

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 11th meeting of 2019 to be held at The Charles Hunt Room, John Mackintosh Hall on 30th October 2019 at 9.30am

Mr P Origo (Chairman)
(Town Planner)

The Hon Dr J Garcia
(Deputy Chief Minister)

The Hon Dr J Cortes
(Minister for Environment , sustainability and Climate Change)

Mr H Montado
(Chief Technical Officer)

Mr G Matto
(Technical Services Department)

Mrs C Montado
(Gibraltar Heritage Trust)

Mr K De Los Santos
(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)

Mr P Naughton-Rumbo
(Deputy Town Planner)

Mr R Borge
(Minute Secretary)

Approval of Minutes of the 8th meeting of 2019 held on 8 July 2019, the 9th meeting of 2019 held on 31 July 2019 and the 10th meeting of 2019 held on 6 August 2019.

Matters Arising

None

Major Developments

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

Other Developments

2. - F/15905/18 66/1 Main Street -- Proposed conversion of apartment into offices.
3. F/16135/19 13A Ocean Village Promenade -- Proposed extension of the pier walkway.
4. F/16258/19 Supernatural, Mezzanine 1.02 Atlantic Suites -- Proposed tables and chairs and fit out of unit (Class A3).
Consideration of plans to install windscreens around outside seating terrace.
5. F/16290/19 18/22 South Barrack Ramp -- Proposed refurbishment of the existing building and construction of a two-storey extension.
6. F/16297/19 Europort Road – Proposed installation of two external glazed passenger lifts to service the Europort complex.
7. O/16304/19 8 Little Genoa, 21 Sir Herbert Miles Road -- Proposed extension to existing two-storey dwelling and associated internal alterations.
8. F/16384/19 Costa Coffee, Ground Floor, Atlantic Suites -- Proposed installation of windscreens around outside seating terrace.
9. D/16367/19G Montagu Bastion -- Proposed demolition of listed heritage bunker including the removal of a tree.

GoG Project

Minor and other Works- not within scope of delegated powers

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

10. **Ref 1225** DPC Protocol – Additional notification on applications
11. **F/15468/18** Redroofs, Lady Williams Centre, 29 Devil's Tower Road --
Proposed construction of Apart/Hotel.
- Consideration of proposals for minor changes to internal layouts providing 16 new guest rooms, changes to the façade design and changes to layout of structures at roof level.*
- Referred by Sub Committee*
12. **F/16312/19** 1 St Christopher's Court, St Christopher's Alley -- Proposed first floor extension and internal and external alterations.
13. **O/16319/19** 10/2 Benzimra's Alley -- Proposed removal of pitched roof and construction of single storey extension including terrace.
14. **O/16403/19** Flat 16 11 Palace Gully -- proposed internal refurbishment and single storey extension with access to roof terrace including pergola
15. **F/16443/19G** Straits View Terraces -- Proposed replacement of temporary access staircase.
- GoG Project*
16. **D/16419/19** 78 Queensway – Proposed demolition of SINGLE STOREY pump room and fuel storage compound.

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

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

17. - **BA13412** 5-13 Flat Bastion Road -- Proposed restoration and refurbishment, with an additional floor, to create 10 apartments and parking.
- Consideration of 'As Built' drawings to discharge Condition 20 of Planning Permit No. 4747.*
18. **BA13545** 6 Poca Roca -- Proposed demolition of existing house and construction of a new dwelling.
- Consideration of request to extend validity of Supplemental Planning Permit No. 4824A for an additional year.*
19. **F/13912/16** 5C Library Ramp -- Proposed extension at roof level and creation of a new roof terrace area as well as a new external lift shaft and front entrance lobby and a new walled terrace at first

floor level above the kitchen.

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

20. **F/14129/16** 32A Rosia Road -- Proposed demolition of existing structure and the construction of a new dwelling.
- Consideration of revised plans for minor external and internal alterations including incorporation of technical rooms, extension of east patio wall at ground floor level and extension of kitchen to vary Condition 1 of Planning Permit No. 5467.*
21. **F/14570/16** 43A/1-2 Rosia Ramp -- Proposed demolition of existing external swimming pool and stairs to existing property in garden and the proposed construction of two external swimming pools as well as modifications and extensions to external areas of the property and internal refurbishment and alterations.
- Consideration of request to vary type of tree to replace Yucca as prescribed by Condition 3 of Supplemental Planning Permit No. 6224A*
22. **F/14662/16** 1A Engineer Road -- Proposed construction of 2 x four storey houses and roof terrace with swimming pools, toilets and pergolas.
- Consideration of proposed render finish for facades to discharge Condition 3 and 4 of Supplemental Planning Permit No. 5907C.*
23. **F/15183/17G** Next To The Industrial Park Site, Waterport Road -- Proposed stores/ target shooting club and car park.
- Consideration of proposals to relocate Tamarisk tree.*
- GoG Project*
24. **F/15219/17G** Salt Water Pumping Station, Europa Road -- Proposed demolition of existing building enclosure and construction of new building enclosure.
- Consideration of revised plans to include an electrical meter and a feeder pillar within the building.*
- GoG Project*
25. **F/15550/18** Sandpits View Estate -- Proposed enhancement of unused space to usable outdoor space including the planting of two orange trees.
26. **F/15690/18** Ocean Village Marina, Ocean Village -- Proposed re-configuration of existing pontoon apparatus within marina to improve and increase berthing and provide wider daytime public access to the waterside. Improvement and adjustment

to pontoon access points to improve access for berth holders.

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

27. **F/15800/18** 2 Windmill Hill Road -- Proposed construction of swimming pool and landscape refurbishment.
Consideration of revised plans to incorporate fence along boundary wall and vary Condition 1 of Planning Permit No. 6865.
28. **F/15935/18** Level 1, Apartment 2, 217 Main Street -- Proposed internal alterations.
Consideration of revised plans to vary Condition 1 of Planning Permit No. 6963.
29. **F/15936/18** Level 1, Apartment 1, 7 Bishop Rapallo's Ramp -- Proposed internal alterations.
Consideration of revised plans to vary Condition 1 of Planning Permit No. 6964.
30. **F/15937/18** Level 3, Apartment 3, 7 Bishop Rapallo's Ramp -- Proposed internal alterations.
Consideration of revised plans to vary Condition 1 of Planning Permit No. 6965.
31. **F/16001/19G** Building 209, British Lines -- Proposed internal refurbishment of Building 209, proposed new build and kennels for RGP dog section and proposed new builds for RGP firearms unit.
Consideration of revised plans.
GoG Project
32. **F/16057/19** Flat 3, 40 Engineer Lane -- Proposed refurbishment and conversion and extension to approved scheme at third floor level to provide additional accommodation and new roof terrace over for maintenance only.
Consideration of revised roof/ terrace plan with details of landscaping and Photovoltaic panels to vary Condition 1 and Discharge Condition 2 of Planning Permit No. 7208.
33. **F/16069/19** 14 Shrine Walk, Europa Walks Estate -- Proposed internal alterations.
34. **F/16075/19** Units 21-23 Watergardens -- Proposed internal alterations, alterations to existing shopfront, installation of replacement signage and installation of access ramps.
Consideration of revised proposals access arrangements.

35. **F/16162/19** 37A Engineer Lane -- Proposed change of use from Class A1 to Class A3 including the construction of a new mezzanine floor.
36. **F/16204/19** Lathbury Barracks -- Proposed addition of two new fuel tanks.
37. **F/16207/19** 19/21 New Passage -- Proposed construction of pergolas and minor works to roof terrace.

Consideration of revised roof plans omitting pool from approved plans to vary Condition 1 of Planning Permit No. 7243.
38. **F/16208/19** Flat 2, 294 Main Street – Proposed replacement of windows.
39. **F/16228/19** Kowloon Bar/Restaurant, 20 Watergardens -- Proposed placement of tables and chairs.
40. **F/16249/19** 2 Europa Pass Battery, Europa Pass -- Proposed installation of awnings and blinds on west facing façade of property.
41. **F/16254/19** 2 Europa Mews, Europa Road -- Proposed minor alterations and extension to dwelling including new terrace.
42. **F/16267/19** 3 Convent Place -- Proposed construction of second floor extension with skylights as well as internal and external refurbishment of building.
43. **F/16268/19** Unit 1.02, Boston, Midtown -- Proposed fit-out of vacant unit as an exchange bureau.
44. **F/16269/19** Unit 1.00 Arlington, Midtown—Proposed fit-out of vacant unit as nursery.
45. **F/16271/19** Units 4-7 Ocean Spa Plaza -- Proposed fit-out of commercial premises as offices.
46. **F/16278/19** The Rock Hotel, 3 Europa Road -- Proposed pergola on first floor.

Consideration of revised plan to extend pergola by an additional 1,400mm to vary Condition 1 of Planning Permit No. 7247.
47. **F/16289/19** 6 and 8/1 Turnbull's Lane -- Proposed change of use from tattoo parlour to takeaway and catering and events planner company and associated internal alterations.
48. **F/16305/19** 201 Rosia Plaza, Rosia Parade -- Proposed internal alterations.
49. **F/16310/19** Units 1 – 4, The Square, Marina Bay -- Proposed change of use from offices (Class B1) to retail (Class A1) and refurbishment of units as a supermarket with associated internal and external alterations.
50. **F/16311/19** 9/10 Lynch's Lane -- Proposed refurbishment and extension of flat situated as part of improvement works to facade as application (F/15541/18).

51. **F/16315/19** 3, 11 Tuckey's Lane -- Proposed internal alterations and change of patio window.
52. **F/16317/19** 13B Ocean Village Promenade -- Proposed installation of glass curtains.
53. **F/16318/19** 28/7 Crutchett's Ramp -- Proposed extension and refurbishment of flat.
54. **F/16320/19** 17 Rosia Court, 21-23 Rosia Road -- Proposed internal alterations and installation of skylights.
55. **F/16321/19** 14 Europa Pass Battery, Europa Pass -- Proposed minor works to carport area to construct partition wall.
56. **F/16322/19** Units 5 & 6 The Boardwalk, Trade Winds -- Proposed internal alterations.
57. **F/16323/19** 601 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
58. **F/16324/19** 5 Collingwood Tower, Brympton Estate -- Proposed internal alterations.
59. **F/16335/19** 535 Water Gardens -- Proposed internal alterations to existing apartment.
60. **F/16336/19** 1.11 Madison, Midtown -- Proposed internal fit-out of vacant commercial unit for beauty parlour.
61. **F/16338/19** Flat 3, 10 Castle Road -- Proposed internal refurbishment and replacement of two windows.
62. **F/16339/19** 202-204 Main Street -- Proposed change of use from office to retail and refurbishment works to shopfront.
63. **F/16341/19** 34 Crown Daisy House, Waterport Terraces -- Proposed installation of awning.
64. **F/16342/19** 2 West Walk, Europa Walks Estate -- Proposed internal alterations.
65. **F/16347/19** 1 West Walk, Europa Walks Estate -- Proposed internal alterations.
66. **F/16351/19** 2 South Walk, Europa Walks Estate -- Proposed internal alterations.
67. **F/16358/19** 12/1 Naval Hospital Hill -- Retrospective application for replacement pergola.
68. **F/16359/19** Morrison's, Westside Road -- Proposed internal refurbishment of supermarket.
69. **F/16360/19** Europort Podium between Atlantic Suites Extension and Europort Block 6 Suite 603 -- Proposed installation of glass link

between two buildings at podium level.

70. **F/16361/19** Hyperion House, 6 Library Street -- Proposed change of use from shops and flats into apartments and associated refurbishment works.
71. **F/16368/19** 502-503 Water Gardens -- Proposed internal alterations.
72. **F/16369/19** West Facing Facade, Block 8, Europort -- Proposed extensions to ground and first floor levels of the west facade of building.
73. **F/16371/19** 406 Water Gardens -- Proposed internal alterations.
74. **F/16372/19** 36/1 Turnbull's Lane -- Proposed minor alterations and refurbishment of apartment.
75. **F/16373/19** Villa 1, Ordnance Wharf, Queensway -- Proposed external works to property to enclose side car port and extend existing single storey garage onto driveway with terrace over.
76. **F/16375/19** 10 West Walk, Europa Walks Estate -- Proposed internal alterations.
77. **F/16377/19** 13 South Walk, Europa Walks Estate -- Proposed internal alterations.
78. **F/16380/19** Morrison's Supermarket, Westside Road -- Proposed extension to existing car park vehicle shading.
79. **F/16381/19** Morrison's Supermarket Westside Road -- Proposed jet wash facility.
80. **F/16385/19** 17 Shrine Walk, Europa Walks Estate -- Proposed internal alterations.
81. **F/16386/19** 1A Mount Road -- Proposed minor alterations to property including installation of timber fencing.
82. **F/16388/19** The Hindu Temple -- Proposed conversion of ablutions area into accommodation for priests.
83. **F/16393/19** Brooke House, 17 Town Range Barracks -- Proposed change of windows.
84. **F/16399/19G** Building 1300, South Mole, HM Naval Base -- Proposed extension to provide suitable short stay living accommodation.
- GoG Project*
85. **F/16401/19** 25 Gardiner's View, Europa Road -- Retrospective application for installation of windows.
86. **F/16402/19** 52 Main Street -- Proposed internal alterations and shop front refurbishment.
87. **F/16404/19** 6 Victualing Office Lane -- Proposed change of use from office

(Class A2) to residential (Class C3), internal alterations and refurbishment works to façade.

88. **F/16412/19** Flat 21, 22/7 Johnstone's Passage -- Proposed internal alterations.
89. **F/16413/19** 15/4 Lynch's Lane -- Proposed internal and external alterations.
90. **F/16415/19** Hadfield House, Library Street -- Proposed replacement of existing lift at Hadfield house.
91. **F/16416/19** 309 Bayview Terraces – Retrospective application for internal alterations converting a three bedroom flat into a two bedroom flat.
92. **F/16417/19** 308 Abyla Lodge, Mons Calpe Mews -- Proposed internal alterations.
93. **F/16418/19** Unit A, Madison, Midtown -- Proposed installation of 2 x ATM's.
94. **F/16422/19G** 7A Castle Road -- Proposed internal alterations to convert the property into a care home for patients with special needs, change of fenestration and installation of new pergola.
- GoG Project*
95. **F/16423/19** 3 Cathedral Square -- Proposed external refurbishment of building.
96. **F/16425/19** 23 Blackwood Tower, Brympton Estate – Retrospective application for internal alterations.
97. **F/16428/19** 401 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
98. **F/16429/19** 1101 Imperial Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.
99. - **F/16430/19** Mons Calpe Express, Mons Calpe Mews -- Proposed internal alterations.
100. **F/16431/19** 702, 703 and 704 Imperial Ocean Plaza, Ocean Village -- Proposed amalgamation of units and associated internal alterations.
101. **F/16433/19** 6 Shakery's Passage -- Proposed extension on third floor of building.
- Follows on from Outline Application*
102. **F/16434/19** Unit 3, Imperial Ocean Plaza, Ocean Village -- Proposed internal alterations.

103. **F/16436/19** 4 Shorthorn Farm Estate, Europa Road -- Proposed new rear access and ancillary works.
104. **F/16437/19** House 1, 8 Naval Hospital Hill -- Proposed internal alterations.
105. **F/16438/19** 83 Main Street -- Proposed internal alteration to commercial premises.
106. **F/16444/19** 33 Rosia Dale -- Proposed construction of two access ramps.
107. **D/16327/19G** Bishop Fitzgerald & Governor's Meadow Schools Europort Avenue -- Proposed demolition of existing school buildings.
GoG Project
108. **A/15964/18** 92 Devil's Tower Road -- Proposed signage for hoarding.
Consideration of change to Hoarding sign.
109. **A/16390/19G** Waterport Roadway, North Mole Road and Queensway -- Installation of lamp post banners to advertise the 7th Gibraltar Darts Trophy.
GoG Project
110. **A/16391/19G** Main Street by Post Office -- Installation of banner to advertise the 7th Gibraltar Darts Trophy.
GoG Project
111. **A/16392/19G** Glacis Bridge On Winston Churchill Avenue -- Installation of banner to advertise the 7th Gibraltar Darts Trophy.
112. **A/16414/19** Morrison's, Europort Road -- Replacement shop fascia signs, petrol station signs, car wash signs and totem sign.
113. **N/16427/19G** The Mount, 15 Europa Road -- Proposed removal of dead Tree of Heaven.
GoG Project
This application sought to remove a large and dead Tree of Heaven where a substantial limb collapsed during strong winds and it is considered there is a danger that this could happen again and it possesses a danger to users of the adjacent area. It is considered that the tree should be removed and that the woodland of The Mount should be allowed to regenerate naturally.
114. Any other business

Paul Naughton-Rumbo
Secretary to the
Development and Planning Commission