

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 5th meeting of 2020 to be held on 17th July 2020 at 9.30am (due to the Covid-19 restrictions this meeting will be held remotely via video conferencing).

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 4th meeting of 2020 held on 18th June 2020.

Matters Arising

2. **F/16087/19** 73/77 Prince Edwards Road -- Proposed refurbishment and alterations to property including the provision of parking at ground floor level.

Consideration of revised proposals to provide parking within proposed development.

Major Developments

3. **F/16623/20** 94 Devil's Tower Road -- Proposed construction of a two storey protective canopy with an adjoining 'link tunnel' providing pedestrian access from Devil's Tower Road to the entrance of the inner rock tunnels.

Other Developments

4. **F/16539/19** 77 Main Street -- Proposed conversion of loft space, extension and refurbishment of building.
5. **F/16738/20** 20 Line Wall Road -- Proposed redevelopment of existing ex-petrol station and garage into Land Rover and Jaguar SVO (special vehicle operation) car showroom.
6. **F/16774/20** Europarking, Europort Avenue -- Proposed construction of a single storey bin collection point.

Minor and Other Works– not within scope of delegated powers

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

7. **D/16559/19** Governor's Lookout, Upper Rock -- Proposed demolition of outhouse and roof of lookout.

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

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

8. **F/15372/18** 117 Main Street -- Proposed modifications to approved planning application F/14880/17.

Consideration of 'As Built Drawings' in respect of final location of air

conditioning units at roof level.

9. **F/15493/18** Unit 4.0.4 Eurotowers -- Proposed alterations and conversion of commercial premises and store to food premises; store and toilets.
Consideration of pergola details to discharge Condition 3 of Planning Permit No. 6794B.
10. **F/16165/19** 46 Turnbull's lane -- Proposed refurbishment of restaurant.
Consideration of request to place tables and chairs in front of unit.
11. **F/16510/19** 20 Engineer Lane -- Proposed installation of an awning above the shop front.
12. **F/16648/20** 29-31 Governors Street -- Proposed internal and external alterations including extended second floor extended over terrace and full facade refurbishment.
13. **F/16700/20** Flat 5, 3 George's Lane -- Proposed partial enclosure of roof terrace to provide extension to apartment.
14. **F/16782/20** Unit 1.22 Madison, Midtown, Queensway -- Proposed alterations to convert unit into a delicatessen.
15. **F/16822/20G** 2 Kensington House, Laguna Estate -- Proposed internal alterations to existing flat and conversion to residential care facility.
GoG Application
16. **F/16829/20** 144 Main Street -- Proposed removal of asbestos roof finish and replacement with new roof covering system.
17. **F/16834/20** 1 Clifftop House, Windmill Hill Road -- Proposed conversion of ground floor storeroom into study including minor external works
18. **F/16837/20** Unit 1.00 Providence, Midtown -- Proposed fit-out and conversion of vacant commercial unit into medical clinic.
19. **F/16839/20** 345 Water Gardens -- Proposed extension, conversion and minor alterations to penthouse apartment.
20. **F/16844/20** 302 Europlaza, Harbour Views Road -- Proposed replacement of windows.
21. **F/16845/20G** Horse Barrack Lane, adjacent to main entrance archway to Horse Barrack Court -- Proposed construction of a meter cabinet and manhole.
GoG Application
22. **F/16864/20** 5 Tuckey's Lane -- Proposed placing of tables and chairs in front of unit in line with covid-19 social distancing measures.

23. **F/16881/20G** 9A Catalan Bay Road -- Proposed changes to existing boundary wall, construction of new boundary walls and aggregate storage bins.
GoG Application
24. **F/16900/20** Dolphin House, 23 Cumberland Road -- Proposed balcony refurbishment.
25. **A/16776/20** Unit G15 Europa Business Centre, Queensway -- Proposed installation of shop signage.
26. **A/16880/20** 9 Convent Place -- Proposed installation of shop sign and projecting sign.
27. **A/16890/20G** Devils Tower Road -- Proposed directional signs for emergency services vehicles to rendezvous points required to be in compliance with aviation regulations.
MOD Project
28. **T/16632/20G** Garrison Library, Governor's Parade -- Proposed pollarding and/or removal and replacement of *Citrus x aurantium* (Bitter Orange) if the tree continues to deteriorate.
GoG Application
This tree application sought to pollard and/or remove a Citrus x aurantium of Orange of moderate size that is almost dead and will not recover if remedial action is not taken. The tree will most likely die, but it is worth taking action to see if it will recover before it is replaced. It was considered that the tree should be pollard to see whether the tree puts on new growth, however, if it continues to deteriorate, the tree should be removed and replaced with two x Citrus x aurantium.
29. **N/16865/20G** Main Street, close to Tax Office steps -- Proposed pollarding of a *Robinia Pseudacacia*.
GoG Application
This tree application sought to pollard a Robinia Pseudacacia with a strong lean over the adjacent heavily used pavement and road, which is not of particularly good form and has been previously pollard. It was considered that the tree should be managed and pollard at regular intervals to ensure that it never poses a safety hazard.
30. **N/16886/20G** Outside Domino's Pizza, Landport, Casemates Square -- Proposed cleaning of crown, removal of all dead branches and removal of crossed branches from *Ulmas minor*.
GoG Application
This tree application sought to assess an Ulmas minor following a branch falling from it. Following the assessment of this tall and

fairly tree located in a prominent position alongside a footpath and directly above a restaurant seating area it was found that it had some dead branches in the crown and also a number of crossed branches. It was considered that the tree should be retained, the crown should be cleaned and the dead and crossed branches should be removed. The tree should also be maintained regularly to ensure that it is safe.

31. **N/16899/20G** 31/4 Scud Hill -- Proposed removal of dead fronds from a Washingtonia Robusta.

GoG Application

This tree application sought to assess an old and very tall Washingtonia Robusta of good form but in a poorly condition with something affecting it's crown (potentially a Palm Weevil infection) which is causing a hazard as the old tree fronds hang over a private garden. It was considered that the dead fronds should be removed and the tree should be monitored. If the tree has been infected, treatment for the Red Palm Weevil should be applied.

32. **MA/16821/20** Unit 8, 40 Engineer Lane – Proposed conversion of a single three bed apartment into two x 1 bedroom units

Considerations of the proposed Minor Amendment:

- *Redistribution of layout to create a studio and a two bedroom apartment instead of two x1 bedroom units*

33. **MA/16846/20** Unit 17B, 1 Casemates Square -- Proposed change of use from glass factory to bank offices.

Consideration of the proposed Minor Amendment including:

- *use of an area of floor space of the rear courtyard for the installation of a generator and HVAC; and*
- *carry out works to roof of rear extension.*

34. **P/006/20** The Cornwall's Centre -- Consideration of painting options for The Cornwall's Centre.

35. **Any other business.**

Paul Naughton-Rumbo

Secretary to the

Development and Planning Commission