

## THE DEVELOPMENT AND PLANNING COMMISSION

### AGENDA

Agenda for the 3rd meeting of 2020, 6th April 2020 (due to the Covid-19 pandemic this meeting will be administered electronically).

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

1. Approval of Minutes of the 2<sup>nd</sup> meeting of 2020 held on 27th February 2020

## Major Developments

2. **O/16695/20** North Gorge -- Proposed construction of a new eco-sustainable residential development, comprising 45 no. residential units, access roads, footpaths, storerooms, extensive landscaping and other associated site works.  
*Consideration of the Town Planner's Screening Opinion.*
3. **F/16754/20** 18 Winston Churchill Avenue -- Proposed construction of the Gibraltar national stadium.  
*Consideration of the Town Planner's Screening Opinion.*

## Other Developments

4. **O/16490/19** Unit F, Devils Gap -- Proposed alterations and extension to the existing house to provide a three bedroom annex for a family member.

## Minor and Other Works-- not within scope of delegated powers

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

5. **F/16532/19** Cruise Liner Terminal, North Mole -- Proposed installation of photovoltaic panels on roof of building and ancillary equipment.

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

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

6. **FB/16706/20** 105/106 Nelson's View -- Proposed amalgamation of two residential units.
7. **F/13988/16** Natwest House 57/63 Line Wall Road -- Refurbishment of existing and extension of entrance hall of the building.  
*Consideration of request to renew Supplemental Planning Permit No. 5287A for an additional year.*

8. **F/14918/17** 6 – 12 Cannon Lane -- Proposed five storey retail/office building comprising open plan retail space at ground and first floor level and office space at second, third & fourth floor levels.  
*Consideration of proposed colour scheme and of minor alterations to façade to discharge Conditions 2 and 3 of Planning Permit No. 6197.*
9. **F/15148/17** 406 Seamaster Lodge, Mons Calpe Mews -- Proposed installation of glass curtains to enclose utility area.
10. **F/15676/18** 8 Basha Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
11. **F/15747/18** 617 Sand Dune House, Beach View Terraces -- Proposed installation of glass curtains.
12. **F/15833/18** 3/1 Rosia Steps -- Proposed redevelopment of residential areas, extension and installation of a new lift to residence.  
*Consideration of proposed colour scheme to discharge Condition 2 of Planning Permit No. 7100.*
13. **F/15999/19** 1 St. Joseph's Road -- Proposed replacement of existing warehouse with a new garage building, residential parking spaces and stores.  
*Consideration of revised tree planting proposals to discharge Condition 14 of Planning Permit No. 7163.*
14. **F/16037/19** 602 Seagull Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
15. **F/16201/19G** Vacant Plot Between Midtown & Kings Bastion Leisure Centre, Queensway, Gibraltar -- Proposed creation of public park.  
*GoG Project*  
*Consideration of revised plans including updated park layout, playground details, detailed planting schedules for wider park and woodland area, details of directional signage, details of double lift shaft and details of refuse pen.*
16. **F/16486/19** 4 Devil's Gap Road -- Proposed replacement of windows and shutters, alterations to terrace balustrade and internal alterations.
17. **F/16488/19** Unit 17B, 1 Casemates Square -- Proposed change of use from glass factory to bank offices.  
*Consideration of revised signage proposals to discharge Condition 6 and 8 of Planning Permit No. 7420.*

18. **F/16489/19** 3 North Pavilion Road -- Proposed construction of residential extension to building, including associated alterations and installation of swimming pool to property.
- Ratification of screening proposals following the determination of application by the Commission.*
19. **F/16565/19** 228 Main Street -- Proposed change of use of public highway for placement of table's chairs and sandwich boards.
20. **F/16625/20** Unit 1.11 Castle Street -- Proposed subdivision of maisonette into two apartments.
21. **F/16669/20** 11/3 Serfaty's Passage -- Proposed subdivision of one bedroom flat into two studio apartments.
22. **F/16674/20** 12/3 Buena Vista Road - Proposed minor alterations to residential property.
23. **F/16684/20G** Spyglass -- Proposed extension to existing fence and associated works.
- MOD project*
24. **F/16686/20** 1002 Viking Lodge, Mons Calpe Mews, North Mole Road -- Proposed installation of glass curtains.
25. **F/16687/20** Unit 69 Harbours Deck, New Harbours -- Proposed change of use from storage to food preparation area including internal alterations to premises.
26. **F/16701/20** 1507 Imperial Ocean Plaza -- Proposed installation of glass curtains.
27. **F/16703/20** Cormorant Wharf -- Proposed refurbishment of swimming pool refurbishment.
28. **F/16704/20** Unit 6, The Boardwalk -- Retrospective application for the refurbishment of retail unit.
29. **F/16710/20G** Europa Road -- Proposed installation of a refurbished pillar-box to be located at any of the above options to serve all estates i.e. Trafalgar Heights, Elliott's Battery & Europa Walks.
- Option 1: Give way triangle - Junction to Europa rd., Trafalgar Heights, Elliott's Battery & Europa Walks
- Option 2: Public pathway along Europa road
- Option 3: Entrance to Europa Walks & Elliott's Battery
- GoG Project*
30. **F/16712/20** Unit A, 31 Halifax Road -- Proposed change of use from retail (Class A1) to retail/takeaway (Class A3), installation of signage and extractor exhaust with louvers.

31. **F/16713/20** 802 Europlaza, Harbour Views Road -- Proposed replacement of defective outward opening doors on balcony to sliding doors using same manufacturer and colour as the original.
32. **F/16716/20** 39 Ragged Staff Wharf, Queensway Quay -- Proposed enclosure of balcony with glass curtains.
33. **F/16727/20** Garage, Ragged Staff -- Proposed enlargement of existing garage door opening and installation of automatic sectional side sliding garage door or similar.
34. **F/16728/20G** GASA Swimming Pool, Europort Road -- Proposed external enclosure over existing plant and machinery area.
35. **F/16730/20G** 24A Casemates Barracks -- Proposed change of use from exhibition venue to offices.  
*GoG project*
36. **F/16735/20** 5205 Apricot Court, Sir William Jackson Grove -- Retrospective application for the replacement of window doors in living room and second bedroom.
37. **F/16743/20G** Bus Stop Junction at South Pavilion Road -- Proposed insertion of a refurbished pillar-box to be located on the public pathway beside the South Pavilion road bus stop area.  
*GoG Project*
38. **D/16400/19** Waterworks -- Proposed demolition of single storey storage shed comprised of wooden flooring, metal sidewalls and roof sheeting covering supported by steel beams.  
*Consideration of request to renew Demolition Permit No. 7378 for an additional year.*
39. **D/16726/20** 9 Cannon Lane -- Proposed demolition works to facilitate approved proposals to extend and refurbish the building.
40. **F/16749/20** 9 and 10 Mimosa Lodge, Montagu Gardens -- Proposed subdivision of property into two apartments.
41. **D/16664/20** British Lines Road -- Proposed demolition of Airfield Motor Transfer building and Old MOD Substation.
42. **D/16667/20G** Governor's Cottage -- Demolition of an ex-mod rock fall canopy consisting of a reinforced concrete structure with 4 columns, ring beam and slab.  
*GoG Project*
43. **D/16729/20G** William's Way, Sir Herbert Miles Road -- Proposed demolition of three buildings.

GoG Project

44. **D/16778/20** 7 Europa Road -- Proposed demolition of two existing single story ancillary buildings.
45. **A/16626/20** 4 Devil's Tongue -- Proposed installation of internally illuminated shop sign.
46. **A/16661/20** Gibraltar Chronicle Printing Ltd, New Harbours, Rosia Road -- Proposed installation of sign.
47. **A/16725/20** Unit 17 Gibraltar Public Market -- Proposed restaurant signage.
48. **T/16009/19** 3 Europa Road -- Proposed pollarding of Araucaria columnaris.

*This tree application was seeking consent to remove an Araucaria columnaris or its roots that are interfering with paving and drainage of an adjacent swimming pool. The tree was not considered to be of very good form due to its lean, but is healthy. It was considered that the applicant should consult an arborist who should conduct exploratory works with a view to removing roots that are affecting the paving and the drainage of the swimming pool.*

49. **N/16666/20G** Varyl Begg Estate, opposite Repulse House and adjacent to Europort Avenue -- Proposed removal of Tamarisk.

GoG project

*This tree application was seeking to remove a Tamarisk of average size and poor form which has a strong lean which is required to accommodate a new access road to the car parking area. It was considered that given the tree's form, it is not worth transporting as it will never make a good tree and that a planter should be created nearby as part of the project with two new Tamarisks.*

50. **N/16753/20G** Terrain adjacent to Electra Flats -- Proposed clearing of understorey.

GoG Project

*This tree application sought to clear an understorey adjacent to Electra Flats in the South District which has several trees, thickets, litter and what appeared to be an ad hoc construction of a perimeter fence. It was considered that most of the thicket is likely to attract vermin and that the understorey should be cleared, the fence and litter removed and tidiness maintained going forward to avoid use by vermin.*

51. **MA/16572/19** 24 Medview Terrace, Catalan Bay Village -- Proposed loft conversion and extension to property including new build, alterations and extension.

*Consideration of retrospective works for a re-sited window location, minor changes and increase of approved building height by 440mm.*

52. **MA/16671/20** 1 Corral Road -- Proposed redevelopment of the existing Eurolife building situated to retain the existing structure and to construct a new extension of three floors and associated recladding to provide a 120 bedroom hotel with restaurant and roof top bar.
- Consideration of amendments to extend rooftop bar to provide a glazed indoor bar with associated small warming kitchen as well as installation of lightweight green roof to bar with a lightweight canopy over the lift and stair entrances and additional external decking to provide additional seating.*
53. **MA/16693/20** 22 Rosia Court, 21-23 Rosia Road -- Proposed loft conversion to include a master bedroom/en-suite and rear extension over existing kitchen to include a bathroom.
- Consideration of amendment to convert new flat roof above approved bathroom into a roof terrace with access to loft level.*
54. **MA/16737/20** Europarking, Europort Avenue -- Proposed mix use development comprising 337 residential units in three towers with associated retail and commercial space, vehicular access car parking motorcycle and cycle parking amenity areas landscaping and public realm
- Consideration of minor amendment to increase the number of approved units from 337 to 339 and associated internal alteration partially reversing the previously approved minor amendment application (Ref. MA/16450/19).*
55. **MA/16768/20** 2 Hospital Ramp -- Proposed construction of four town houses and storage facilities.
- Consideration of amendment to extend first floor balconies of on Houses 1 and 2*
56. Any other business.

Paul Naughton-Rumbo

Secretary to the

Development and Planning Commission