiguration to amalgamate two existing dwellings into one with rooftop extension to include swimming pool, garden and additional accommodation.

The applicant was proposing to convert 2 separate dwellings into a single dwelling, as well as reconfiguring all floors. The central stair-core would be moved toward the rear. The existing conservatory on the 4th floor would be removed to construct an extension with opaque windows on the eastern elevation. A 5th floor would be constructed which would be set back and have a swimming pool installed. The height of the building would increase by 1.8 metres. The entrance of the building was to be moved to the centre of the front elevation. Public representations had been submitted and circulated to all members.

Ruth Massias-Greenburg (RMG) who was the architect who designed this re-development was invited to address the Commission. She explained that she had decreased the floor to floor heights and added two set back storeys. RMG had assessed the submissions made by the

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objectors and together with the applicant had removed a previously proposed roof terrace and parapet walls. Within the area Prince Edward's Gate had become the main focal point on the townscape and this building would not be competing with their height. She explained that wherever they were increasing they would be introducing environment sustainability measures, such as, a green wall on the extension in an attempt to break up the volume. They would also introduce solar panels on the sedum roof and using the pool as a traditional and natural way of cooling the building. A new basement was being constructed in order to install batteries which would store energy from the solar panels.

RMG explained that the applicant wished to use this building as a multi-generational home for his extended family and accessibility measures were being implemented, namely a lift and wider corridors.

Mr Ralph Humphrey (RH) which resides at 3/3 Bright Cottage, addressed the Commission to explain his objections. RH displayed a photograph which showed the distance from his residence, he claimed that the distance was about 5-5.5 metres. He believed that the extension would change the cityscape and this proposal would not be beneficial. RH explained that although he did not have a view he still received a lot of natural light and the extension would block the amount of light to his property and potentially the future value of his property.

MEHEC asked whether he was still currently residing at the property.

RH responded that he was in the process of moving to the UK but some friends were staying at his property.

DTP reported to the Commission that building up to a metre would have some potential impact. The extension would be set back a further 5.5-6 metres. The terrace and parapet walls had been removed from the original submission. As the proposal represented a six storey building a design statement had been submitted. He explained that there would be some loss of light to buildings in its vicinity, with the nearest building being 4.5 metres away. DTP considered that this had to be balanced with re-development in the old town. The Commission had previously allowed developments this close to adjacent buildings. The visual impact of the extension would merge into the background. DTP informed the Commission that a loss of views or value could not be taken into account for planning purposes. No parking had been proposed but the applicant did have four spaces at Prince Edward's Gate. According to the Development Plan no tall buildings are allowed at corner plots but this site was not considered a corner plot. DTP referred that the structural issues a after four storeys and the potential factor of the building collapsing would have to be assessed by the Structural Engineer.

The Chairman commented that occasionally when considering applications there was a tendency to stray into issues which were not planning consideration and that he supported DTP's recommendations.

JH commented that she knew the area well and was stunned at how dark the dwelling could be and that the area had been impacted by re-development over the past few years. She felt the extension to this building would negatively impact those persons who reside around this building.

The Commission voted on whether they were in favour of this application as submitted.

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Against – 3

The Commission approved this application by majority.

144/19 – F/16068/19G – 64 Queensway Road – Proposed office and workshop facilities for the Environment Marine Section.

This application was to construct a two storey temporary building which would be used for the Environment Marine Section. It would house a workshop and offices. The site respects the 3 metre exclusion zone around the MOD perimeter fence. The Environment Marine Section was given temporary facilities at the Royal Gibraltar Yacht Club but must now leave this site. There was no indication given as to how long they would be on this site. DTP recommended that they be on this site only on a temporary basis.

MEHEC confirmed that this site would only be temporary.

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

145/19 – F/15474/18 – 16 Europa Pass Battery, Europa Road – Proposed alterations and refurbishment to dwelling including installation of new windows on south facing façade.

Consideration of retrospective plans for installation of larger windows at floor level on western façade with roller shutters.

146/19 – F/16028/19 – 2/12 Castle Steps – Proposed single storey residential extension.

147/19 – F/16039/19G – Signal Station Road adjacent Upper Cable Car Station – Proposed refurbishment of derelict former military structures for conversion to a new ticket office facility.

GoG Project

148/19 – F/16093/19G – Willis' Magazine, Upper Rock Area – Proposed change of use to pistol shooting ranges including the installation of lighting system, connecting doors to chambers and banisters on staircases.

GoG Project

149/19 – D/16008/19G – 304A Main Street – Proposed demolition of single storey random rubble wall construction with reinforced concrete roof.

GoG Project

150/19 – D/16040/19G – Signal Station Road adjacent Upper Cable Car Station – Partial demolition of existing single-storey masonry buildings and demolition of dilapidated concrete

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slab.

GoG Project

151/19 - D/16066/19G - Building 473, Ex Met Office Store, Rock Gun - Proposed demolition of small single storey building.

MOD Project

152/19 - D/16070/19G - Building 017A Rock Gun - Proposed demolition of small single storey building.

MOD Project

153/19 - D/16072/19G - Building 659 Ex Troposcatter Building - Proposed demolition of small single storey building.

MOD Project

154/19 - D/16073/19G - Building 660 Ex Troposcatter Generator Building - Proposed demolition of small single storey building.

MOD Project

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

155/19 - F/14662/16 - 1A Engineer Road - Proposed construction of 2 x four storey houses and roof terrace with swimming pools, toilets and pergolas.

Considerations of revised plans regarding minor external changes including the realignment of upper floors of building to rear of the site and associated internal alterations and changes to west facing balconies to vary Condition 1 of Supplementary Planning Permit No. 5907B.

156/19 - F/15157/17 - 144/146/148 Main Street - Proposed renewal of façade.

Consideration of revised colour scheme to discharge Condition 1 of Supplemental Planning Permit No. 6332A.

157/19 - F/15257/17 - Unit A George Jeger House, Glacis Estate - Proposed change of use from post office to cafeteria and associated internal alterations.

158/19 - F/15431/18 - 5-9 Shackleton Road - Proposed development of a multi-storey residential development.

Consideration of changes to proposed air conditioning system and associated elevational changes to vary Condition 1 of Planning Permit No. 6608.

159/19 - F/15587/18 - 24 - 28 Engineer's Lane - Proposed redevelopment of property including additional floors and conversion into studios, 1 bed & 2 bed apartments.

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Consideration of amended design for terrace balustrade to discharge condition 3 of Planning Permit No. 6746.

160/19 - F/15616/18 - 144 Main Street - Proposed repair and replacement of cladding to existing light well.

Consideration of revised plans to remove and reconstruct corridors to vary Condition 1 of Planning Permit No. 6677.

161/19 - F/15738/18 - 17-21 Cannon Lane - Proposed refurbishment and alterations to existing premises including change of use of upper floors from office to residential use and construction of an additional floor.

Consideration of revised plans to convert windows either side of ground floor entrance into doors to provide separate entrances to commercial units to vary Condition 1 of Supplemental Planning Permit No. 6824A.

162/19 - F/15904/18 - 293B/1 Main Street - Proposed internal alterations to apartment and construction of new terrace.

163/19 - F/15943/18G - Customs House, North Mole - Proposed provision of a pontoon for marine custom boats, the erection of two temporary buildings and associated site works.

GoG Project

164/19 - F/15945/18 - Western Beach - Retrospective application for the replacement of the timber structures to the external seating areas at Western Beach.

165/19 - F/15972/18 - 1103 Seashell House, Beach View Terraces - Proposed internal alterations.

166/19 - F/15974/18G - Nun's Well, Europa Point - Proposed picnic area.

GoG Project

167/19 - F/15981/19 - South Sandy Bay - Proposed storage hut.

168/19 - F/15990/19 - 159 Main Street - Proposed new shopfront and internal fit-out to existing commercial premises.

169/19 - F/15992/19 - 3.05 and 3.06 Midtown - Proposed amalgamation of two existing offices.

170/19 - F/16013/19 - 1208 Seashell House, Beach View Terraces - Proposed installation of glass curtains.

171/19 - F/16024/19 - 25A Elliott's Battery - Proposed installation of two air conditioning units.

172/19 - F/16030/19 - 9 St. Christopher's Court - Proposed construction of a new single storey

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extension with pergola.

173/19 - F/16034/19 - 14 Vancouver Court, Harbour Views - Proposed internal alterations.

174/19 - F/16041/19G - Market Place, Public Toilet Facilities - Proposed internal alterations.

175/19 - F/16042/19 - 15/19 South Barrack Road - Retrospective application for the construction of a garden shed.

176/19 - F/16044/19 - Unit 15, Block 5, Water Gardens - Proposed subdivision of unit into two offices.

177/19 - F/16045/19 - 104 Express Lodge, Mons Calpe Mews - Proposed installation of glass curtains.

178/19 - F/16048/19 - 10 Quay, 27 King's Wharf, Queensway - Proposed internal alterations.

179/19 - F/16049/19 - 252 Main Street - Proposed change of use from store to retail.

180/19 - F/16050/19 - Office of the Governor - Proposed internal alterations.

181/19 - F/16052/19 - Baudelaire, 15D Town Range, 15/21 Town Range - Proposed internal alterations.

182/19 - F/16053/19 - 267 Main Street - Proposed refurbishment of the unit, new signage and enlarged window openings.

183/19 - F/16055/19 - 2.2 and 2.3 Madison Building, Midtown - Proposed internal alterations.

184/19 - F/16056/19 - 741A Europort Building - Proposed internal alterations.

185/19 - F/16058/19 - Waterport Place, Europort Avenue - Proposed conversion of redundant tank room at roof level into ablutions area.

186/19 - F/16059/19 - 408 Nelson's View, Rosia Road - Proposed internal alterations.

187/19 - F/16064/19 - Flat 2, 1 Baker's Passage - Proposed internal alterations.

188/19 - F/16067/19G - Unit D, 7 Admiral Rooke Road - Proposed conversion of existing unit into offices and workshop for the Housing Works Agency.

GoG Project

189/19 - F/16083/19 - 21 Lexington, Midtown - Proposed internal alterations.

190/19 - F/16086/19 - Flat 11, 38 Castle Road - Proposed internal alterations.

191/19 - F/16091/19 - 6 Collingwood Tower, Brympton Estate - Proposed internal alterations.

192/19 - D/16094/19G - Europort Avenue, Queensway - Proposed partial demolition of

Approved

DPC meeting 4/19

26th March 2019

Governor's Meadow school dining hall, canopy and existing fence.

GoG Project

193/19 - A/16062/19 - Suite 1, Irish Place - Proposed installation of projecting sign to advertise GSLP office.

194/19 - A/16079/19 - Gibraltar Heights Building - Proposed projecting sign to advertise Gibraltar Art Gallery.

195/19 - A16108/19 - 1C Waterport - Proposed rebranding of the Petroil refuelling terminal to Cepsa.

196/19 - N/15978/19 - Old Eurotowers Carpark, Europort Avenue - Proposed removal of existing trees to be planted into containers and incorporated into final scheme once buildings are constructed.

This tree application sought to remove nine trees located on part of a site which has planning permission for the construction of the EuroCity development. It was considered that the trees should be planted in separate pots and then reincorporates within the development nearer to the completion date and that the trees should be watered and maintained regularly to ensure that they have a chance of surviving.

197/19 - N/16095/19G - Europort Avenue, Queensway - Proposed removal and relocation of two trees.

GoG Project

This tree application sought to uproot and relocate two trees in order to provide an access route so that enabling works can commence on site in respect of the two new primary schools and the new St. Martin's School.

198/19 - Any other business.

199/19 - Next Meeting

The next meeting will be held on 25th April 2019.