

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 5th meeting of 2019 to be held at The Charles Hunt Room, John Mackintosh Hall on 25th April 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 Education, Heritage, Environment & 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 3rd meeting of 2019 held on 26 February 2019 and the 4th meeting of 2019 held on 26 March 2019.

Matters Arising

1. -F/15833/18 3/1 Rosia Steps -- Proposed redevelopment of residential areas, extension and installation of a new lift to residence.
Consideration of revised plans.

Major Developments

None

Other Developments

2. -F/15647/18 15/19 South Barrack Road -- Proposed works to terrace areas
To report outcome of the Appeal.
3. F/15966/18 9 Benzimra's Alley -- Proposed refurbishment of commercial premises and conversion into fast food outlet.
Objector to address Commission.
4. F/16031/19 7 Lime Kiln Road -- Proposed extension and conversion works to residence.
5. F/16032/19 52/58 Flat Bastion Road and 3/5 and 9/11 Bado's Passage -- Proposed extensions and re-development of residential scheme and ancillary areas.
Follows on from outline application.
6. F/16035/19 1 Ashbourne Ramp, Buena Vista Estate -- Proposed basement conversion, first floor extension, and other internal and external alterations.
7. F/16038/19 6 and 8/1 Turnbull's Lane -- Proposed change of use from tattoo parlour to catering company and associated internal alterations.
Referred by Subcommittee as proposals are contrary to Policy
8. F/16060/19 8 Europa Mews, Europa Road -- Proposed conversion of garage to habitable space (including bathroom) and removal of garage door to be replaced with wall and window.
9. F/16065/19 33/9 Naval Hospital Road -- Proposed conversion of the existing loft space into bedrooms and playroom and replacement of the existing mono-pitch roof with a new raised height pitched roof.

10. **F/16071/19** La Mamela, 1-3 Sir Herbert Miles Road -- Proposed minor external alteration works to balcony / terrace areas.
11. **F/16078/19** 2 Pelham House, Buena Vista Estate -- Retrospective application for the extension of bathroom/living room and conversion of garages into habitable space.
Applicant to address Commission.
12. **F/16085/19** 4a Library Gardens -- Retrospective application for construction of summer room.
Objector to address Commission.
13. **F/16110/19** 7 Europa Pass Battery, Europa Pass -- Proposed conversion of carport into garage and associated works.

Minor and other Works- not within scope of delegated powers

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

14. - **F/14805/17** Sundial Roundabout, Winston Churchill Avenue -- Proposed installation of billboard for advertising purposes.
To report outcome of the Appeal.
15. **F/14806/17** South End, Cepsa Petrol Station -- Proposed installation of billboard for advertising purposes.
To report outcome of the Appeal.
16. **F/14807/17** Customs Garage, Frontier -- Proposed installation of billboard for advertising purposes.
To report outcome of the Appeal.
17. **F/14812/17** Landport Tunnel, Corral Road -- Proposed installation of billboard for advertising purposes.
To report outcome of the Appeal.
18. **F/14813/17** Entrance into Gibraltar, Frontier -- Proposed installation of billboard for advertising purposes.
To report outcome of the Appeal.
19. **O/16081/19** Plata Villa, 5 Witham's Road -- Proposed installation of pergolas on the flat roof terraces of existing buildings 1 to 8.
20. **F/16111/19G** RAF Gibraltar -- Proposed contingency visual control tower consisting of two x porta cabins mounted on top of each other.

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

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

21. - **BA10830** Lucas Imossi Motors, Waterport Circle -- Proposed 18 storey building comprising of commercial use at ground and first floors and residential above, with the option for locating a sub-police station at ground floor, and residential above.
- Consideration of details to screen air conditioning units to discharge Condition 11 of Supplemental Planning Permit No. 2419C.*
22. **BA13053** Pavement at Northern End of Beach, Eastern Beach Road -- Proposed timber kiosk.
- Request to renew Supplemental Planning Permit No. 4298C for a further year.*
23. **BA13488** Rosia Road Stagioni Restaurant -- Proposed new single storey glazed extension to existing restaurant.
- Consideration of revised plans for reconfiguration of toilet block and material for stone cladding as well as consideration of revised roof proposals and material for roof sheeting in respect of Condition 1 and Condition 5 of Supplemental Planning Permit No. 4811B.*
24. **F/15097/17** 38 Turnbull's Lane -- Proposed refurbishment of commercial premises and installation of signage.
25. **F/15276/17** Suite 1.22 World Trade Centre -- Proposed internal office refurbishment.
- Consideration of revised plan to install glass partition within the unit to vary Condition 1 of Planning Permit No. 6402.*
26. **F/15347/18** 701 Seagull Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
27. **F/15432/18** Sunrise Kiosk, 12 Eastern Beach -- Proposed alterations to premises.
- Consideration of revised drawings seeking changes to the proposed orientation, layout and size of replacement kiosk as well as modifications to external decked area to vary Condition 2 of Planning Permit No. 6620.*
28. **F/15793/18** Vacant Open Flat Roof Area Over Chatham Counter Guard Vaults, No. 11 and No. 12 -- Proposed reopening of access to roof in Vault No. 12 Chatham Counter Guard and hard and soft

landscaping on unused open rooftop terrace above Vaults No. 11 to No. 12 Chatham Counterguard only.

Consideration of revised plans to comply with Commission's determination of application at DPC.

29. **F/15929/18** 23 Willis's Road -- Proposed minor external alterations including removal of front door porch, reduction in size of bathroom window and reinstatement of front door at original location.
- Consideration of proposals to reinstate original window and shutters to vary Condition 1 of Planning Permit No. 6952.*
30. **F/15940/18** 24A Prince Edward's Road -- Proposed change of 11 windows from aluminium casement to uPVC sash windows and removal of roller blinds.
31. **F/15959/18** 212/216 Main Street -- Proposed refurbishment and fit-out of commercial premises.
- Consideration of revised plans to reflect new signage and removal of projecting concrete slab to north elevation to vary Condition 1 and discharge Condition 7 of Planning Permit No. 6982.*
32. **F/15980/19** 208 Rosia Plaza, Rosia Parade -- Proposed internal alterations and replacement of windows and balcony doors.
33. **F/16051/19** 18 Seashell House, Beach View Terraces -- Proposed erection of fence around boundary wall.
34. **F/16074/19** Unit 0.03 World Trade Center -- Proposed change of use of unit to shop and internal refurbishment.
35. **F/16075/19** Unit 21-23 Watergardens, Waterport Road -- Proposed internal alterations to commercial premises, installation of new signage and ramp access.
36. **F/16077/19** 122 Ragged Staff Wharf, Queensway Quay -- Retrospective change of windows on a like for like basis and proposed installation of two awnings to terrace area.
37. **F/16080/19** 6 Lake Ramp, Buena Vista Estate -- Proposed internal alterations, replacement of shared metallic fence with half height partition wall in terrace, change of windows and the installation of glass balustrade on balcony at first floor level.
38. **F/16088/19** 135 Block 1 Water Gardens -- Proposed internal alterations.
39. **F/16089/19G** 2 Orillon House, Laguna Estate -- Proposed conversion of vacant ground floor apartment into behavioural health residential facility.

GoG Project

40. **F/16090/19G** Genoa House, Catalan Bay -- Proposed replacement of glass blocks to staircase landings with windows and permanent vents.
GoG Project
41. **F/16096/19** 3 Rosia Court, 21-23 Rosia Road -- Proposed internal alterations.
42. **F/16097/19** 1003 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
43. **F/16099/19** 14 Sunrise Court, Catalan Bay Village -- Proposed installation of glass curtains.
44. **F/16102/19** 603 Abyla Lodge Mons, Calpe Mews -- Proposed installation of glass curtains.
45. **F/16103/19G** St Paul's First School and Nursery Varyl Begg Estate -- Proposed roof refurbishment.
GoG Project
46. **F/16104/19** 323 Block 3, Water Gardens -- Proposed internal alterations.
47. **F/16112/19** 5.14 & 5.16 World Trade Center -- Proposed internal alterations to office unit.
48. **F/16116/19** Europarking, Europort Avenue -- Proposed construction of a temporary bin store.
49. **F/16117/19** 3.21 World Trade Center, Bayside Road -- Proposed amalgamation of two units and associated internal alterations.
50. **F/16129/19** 33 Gibraltar Heights -- Proposed change of windows and installation of awning.
51. **A/16115/19G** Main Street by Parliament House -- Proposed installation of banner to promote Gibraltar Youth Day.
GoG Project
52. **A/16118/19** First Floor Balustrade, Casemates -- Proposed installation of banner to advertise Gibraltar Face and Body Painting Festival.
53. **N/16082/19** 2 Windmill Hill Road -- Proposed removal of a Brazilian Pepper Tree and a Wild Olive Tree on retaining wall.

This tree application sought to remove a small Brazilian Pepper Tree of poor form and a small self-seeded Wild Olive Tree of average form which have caused cracks on a retaining wall below. It was considered that as both trees are located above a busy road and have the capacity to grow much larger, the trees could in the future cause a serious hazard to motorists and should be removed subject to the planting of replacement trees in a location to be agreed with

the Department of the Environment prior to existing trees being removed and the wall to be repaired.

54. **N/16120/19**

Parson's Lodge Battery, 7th Rosia Battery, Rosia Bay --
Retrospective application to remove Wild Olive Tree.

This tree application sought to remove a small to medium-sized Wild Olive Tree that had self-seeded on a historic wall, where it should not be growing and the tree and its root had caused significant damage to the wall. It was considered that the decision to remove the tree was correct and fully supported.

55. -

Any other business

Paul Naughton-Rumbo

Secretary to the

Development and Planning Commission