

APPROVED

DPC meeting 5/21
27th May 2021

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 5th Meeting of 2021 of the Development and Planning Commission held remotely via video conferencing on 27th May 2021.

Present:

Mr P Origo (Chairman)
(Town Planner)

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

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

Mr H Montado (HM)
(Chief Technical Officer)

Mr G Matto (GM)
(Technical Services Department)

Mrs C Montado (CAM)
(Gibraltar Heritage Trust)

Mr Alfred Brittenden (AF)
(Land Property Services)

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

Mr C Viagas (CV)

Mrs J Howitt (JH)
(Environmental Safety Group)

Mr V O'Reilly (VR)
(Rep Commander British Forces, Gibraltar)

In attendance:

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

Mrs L Mifsud
(Minute Secretary)

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Apologies

The Hon Dr J Garcia
(Deputy Chief Minister)

Mr K De Los Santos
(Land Property Services)

Mr M Cooper
(Rep Commander British Forces, Gibraltar)

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236/21-Approval of Minutes

The draft Minutes of the 4th meeting of 2021 held on 22nd April 2021 were approved.

Matters Arising

None

Major Developments

None

Other Developments

237/21-F/16184/19-West of the bridge entrance to The Island, Queensway Quay -- Retrospective application for maintenance of rock works/sea defence bund for Queensway Quay Marina.

DTP- summarized the application and referred to its original approval, which had been granted in June 2020. DTP explained that permission had been granted with a condition to overlay the star blocks with natural rock. The condition required details of the scheme and method statement to be submitted for approval to ensure there were no adverse environmental effects.

DTP stated that the decision that had to be taken was whether or not the condition to overlay with rock should be removed

DTP- stated that the applicant had submitted a method statement together with an Environmental Impact report. The report indicated that the volume of rock required to cover the star blocks would smother the existing sea life that exists in this area, including on the star blocks themselves. It also indicated that there would be a need for a much wider footprint to be able to support the additional natural rock which needed to be overlaid, and that this would interfere with the tidal flow in and out of the basin via the tunnel located under the bridge. The report indicated that the overlaying of rocks would dampen down the ability of the star blocks to reduce wave energy. The report indicated that the repaired area would need to be twice as long, three times wider and twice as high and would still not even work well.

DTP- stated that consultation with the DOE had taken place and that they agreed with the findings of the report and concluded that overlaying the blocks now would actually have an adverse environmental effect.

DTP- concluded that in summary, the overlaying of rocks would have a negative environmental effect and highlighted the fact that this was the total opposite of what DPC wanted to achieve when the initial permission was granted in 2020. This represented a significant change in circumstances that warranted the Commission changing their previous decision. It was recommended that the condition be removed.

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DTP explained that if the Commission did decide to remove the condition then there would be a legal procedure to follow that required notice of the decision to modify the permission and that other parties would have a right to object to the Development Appeals Tribunal.

The Chairman- recommended the condition to be removed following the advice issued by DOE.

MESCE- stated that natural rock was far better than this kind of artificial material with regards to colonization, but stated that from a pragmatic point of view it would be better for it to be left alone as they have already been colonized., MYHSE stated that even though the colonization might have been bigger, the adverse effect that it could have today with regards to the ecology of the site would be much greater. Therefore he felt it was better to be left as it stands.

JH- questioned **MESCE** if the units on the surface which she considered to be very exposed could be transferred successfully to another location and also asked if it was possible to confirm the amount of tetrapod's in the area

MESCE- stated that removal of the star blocks could be taken as a consideration although placing further rock would be detrimental to the ecology of the site.

The Chairman - asked the members if there were any objections to the removal of the condition.

A unanimous decision was taken for the removal of the condition concerning the overlaying of rocks.

The Chairman - stated that the removal of the condition would now be subject to the legal process.

238/21-F/16946/20-Unit 49, The Sails, Queensway -- Proposed change of use of 'existing store' to 'home office and store' together with the carrying out of works to existing spiral staircase.

DTP- explained that this was a full application for the change of use from an existing store to a home office and store and also carrying out some alterations to an external staircase. There had been a number of objections and counter representations all of which had been circulated to members.

DTP- summarized the application and stated that the area in question was a small room roughly of 19 square meters. The room was initially intended to be used for plant and machinery associated with the communal pool but that it was understood that so far it had not been used for the said purpose. The area in question had been sold separately to the current applicant with access via the external staircase which is currently segregated from the area and only authorized personnel have access.

DTP- highlighted that the change of use was to use as a home office and home storage and that the applicant resides in the Sails development.

DTP- highlighted the fact that under the Building Control requirements the modification of the staircase will have to be approved by BC as it must conform to the standards required for the proposed use.

DTP- referred to the relevant planning history and that there had been an application in 2013 where approval was granted for the staircase with the condition that only authorized persons

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could have access to it. In 2014 an application had been refused for the change of use from residential to a commercial office.

DTP- Confirmed that 5 objections had been received. One of the objectors, Mr Stern was invited to address the Commission.

Mr Stern(MS) Objector-stated that this application had been seen at the DPC in the past and had been refused. He stated that the only change to the application was the legal ownership of the area in question. **MS** stated that he strongly felt that any changes to use should be of benefit for the community and not for the sole use of the applicant as it could cause disruption amongst residents due to factors such as accessing the area.

The Chairman- asked **MS** if he had objected for the resident to use it as a home office or workshop.

MS- confirmed that he objected for the area to be used as any type of office.

The Chairman- stated that the property is leased to the owner.

Mrs Aitkens, the applicant was asked to address the Commission.

Applicant-(MA) Mrs. Aitkens- summarized the application and stated that it is a simple re-classification from store to a home office, and that the reason for bringing the matter to DPC was to be able to make full use of the area as per her sublease and conditions when the property was purchased.

MA- Reaffirmed that her intentions are to freely use the area as an office and it would be used as a personal recreational area with no intention of subletting the unit in future.

MA- highlighted that the area in question had never been used to store pool equipment and that historically it had been occasionally used as a staff meeting area.

MA- stated that it would not create any detrimental effects on the residential area, and that there would be no need for further parking.

The Chairman - Asked MA to clarify the terms and use on the sublease.

MA- confirmed that it stated Office/Store but that it would not be used for commercial office, although the sublease did not stipulate this, it was an area she wished to enjoy for personal use.

DTP summed up saying that it was understood that the unit had not been used for pool or community use and had been sold to applicant some years ago. There was therefore no real loss of amenity.

DTP – stated that this application was for a home office and home store and was very different to the one made in 2014 for unrestricted commercial use where staff and customers may be constantly coming and going. The use was more akin to using a room in a house as a home office or study.

There would be no increase in demand for parking as the occupiers lived in the vicinity already.

The existing staircase had restricted access due to the spacing of balusters that meant that it was only suitable for restricted access. If it was now to be used for residential access compliance with

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the Building Regulations would be required and that was why the modifications to the staircase were included in the application.

DTP- stated that there would be no significant effect on residential amenity, no visual impact and no parking issues so the recommendation was to approve subject to conditions that limited the use to a home office or home storage and limit its occupation to residents within the immediate vicinity.

The application was approved unanimously with the recommended conditions.

239/21-F/17207/20-8 Reclamation Road – Proposed installation of canopy

DTP- summarized the application explaining that it consisted of the installation of a canopy on the Zoca Flank restaurant external seating area. The canopy would be a steel frame structure supported by columns and detached from the city walls. The canopy would comprise a shallow mono pitch sandwich panel roof. Following discussions with the applicant, the design had been improved with the introduction of a decorative fascia similar to what has been used in Chatham Counterguard.

DTP- stated that the Ministry for Heritage preferred not to allow any permanent structures to be placed in front of any listed monument but if approved it should be easily dismantlable if required.

Technical Services objected on the grounds that the structure would detract from the city walls.

DTP–in summary, the consultees comments were noted. In terms of policy the main issue was the policy relating to the setting of the listed monument.

DTP- concluded that the proposal was of a relatively small scale and would not affect the integrity of the listed monument, however although not easily dismantlable it is reversible as it does not impact the integrity of the walls.

DTP- stated that the design was quite basic but that this had been embellished with the introduction of a decorative fascia similar to what had been permitted at Chatham Counterguard.

The site in question was not a particularly prominent site and is largely hidden by the Flank wall itself, the presence of the Mid Town Development, and also there is an existing perimeter railings and a large mature tree on site.

DTP- considered that there was a need to bear in mind that a shading area had recently been approved at Kings Bastion, albeit it a higher quality design.

On balance the adverse effects were considered minor and the recommendation was to approve the application.

CAM- Made reference to Chatham Counterguard and concluded that the Trust would not approve these kind of structures. CAM stated that the GHT would be in favor of something more reversible and that the area in question was already too overcrowded and full of clutter.

GM- concurred with CAM comments, and considered that the DPC should be looking at the type of design of shading recently approved at Kings Bastion for any future proposals in front of the walls.

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JH- agreed with CAM and GM and emphasized that the area in question already had prominent shading due to the trees and the development of Mid-town and therefore confirmed that she did not support the application.

MHYS- stated that the area in question already had moveable structures in place, and stated that they should remain with those as they were semi-permanent.

KB echoed the views expressed by JH, CAM, GM, and also made reference to King's Bastion. He expressed his concern with regards to lack of enforcement with these kind of applications

The Chairman - called for a vote.

Votes in favour- 4

Votes against-5

Abstentions- 1

The application was refused.

240/21-F/17426/21-92 Queensway -- Proposed construction of building comprising workshop, warehouse and associated offices.

DTP- explained that this was a full planning application consisting of the construction of a building catering for workshop, warehouse and associated offices. Its current use is for car parking. The proposal is for a 15-meter high building with a total of 243 square metres of floor space. It had a pitched roof with PV panels indicated. The applicants made reference to the adjacent recently constructed building.

DTP- summarised the history of the adjacent building. At the time the application was considered concern had been raised about the adverse effect of constructing in front of the historic dockyard buildings and the setting of a precedent. The application was eventually approved but the building was not constructed according to the approved scheme. Retrospective approval of the constructed building that was taller than approved was sought and approved with changes made to the roof profile and the colour scheme.

DTP- stated that the current development covers 100 % of the plot and that there are no dedicated parking spaces, DTP added that the standard requirement would be to provide for 3 car spaces, 3 motorcycle spaces and 2 bicycle spaces.

DTP reported that the DOE would require compliance with energy performance and the new NZEB standards and also a bat and swift survey and nests.

Department of Transport- would require a Road Safety Audit for vehicular access., and that their view was that it would be difficult to achieve visibility splays and that they would prefer access to be from the rear.

Technical Services Dept- asked for similar information in terms of visibility.

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Traffic Commission – Objected to further vehicle access onto Queensway and recommended that access should be via the rear.

Ministry for Heritage- considered the proposal would have a visual impact on the warehouses behind and would contribute to the general clutter within the area.

DTP – stated that discussions with LPS confirmed that the area in questioned is licensed for parking use and that the applicant owns a unit within in the area which is currently sublet.

Stephen Martinez (SM)-on behalf of the applicant Mr John Wilkie (JW)- Stated the parking spaces are provided for the benefit for the use of the building and stated that the proposal was not a separate enterprise.

SM- the proposal is along the lines of what had been proposed next door with the inclusion of air-conditioning plant, lifts that are included within the footprint of the area.

The Chairman - asked the applicant what is the current industrial use of the site.

JW- confirmed that at present it is being used to store trucks and vehicles.

DTP- questioned the parking shown on the ground floor and whether this is for the users of the new development or is it the simply replacing the existing parking on site.

SM- stated that the use would be for both clients and users of the building.

DTP – enquired as to the nature of the existing business.

JW – stated that they carry out inspection of work equipment.

CAM- questioned the applicant as to why they were unable to use the unit they currently held in the area for office use.

JW- confirmed that the reason for this was because the unit was sub- let

DTP summarised the department's views. He did not consider the adjacent M&M building was a good bench mark to be used when judging the current proposal as it was considered that this building had a negative impact to the area due to its height and mass. He did remind members that there was a specific operational height requirement for that building as it was used to maintain tipper trucks that needed sufficient space to raise their tipper beds.

The current proposal would further screen views of the historic buildings to the rear and strengthen the precedent for similar proposals along this area of Queensway.

DTP- stated that the site in question was currently licensed for parking and it was unclear as to how the new building would be used in relation to parking.

DTP- highlighted the issues raised by the different consultees with regards to access, and that achieving access from the rear may be difficult due to the congested nature of the area. There was also concern with the fact that the proposal involves the development of the entirety of the site with no landscaping to soften the impact.

DTP- it was recommended that the application be refused.

CAM- Agreed with DTP's report and final recommendation, and stated that the Trust had been in opposition to the current building that was built adjacent.

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The application as refused unanimously.

Minor and Other Works– not within scope of delegated powers

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

241/21-D/17407/21 **Unit 1, Casemates House, 22 Casemates Square -- Proposed demolition of external staircase in rear courtyard of Casemates House.**

This application was approved.

242/21- F/17419/21 **Second Floor I.C.C -- Proposed alteration and fit out of the former Primary Care Centre to become a day case and short stay hospital.**

This application was approved.

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

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

243/21-F/15108/17 506 Sand Dune House, Beach View Terraces -- Proposed installation of glass curtains.

244/21-F/15513/18 Unit 15, Dutch Magazine, Gibraltar -- Proposed extension to property.

Consideration of As Built Drawings.

245/21-F/15679/18 611 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.

246/21-F/16098/19 173 Main Street -- Proposed installation of projecting sign on shop front façade.

247/21-F/16806/20 605 Sand Dune House, Beach View Terraces -- Proposed installation of glass curtains.

248/21-F/16841/20 247 Main Street -- Proposed fit-out and refurbishment of commercial premises.

249/21-F/17004/20 2 Blackwood Tower, Brympton Estate -- Proposed minor alterations to apartment premises including conversion of window into a door to access rear garden.

250/21-F/17255/20G Paths adjacent to SS40 Magazine, Europa Point -- Proposed installation of tree trunk signpost pointing to United Kingdom overseas territories at Europa point.

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GoG Project

Consideration of alternative location for signpost.

- 251/21-F/17301/21** 5 Mount Road -- Proposed construction of verandah to replace balconies and installation of new staircase to access garden.
- 252/21-F/17303/21** 3/3 Scud Hill -- Proposed single storey extension to the rear of the building
- 253/21-F/17349/21** 9 and 10 Mimosa Lodge, Montagu Gardens -- Proposed replacement of living room windows.
- 254/21-F/17350/21** 23 Castle Road -- Proposed conservatory, refurbishment of rear facades of building and associated works.
- 255/21-F/17361/21** International Commercial Centre (Irish Town Entrance) -- Proposed change of use of the existing public toilets located at ground floor into two retail units (Class A1).
- 256/21-F/17373/21** 41 Cormorant Wharf, Queensway -- Proposed installation of glass curtains.
- 257/21-F/17375/21** 20 Witham's Road -- Proposed installation of covered balcony in front of residence.
- 258/21-F/17376/21G** 81 and 82 Bow Wave House, Mid-Harbour Estate -- Proposed amalgamation of 1 x one-bedroom flat and 1 x four-bedroom flat to form 1 x six-bedroom flat.

GoG Project

- 259/21-F/17378/21** 57/63 Line Wall Road, Fifth Floor NatWest International House -- Proposed internal alterations and replacement of existing air conditioning units on roof.
- 260/21-F/17379/21** 57/63 Line Wall Road, Fourth Floor, NatWest International House, Gibraltar -- Proposed internal alterations and replacement of existing air conditioning units on roof.
- 261/21-F/17380/21** Third Floor, 7/9 Cornwall's Lane -- Proposed subdivision of office into two office units.
- 262/21-F/17386/21** Unit 24, Block 4, Water Gardens -- Proposed placement of tables and chairs on the pavement outside Golden Wings bar.
- 263/21-F/17390/21** 204 Imperial Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.
- 264/21-F/17398/21** 6 Suite A Kings Street -- Proposed change of use from two office spaces into one apartment.

Request for relaxation of Building Regulations.

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| 265/21-F/17400/21 | Northern End of Eastern Beach, Eastern Beach Road -- Proposed timber kiosk. |
| 266/21-F/17404/21 | 15 Europa Pass Battery, Europa Pass -- Proposed installation of awning. |
| 267/21-F/17405/21 | 1.6.01 and 1.6.02 Oleander Court -- Proposed installation of air conditioning units. |
| 268/21-F/17409/21 | 28 Europa Road -- Proposed refurbishment works at ground floor and roof terrace levels of building. |
| 269/21-F/17412/21 | 507 Sand Dune House, Beach View Terraces -- Proposed installation of glass curtains. |
| 270/21-F/17413/21 | 707 Viking Lodge, Mons Calpe Mews -- Proposed installation of glass curtains. |
| 280/21-F/17414/21 | 35 Waterport Wharf, Imperial Ocean Plaza -- Proposed fit-out of vacant commercial premises. |
| 281/21-F/17415/21 | 15 Ragged Staff Wharf, Queensway Quay -- Proposed removal of existing timber window frames and windows and replacement with uPVC window frames and windows. |
| 282/21-F/17416/21 | Unit C Royal Ocean Plaza, Glacis Road -- Proposed conversion of office into 'traditional' Thai massage salon. |
| 283/21-F/17417/21 | 107 - 108 Cumberland Terraces -- Proposed amalgamation of two apartments and associated internal alterations. |
| 284/21-F/17418/21 | 77 Ragged Staff Wharf, Queensway Quay -- Proposed installation of glass curtains. |
| 285/21 F/17421/21 | Unit 7 Cornwall's Centre, Cornwall's Lane -- Proposed fit-out of vacant commercial premises to provide a delicatessen/cafeteria. |
| 286/21-F/17423/21 | 78 Ragged Staff Wharf, Queensway Quay -- Proposed installation of glass curtains. |
| 287/21-F/17425/21G | 12 Botanic Gardens, Red Sands Road -- Proposed replacement of existing water tank. <i>GoG Project</i> |
| 288/21-F/17429/21 | 14 Limonium House, West View Park -- Proposed installation of glass curtains. |
| 289/21-F/17433/21 | 39/41 Rodger's Road -- Proposed change of use from nursery (Class D1) to hairdressing salon (Class A1) and associated internal alterations. |

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- 290/21-F/17434/21 33 Kings Wharf, Quay 29 -- Proposed installation of awning and glass dividers in terrace.
- 291/21-F/17439/21 73 Kings Wharf, Quay 29 -- Proposed installation of awning in terrace.
- 292/21-F/17440/21 Unit 1A Rodney House, Laguna Estate -- Proposed change of use from hairdressers (Class A1) to Scale Model Society Clubhouse.
- 293/21-F/17441/21 The Elliott Hotel, 2 Governors Parade -- Proposed replacement of existing entrance canopy.
- 294/21-F/17442/21 Unit 14 New Harbours -- Proposed new window openings to façade of commercial unit.
- 295/21-F/17444/21 420 Sea Shell House, Beach View Terrace -- Proposed installation of glass curtains.
- 296/21-F/17455/21 13 Ragged Staff Wharf, Queensway Quay -- Proposed installation of glass curtains.
- 297/21-F/17456/21 801 Imperial Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.
- 298/21-F/17457/21 421 Sea Shell House, Beach View Terraces -- Proposed installation of glass curtains.
- 299/21-F/17458/21 913 Sand Dune House, Beach View Terrace -- Proposed installation of glass curtains.
- 300/21-F/17463/21 301 Imperial Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.
- 301/21-F/17476/21 52 King's Wharf, Quay 27 -- Proposed installation of glass curtains to both balconies.
- Follows on from outline application.*
- 302/21-F/17483/21 1602 Imperial Ocean Plaza, Ocean Village -- Proposed installation of glass curtains with blinds.
- 303/21-A/17448/21 Unit B, Somerset Court, Laguna Estate -- Proposed installation of shop signage.
- 304/21-T/17392/21G Office of the Governor, The Convent Main Street -- Proposed removal of four x Orange Trees.

GoG Project

This tree application sought to remove four x Orange trees which are the subject of a TPO that are of poor health and form and suffer from very poor root development. It was considered that the health of the trees will never improve to the shallow depth of the planter and that the trees should be removed and should be

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replaced with perennial shrubs that lend colour to the Cloister as the planter is too shallow to plant new trees.

305/21-T/17393/21G

Office of the Governor, The Convent, Main Street -- Proposed thinning of Jacaranda mimosifolia.

GoG Project

This tree application sought to prune a large Jacaranda mimosifolia of average form which is the subject of a TPO. The works are required because of complaints from a neighbouring property and it was considered that some light but not drastic pruning to the tree would alleviate this issue.

306/21-T/17394/21G

Office of the Governor, The Convent, Main Street -- Proposed removal of dead wood and thinning of Corymbia citriodora.

GoG Project

This tree application sought to carry out routine work to the crown of a very large, healthy and attractive Corymbia citriodora which is the subject of a TPO. It was considered that sensitive pruning to the crown should be undertaken to remove all dead wood.

307/21-MA/16986/20

3 5 St Bernard's Road -- Proposed alterations refurbishment and extension of the existing dwelling to include an additional 3rd floor roof terraces new swimming pool and all associated site works

Consideration of proposed Minor Amendments including:

- *new back access to second floor from garden top level;*
- *alterations to the facades of the building predominantly relating to location and type of windows;*
- *extension of roof cornice at third floor level to join north and south volumes*
- *incorporation of third floor pergola area into the property;*
- *relocation of swimming pool from south garden to the east garden in level with third floor of the building;*
- *proposed east terrace at third floor level to join the building with pool;*
- *increase in height of building by 240mm;*
- *installation of additional landscaping within proposed development; and*
- *proposed new garden steel stairs at north facade to join upper level with 1st floor.*

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Consideration of samples of materials for external cladding to discharge conditions 2, 4 and 5 of Supplemental Planning Permit No. 6576B.

308/21-MA/17362/21

Flat 5, 3 George's Lane -- Proposed partial enclosure of roof terrace to provide extension to apartment.

Consideration of proposed Minor Amendments including:

- *extension of existing main stair by one storey;*
- *addition of w/c;*
- *internal layout updates;*
- *window location updates; and*
- *general finalisation of design to be constructed.*

309/21-MA/17387/21

Falcon Crest 71/1 Europa Road -- Construction of a swimming pool within the existing footprint of the garden and partial removal of boundary wall to allow for new retaining wall with fence to support the new proposed pool

Consideration of Minor Amendments including:

- *Enlargement of approved swimming pool.*
- *Construction of a BBQ and gazebo area where the existing pergola remained in the previous scheme.*
- *The existing pergola to be recycled and repositioned in the garden area.*
- *Introduction of additional landscaping.*

310/21-MA/17391/21

Ex Ready Mix Site, Devil's Tower Road -- Proposed mixed-use multi-storey development.

Consideration of proposed Minor Amendments including:

- *Change in pool layout to suit specialist requirements;*
- *Adjustments to windows on east elevation to meet mechanical requirements;*
- *Relocation of GEA meter room from third floor car parking to second floor car parking to meet GEA requirements;*
- *Conversion of car parking space at second floor parking into area for Irrigation Tank;*
- *Redistribution of motor cycle parking spaces throughout second floor car park area;*
- *Relocation of lost car parking space from second floor to third floor car park;*
- *Inclusion of landlord store in third floor parking area;*
- *Reconfiguration of communal areas on fourth to fourteenth floors including provision of two x stores per floor;*

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- *Reconfiguration of sedum roofs and photovoltaic panel arrays at roof level; and*
- *Minor associated changes to external elevation of buildings.*

311/21-MA/17494/21

6 Woodford Cottage, 22 Europa Road -- Proposed alterations and extensions to property and construction of swimming pool.

Consideration of proposed Minor Amendments including:

- *change of balustrading on the ground and first floor balconies from mild steel to proprietary stainless steel with glass infill panels.*

312/21-REF 1555/P017

Sails and Pods, Ocean Village Promenade, Ocean Village -- Proposed new colour scheme.

313/21-Any other business.

MESCE expressed concerns with regards to green areas which have been conditioned by DPC and that are subsequently replaced with artificial grass. It is important to enforce planning conditions and it may be necessary to look at other ways to control this. He made reference to a campaign in the UK to require the laying of artificial turf to require planning permission.

MHYS- concurred with MESCE and made reference to the cottage sited by Europa road.

The Chairman - Stated that DTP was currently working on a possible condition to restrict all greens areas from being replaced with any artificial means.

Paul Naughton-Rumbo

Secretary to the

Development and Planning Commission