

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 3rd meeting of the Development and Planning Commission held remotely via video conferencing on 31st March 2022.

- Present:
- Mr P Origo (Chairman)
(Town Planner)
 - The Hon Dr J Garcia (present for part of meeting).
(Deputy Chief Minister)
 - Mr H Montado
(Chief Technical Officer)
 - Mr G Matto
(Technical Services Department)
 - Mrs C Montado
(Gibraltar Heritage Trust)
 - Mr A Brittenden
(Land Property Services)
 - Dr K Bensusan
(Gibraltar Ornithological & Natural History Society)
 - Mr C Viagas
 - Mrs J Howitt
(Environmental Safety Group)
 - Mr M Cooper
(Rep Commander British Forces, Gibraltar)
- In attendance:
- Mr P Naughton-Rumbo
(Deputy Town Planner)
 - Mrs L Gonzalez
(Minute Secretary)
- Apologies:
- The Hon Dr J Cortes
(Minister for Environment, Sustainability, Climate Change and Education)
 - Mr K De Los Santos
(Land Property Services)

Approval of Minutes

98/22 - Approval of Minutes of the 2nd meeting of 2022 held on 17th February 2022.

CAM made minor corrections to page 5 second paragraph and page 6. The Commission approved the Minutes subject to these changes.

Matters Arising

99/22- F/17486/21G-The site known as ex-Eastern beach public car park forming part of crown property no. 1534 -- the coastal protection works associated with the north and north eastern sea defences of the Eastside site which is required to protect the HCT site future buildings and infrastructure from coastal flood damage.

To record approval by 'round robin' of amendment to planning condition to allow working during bathing season due to change in construction methodology.

DTP said this application is only on the agenda to record the round robin vote to amend the Planning conditions which originally restricted works outside the bathing season and subsequently the applicant requested to be allowed to work through the bathing season. DTP said they have changed the methodology for construction of the revetment, which means they will now be constructing from land and not from the sea. DTP said this was approved by the majority on a round robin vote although there were some concerns in the increase of traffic movement as works are to be carried out by land. The applicants will be preparing a Construction Traffic Management Plan which will take into consideration all the ongoing developments in the area at the same time. DTP said this will probably be ready within the next couple of weeks.

Chairman asked if there were any comments from the Commission.

JH said she was very pleased that the coastal revetment works had come to the DPC in this way so that the public may also be aware. JH said the EIA team at Jacobs working on this project has cited around ten bullet points associated with the construction Traffic Management Plan and what they raise covers our concerns, which we had cited from the very beginning: the removal of the rubble on this site which was supposed to be removed by boat is now being done by land. JH said the coastal revetment EIA has detailed precisely the truck movements associated with the project, what we don't have is the removal of the rubble from Hassan Centenary Terraces. JH said given that the border is only operational between 8am and 2pm this is when the movement have to take place, simply from the coastal revetment this will be equal to one truck every 6 minutes, JH said they met with the project team last week to discuss these things in detail and were told that potentially there will still be barge removal of rubble on the Hassan Centenary Terraces site. JH said they wanted to highlight this here publicly so people hear about it and noted that schools are still operational and if trucks are coming from the border, Devils Tower Road is going to see an increase in traffic and heavy vehicles. JH said there has to be public information or a contact phone number so people can be aware of what is happening and that they will be working throughout the summer. JH asked if once the traffic plan is done will they be sent a copy or will it be published and how they would be able to obtain these details.

The Chairman said that the rubble removal would need to be taken into account by project managers of the coastal defenses as its part of the EIA process. Public information would be required and that the Traffic Management Report would be made public as part of the EIA process.

JH queried whether the Construction Management Plan had to be approved by the Traffic Commission or DPC.

The Chairman replied it needed to be approved by both.

The approval by majority was recorded from the Round Robin exchange to allow working during bathing season.

100/22 F/17894/21-Eastern Beach, Eastern Beach Road - To develop a pedestrian promenade and stores at Eastern Beach

To report on outcome of discussions to address previous concerns.

DTP said this scheme has been considered previously and that an original application was refused. A subsequent revision that removed the long ramps perpendicular to the boardwalk and replaced them with ramps in a dog leg form was deferred in January 2022 to allow the applicants to address concerns raised by the DOE. DTP said that the DOE have had discussions with the applicant and are satisfied with the applicant's reassurances in terms of maintenance and the robustness of the structure itself.

DTP said there would need to be a formal agreement with Government as landlords but that's a separate system to the Planning system.

DTP stated that as Planners it was disappointing that the opportunity had not been taken for a more holistic approach to enhancing the area. However, as the DPE's concerns seem to have been addressed it is for the omission to determine the application.

The Chairman asked the Commission if they had any comments and then as there were no comments by the Commission he asked if the application could be approved.

Application was approved unanimously.

Major Developments

101/22 -There were no items.

Other Developments

102/22 -F/17843/21-26 Prince Edward's Road -- Proposed alterations and extension to residence

DTP reported there have been representations and counter representations submitted and those have been circulated to the Members of the Commission. DTP referred to a recent previous application for the same site. DTP said this building consisted of a mix of one and storeys with a 3 storey element to the rear (west). Full Planning Permission was granted back in 2019 for an additional storey to both parts of this building with pitched roofs over the extensions and a false pitch roof over the extension at the front of the building facing onto Prince Edward's Road. DTP said the previous proposal was to convert the building into nine bedsits, now revised under this application into a single-family dwelling.

The current application is for the refurbishment of the existing building for a single-family dwelling and includes an additional storey over the front part of the roof area with a roof

terrace over. To the rear part of the building, a small extension providing a stair core to access the roof is proposed.

DTP said there was an objection relating to the side extension at the basement level for a bathroom. The original objection related to the south bathroom extension being built against the north wall of the neighbour's property. As a result, the applicant revised the proposals so that the extension was no longer abutting the adjacent wall.

DTP said there were no objections from Consultees/ Departments just standard conditions for surveys bats and swifts and provision of nests and the Heritage Trust and Ministry for Heritage both supports the use of a false pitch roof which was recommended previously.

DTP reported that there is a less intensive use of the site now that this has been moved away from a multi-occupied redevelopment for bedsits into a family dwelling. DTP noted that the proposed false pitch did not extend along the north façade as was the case previously and considered that it should be. DTP also highlighted the proposal for solar water heater of the type where the boiler is placed on the roof and that this type is not supported. He suggested an alternative system should be proposed relocating the boiler elsewhere out of sight. The objection from the neighbour had been addressed by the change in design to the bathroom extension and there were no planning objections to this aspect. The details, such as waterproofing, etc, were Building Control matters and matters between the two parties.

DTP recommended approval with conditions that the false pitch is continued on the north Boundary wall, an alternative solar water heating system is provided and that bird and bats surveys are produced and nests provided.

The Chairman asked the Commission if there were any comments and if they supported the conditions.

Application approved unanimously.

103/22 -F/17888/21-No. 4 Clock Tower House, Castle Road -- Proposed block wall with fire escape door in communal patio.

This is an end of terrace house which faces onto Upper Castle Road and to the West of the property there is an open patio that overlooks onto Lower Castle Road. The Applicant is proposing to subdivide their property from the adjacent one with a blockwork wall. There was an issue about the emergency exit from the other properties so the applicant has incorporated a fire exit door to the wall. They are also proposing part replacement of the western parapet wall with railings.

DPT said there were no comments from Departments other than the Housing Department because adjacent properties are Housing Department properties that had requested the exit door, which has now been designed into the proposal, and adequate drainage, which is a standard requirement under Building Control.

DTP reported that an objection had been received by the occupier of a unit below the patio. The original objection alleged that the patio did not belong to the applicant but following confirmation from Land Property Services that it was, he subsequently expressed concern on whether the patio could support the extra weight.

DTP said Planning has no objections to this and there will be minimal visual impact, the wall has had the emergency exit added to it and in relation to the structural concerns regarding the loading on the patio over the lower property, this is a matter that Building Control would assess.

DTP recommended approval

Charmian asked if there were any comments from the Commission.

Application approved unanimously.

104/22 -F/17873/21-1/7 College Lane -- Proposed roof terrace conversion works

DTP said this was a full Planning Application and noted that there have been previous applications for this site.

DTP said this is a two storey building with a mix roof types, the main building facing onto Main Street has a traditional pitched roof and behind that one, a mix of mono pitch and pitched roofs. South of the building is an adjacent property accessed via 180 Main Street and that has a window that is on the boundary between the two properties.

DTP said there had been an objection from a neighbour and the applicant had submitted counter representations.

In 2012 there was a previous full Planning Permission granted for modifications to the roof of the main building that faces onto Main Street and as part of the scheme a proposed terrace at the rear area. DTP said the current proposal is to remove the existing roof, that is in a very bad state, and replace that with a terrace and additionally, to construct a floating terrace over part of a second existing pitched roof. The two terraces would be linked via a staircase. As part of the floating terrace there will be a conversion of an existing window into a door to give access to the proposed terrace. The lower terrace would span the complete width of the current rear area and a new access via a dormer in the roof to the building facing Main Street would be provided. A louvered screen will be put into place to maintain privacy between the terrace and the objector's adjacent window.

DTP said there were no comments from Consultees/ Departments other than the swift and bats surveys and incorporating of nests. DTP said the objection is coming from a resident adjacent and their main point is that the window will face directly onto the proposed roof terrace. They object because they have had no input into the design of the privacy screen and concern for possible effect on light and loss of privacy during construction and security wise as well. DTP said they also state that they have no permission to relocate or interfere with any of the drainage pipes on her property and dust, noise and asbestos were concerns.

DTP summarised counter representations received from the applicant:

- the louvered screens have been designed to maintain privacy and separate use of the terrace from the window;
- angling of the louvers will allow light in but not allow line of sight;
- the structure will not be attached to the objector's property;
- The applicant will be responsible for maintaining the privacy screen;
- there will be no visible effects on their light;
- in terms of security the window already has a security grill on it.

- they do not intend to interfere with any of the pipes or the drainage system already on the building;
- they have to replace the roof as it is in a bad condition.

DTP said the new terrace will have no visual impact, the only issue is with the neighbour's and that this is a recurring problem in the Old Town where developments are proposed close to adjacent property windows. DTP referred to other situations where it had been agreed to provide screening as an appropriate compromise.

DTP said planning considers this a reasonable compromise and the right to light is a matter between the parties concerned. DTP said the applicant did point out that the objector only holds a lease and they have been in touch with the owner of the property and he has no objections to the proposal.

DTP recommended approval with standard conditions.

The Chairman said that the leaseholders still have the right of privacy regardless of the landlord notwithstanding that he asked if the Commission could take a decision.

JH asked how much space there was between the terrace and the wall where the window is and also if we knew what the room was being used for, and in terms of asbestos had they responded as this was raised up by the objector.

DTP said there is an area/ distance of 2m x 2m that would be kept from the affected window and went on to say he believed this was a bedroom window but he wasn't entirely certain and in terms of asbestos would have to be surveyed and removed by specialist asbestos contractors.

JH queried the loss of light to the window.

DTP said it was a louvered screen, which will allow light through and has no top which means it is open, so in terms of light it will have a minimal effect on loss of light and in terms of view there will be less of a view of the applicant's roof from the objector's window.

The Chairman queried who would keep the area clean.

DTP said the applicant had confirmed he would be responsible for maintaining the area.

The Chairman asked the members if they considered that greater lateral space should be allowed between the window and screen.

GM considered that 2m separation was the normal rule applied and that it should not be made greater in this case as it could set a dangerous precedent.

The Chairman then went on to say that it shall be kept as it is which is the standard procedure and said this room could have other windows which we have not been informed by the objector about, so they may have alternative ventilation and views.

The Chairman asked the Commission if the application could be approved.

The application was approved with two abstentions.

105/22 -F/17910/21-5 Straits View -- Retrospective application for terrace extensions to property and ancillary items and new works to chimney stack

DTP reported that this was a retrospective application for works carried out a number of years ago. DTP noted that there have been representations submitted and counter representation which have been circulated to the members.

DTP said this building is located in the Europa foreshore at the old Rock WT Station. This 2-storey building occupied by two households: Mr. Winwood has most of the ground floor and Mr. Vella (the Objector) has access to the upper floor where he has the majority of his property. DTP said they are applying retrospectively for the chimney which runs up the side of the building and a conservatory type structure. The conservatory structure mainly consisted of facing bricks and large glazed bi-folding doors and on the first floor the construction of a storeroom.

In 2003 full Planning Permission was granted for a single storey side extension with a roof terrace over.

Mr. Vella who is the objector was granted planning permission in 2017 for a 2-storey building within his property. In October 2021, outline planning permission was granted for the construction of an additional storey on the existing roof.

DTP said the applicant has removed part of the chimney as the objector was concerned about the stability of the top section.

DTP said there were no comments from consultees and invited Mr. Vella to address the Commission.

Mr. Vella thanked the Committee for being able to address and put forward his concerns about the retrospective planning application. Mr. Vella read out a letter from his lawyer Mr. Charles Gomez. The letter referred to various land ownership matters between the parties, the history of the works undertaken and concerns about the way Mr Winwood had carried out the works.

The Chairman thanked Mr. Vella.

The Chairman asked Mr. Vella if there was a management company in place for their properties to which he answered there was not.

The Chairman asked why Mr Vella had not served an injunction at the time to stop the works. Mr Vella replied that he was away at the time and that Mr Winwood had told him he had permission.

The Chairman commented that Planning Permission and Building Consent does not override ownership rights and that Mr Vella could have stopped the works.

Mr Vella reiterated that he had been under the impression that Mr Winwood had permission to do the works at the time. Mr Vella referred to Mr Winwood having gone through the planning process for an earlier proposal to build a swimming pool and that he seemed to have ignored the planning process for the later constructions.

Mr Vella stated that he could not understand how Mr Winwood could now be requesting approval of something that is on Mr Vella's property.

The Chairman said notwithstanding the decision taken by the DPC that Mr Vella's lawyer would be able to advise him on his property rights

The Chairman invited Mr Stephen Martinez from Arc Design on behalf of the applicant.

Stephen Martinez (SM) said Mr Stagnetto who is Mr Winwood's legal representative is away from Gibraltar today and he is not here to be able to represent any counter arguments on the legal grounds.

SM said the chimney had been there since at least 2003 and what Mr Vella was referring to was modifications to the chimney.

The retrospective application had been submitted to regularise all the works undertaken by Mr Winwood.

SM could not comment on whether Mr Vella had or had not given permission to Mr Winwood.

SM stated that the structure of the chimney had been checked by him and the Government's structural engineer and found it to be in stable condition apart from the top section that had then been removed.

The Chairman queried the chronology of events.

SM said the conservatory was built in 1998 and that in 2003 the 1st floor store and chimney were in existence.

Chairman thanked SM and asked the Members if there were any questions for the applicant's agent.

JH regretted that the applicant's legal representative was not present to answer many of the queries. She noted that both parties were suffering stress over the issue and that it needed to be resolved.

The Chairman asked SM why he could not provide counter representations.

SM stated the client's lawyer had already planned a trip away. He also stated that the Planning issues should be separated from the legal issues but would be happy to consider deferral if the Commission felt it was essential.

The Chairman said he has been informed that there are written objections on their side counter arguing Mr Vella's objections and they have been circulated to members.

DTP queried whether the chimney was in use and if not why it could not be removed. SM responded that it was not in use and that his client did not want to remove it for financial reasons and that he would need to enter Mr Vella's land.

The Chairman stated financial situations are not planning considerations.

GM queried whether Mr Vella's air condition units were on his property. Mr Vella confirmed they were on his wall

Mrs Vella referred to certain windows from Mr Winwood's property being at the same level as their own.

A brief discussion ensued on which structures formed part of the application. DTP commented that the application related to the chimney, front extension and 1st floor extension.

Mr Vella said his concerns related to structures being built onto his property and causing damage.

The Chairman was concerned that there was a lot of confusion over the issues. He suggested a deferral to allow a site meeting to be arranged with both parties' legal representatives to be present to advise them on lease issues.

It was agreed to defer the application to allow a site meeting to be held.

DCM had to leave the meeting due to another engagement.

106/22 F/17958/21-70-72 Devil's Tower Road – Remodeling and demolition of existing showroom and construction of new showroom, workshop and car park

DTP stated that the application is for remodeling and demolition of the existing showroom and construction of a new showroom and also includes workshop areas and car parks. The site is on the South side of Devil's Tower Road it's currently a 2 story building and accommodates showroom and garages and open parking.

In March 2022 full Planning Permission was granted for a similar scheme for remodeling and extension of this show room and that included 3 additional floors and use for workshop and parking.

The current proposals are a revised scheme and is for the demolition of all the existing buildings and to construct a part 4 and part 5 story building which would accommodate a showroom, offices, workshops and parking. On the ground and first floor the scheme has a curtain glazed façade. On the upper levels, the decks are treated with aluminum perforated panels and have on the front façade horizontal and vertical areas of living wall. The façade in the new application is a continuous building line rather than the previous application which had a setback.

DTP said the current proposal has an entrance from Devil's Tower Road and exit via Garrod Road at the rear of the site. There is ramp access to the upper decks and these are on the South side. The top floor is an area of open parking with a covered section on the Southern side and sedum roofs are proposed on the roof areas.

DTP said in terms of sustainability the proposal to have perforated panels reduces heat gain, allows ventilation and they have incorporated greenery into the façade, led lighting, incorporated roof planters and they are also proposing micro wind turbines on the roof structure. They are seeking an A+ energy performance rating.

DTP said there has been a small increase in the overall height from 16.7m to 19.1m, a bit more horizontal emphasis to the elevations and incorporation of green roofs on upper level.

In terms of comments from departments

DOE has standard birds and bat surveys and nesting.

GHT and Ministry for Heritage both require Archeological Watching Brief.

TSD and Ministry for Transport welcome the new vehicular access arrangements

DTP said there may be a need for a mirror on Garrod Road to improve visibility for exit.

Director of Civil Aviation requires either an aeronautical study or further info on bird management and FOD management and also risk of glare to the Air Traffic Control Tower.

DTP said the application has been subject to public participation and there were no comments.

DTP said Planning welcomes this redevelopment, the architectural style is acceptable and although the previous scheme had a setback which helps reduce massing the current proposal is nonetheless considered acceptable in terms of its mass. There needs to be a careful choice for species of plants for green walls as Devil's Tower Road is a harsh environment.

DTP recommended that cycle parking be provided at ground floor level rather than 3rd floor as this would be more accessible.

DTP recommended approval subject to appropriate conditions.

JH queried why the setback had been lost.

DTP replied that it was assumed that it was in order to maximize floor space. The previous scheme did have less mass but looking at Devil's Tower Road and looking at the proposed scheme planning has no objections to the frontage proposal.

JH stated that she felt the previous design was preferable.

GM said he agreed with JH the general sense of having just a massive façade along Devil's Tower Road needs to be softened down. He said what was previously approved was considered acceptable in order to reduce massing of adjoining high-rise buildings. He said he concurred with.

The Chairman called for a vote on the application as submitted:

7 votes in favour

2 votes against

The application was approved.

Minor and Other Works– not within scope of delegated powers

107/22 -O/17883/21-25 Admiral's Place, Naval Hospital Road -- Proposed construction of an extension to the existing dwelling.

The Commission approved the application.

108/22 -F/17918/21-3 St. Christopher's Court, St. Christopher's Alley -- Proposed internal alterations and construction of first floor terrace to house, with plunge pool in patio.

The Commission approved the application.

109/22 -F/17944/21-7 Shakery's Passage -- Proposed conversion, extension and refurbishment of residence and construction of new swimming pool.

The Commission approved the application.

110/22 -F/17994/21-2 St Christopher's Alley -- Proposed side extension to residence.

Recommend approval subject to condition requiring roof of previous extension to incorporate a green or sedum roof as per previous planning permission.

The Commission approved the application with a condition to incorporate a green or sedum roof as recommended.

111/22 -A/18046/22-Ragged Staff Gates Curtain Wall, Queensway -- Commemorative plaque (40th anniversary Falklands war)

The Commission approved the application.

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

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

112/22 -F/13804/15-3 Africa Views, Europa Road -- Proposed removal of fence construction of dwarf wall with timber fence.

113/22 -F/16293/19-5A and 5B Hargraves Parade -- Proposed internal reconfiguration to convert two existing dwellings into a single dwelling as well as rooftop extension to include swimming pool, garden and additional accommodation.

Consideration of proposed colour scheme to discharge Condition 2 of Planning Permit No. 7343.

114/22 -F/16376/19-86-92 The Riviera Promenade, Catalan Bay – Proposed change of use of vacant units (Class A3) to residential units (Class C3) together with the refurbishment and extension of the external public promenade.

Consideration of proposed colour scheme to discharge Condition 2 of Planning Permission No.7495

115/22 -O/17023/20-8-10 Bishop Rapallo Ramp -- Proposed refurbishment of four storey mixed use building to include external repainting, to have commercial use on the lower two floors and residential above, together with the construction of two additional residential floors.

Consideration of request to renew Outline Planning Permission No. 7893 for an additional year.

116/22 -F/17720/21-Flat 2, 281 Main Street -- Proposed internal alterations and replacement of windows.

117/22- F/17740/21-4 St Christopher's Alley -- Proposed conversion of approved and existing flat roof areas to provide residential amenity space.

To consider revised plans following DPC recommendations.

118/22- F/17763/21-House 19 The Island -- Proposed ground floor alterations and refurbishment of affected areas.

119/22- F/17869/21-Block 2, 22/24 Willis' Road -- Proposed re-development of building including extension and refurbishment.

Consideration of proposals for revised roof design to address DPC feedback.

120/22 -F/17900/21-3 Africa Views, Europa Road -- Proposed external alterations to residence including re-roofing, new windows and new balustrading to match the original design.

121/22 -F/17901/21-Penthouse, West One, Europort Road -- Proposed installation of retractable awning on penthouse elevation.

122/22 -F/17911/21-North Front Cemetery, Halifax Road -- Proposed ground floor extension to florist shop.

123/22 -F/17913/21-Unit 5, 39/41 Line Wall Road -- Proposed change of use from office (Class A2) to retail (Class A1).

124/22 -F/17931/21-301 Europlaza -- Proposed replacement of existing window in main bedroom to double glazed window.

125/22 -F/17936/21G-Alameda Wildlife Conservation Park, Gibraltar Botanical Gardens -- Proposed replacement of existing timber pergola structure with new steel pergola.

GoG Project

126/22 -F/17951/21-21 Irish Town -- Proposed change of use from retail (Class A1) to restaurant (Class A3), replacement of windows with glass curtains and installation of retractable awning.

127/22 -F/17953/21-Suite 3, 9/15 Horse Barrack Lane -- Proposed change of use from office (Class A2) to retail (Class A1).

Subcommittee approved Class A2 use which can operate as commercial.

128/22 -F/17956/21-Cancer Relief Day Care Centre, 5 South Barracks Road -- Proposed removal of existing block wall and replace with steel balustrade to match existing.

129/22 -F/17963/21-Units G21 & G22, I.C.C., 6 Main Street -- Proposed refurbishment of façade and installation of new signage.

130/22 -F/17982/22-218 Castle Street -- Proposed minor alterations and refurbishment to create maisonette.

131/22 -F/17983/22-418 Castle Street -- Proposed minor alterations and refurbishment to convert studio into a 1 x one-bedroom apartment.

132/22 -F/17988/22-48-50 Prince Edward's Road -- Proposed height alteration to approved plans, extending staircase and lift shaft to rooftop to provide access for maintenance purposes.

133/22 -F/17995/22-409 Neptune House Marina Bay -- Retrospective application for alterations to apartment.

134/22 -F/18000/22-No. 2 Sunset Close Windmill Hill Road -- Proposed internal alterations and replacement of windows.

135/22 -F/18019/21-Flat 23, Quay 31, Kings Wharf -- Proposed installation of glass curtains.

136/22 -F/18022/22-116/01C/2 116 Main Street -- Proposed change of use from office (Class A2) to residential (Class C3).

37/22 -F/18023/22-6B Elliott's Battery Elliott's Way -- Retrospective application for the installation of glass curtains.

138/22 -F/18028/22G-Commonwealth Park -- Proposed installation of an 8m flag mast.

GoG Project

139/22 -F/18035/22-303 Royal Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.

140/22 -F/18040/22-Flat 43, Quay 31, King's Wharf -- Proposed installation of awning.

141/22 -F/18041/22-3 Turnbull's Lane -- Proposed removal of three balconies on east façade of building.

142/22 -F/18053/22-73 Rosia Dale -- Retrospective application to replace the original steel framed windows and balcony door for new uPVC double glazed windows and door.

143/22 -A/17867/21-132 - 136 Main Street -- Proposed installation of shop front signage.

144/22 -A/18012/22-The Health Store, 49 Irish Town -- Proposed installation of a fascia sign.

145/22 -T/17795/21-The Convent -- Proposed pollarding and bracing of Ceratonia siliqua.

This tree application sought to reduce the crown of a very large and old Ceratonia siliqua which is the subject of TPO and is a prominent feature of the garden. The tree has been pollarded in the past due to falling, decayed limbs and inspection has shown that some of the limbs are decayed and hollow with chicken mushroom growing in them. It was considered that the crown should be reduced to remove all decayed sections of limbs and that the remaining limbs should be braced if necessary. Subsequently annual monitoring and management of the tree should take place.

146/22 -MA/17800/21-House 1 Atlas Views, 8 Naval Hospital Hill -- Proposed refurbishment of house.

Consideration of proposed Minor Amendments including:

- *proposed erection of a self-standing fence on both northern and southern parts of the garden for privacy purposes; and*
- *the Subcommittee did not approve proposals to enlarge as built windows as they went against DPC's original decision regarding amenity of adjacent property.*

147/22 MA/17906/21-Jewish Care Home Line Wall Road -- Proposed refurbishment of Jewish Care Home.

Consideration of proposed Minor Amendments including:

- *addition of a MEP plant enclosure on second floor roof including a louvered screen;*
- *demolition and rebuilding of existing canopies found to be in a condition beyond repair;*

- *installation of electrical cabinet at entrance;*
- *installation of internal partitions and doors to create three separate kitchens to align with Jewish cooking arrangements;*
- *widening of door openings to bedrooms to allow easier access;*
- *installation of insulation to external walls and roof; and*
- *installation of blockwork lift shaft walls.*

The commission noted the approval granted by subcommittee

148/22 -MA/17941/21-House 6, 1 South Pavilion Road -- Proposed alterations to residence and works to terrace.

--House 6, 1 South Pavilion Road -- Proposed alterations to residence and works to terrace.

Consideration of proposed Minor Amendments including:

- *re-siting of the toilet on the first floor, and;*
- *minor alterations to the terrace area including new study area.*

149/22 MA/17977/22-Flat 16, 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.

Consideration of proposed Minor Amendments including:

- *proposed minor internal alterations to layout of apartment.*

150/22 MA/17997/22-92 Devil's Tower Road -- Proposed development of a multi -storey residential development including ancillary and commercial accommodation and automated car-parking system.

Consideration of proposed Minor Amendments including:

- *update to rock-fall protection measures to residential roof updated from cellular damping modules to sand layer protection; and*
- *proposed internal reconfiguration of top floor penthouse apartment reducing it from a four-bedroom apartment to a three-bedroom apartment; and*
- *proposed installation of additional portion of glazing to balcony.*

151/22 MA/18009/22-Europarking, Europort Avenue -- Proposed 339 residential units in three towers with associated retail and commercial space, car & bike parking, and public realm.

Consideration of proposed Minor Amendments including:

- *update to rock-fall protection measures to residential roof updated from cellular damping modules to sand layer protection; and*
- *proposed internal reconfiguration of top floor penthouse apartment reducing it from a four-bedroom apartment to a three-bedroom apartment; and*
- *proposed installation of additional portion of glazing to balcony.*

The commission noted the approval granted by subcommittee

152/22 -1555/P/024/20-Wellington Court, Devil's Tower Road -- Proposed refurbishment and painting of facades.

--Any Other Business

153/22 - There was no other business.

Paul Naughton-Rumbo
Secretary to the
Development and Planning Commission