

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 5th meeting of 2021 to be held on 27th May 2021 at 9.30am (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, Climate Change and Education)

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)

Mrs L Mifsud
(Minute Secretary)

Approval of Minutes

1. Approval of Minutes of the 5th meeting of 2021 held on 22nd April 2021.

Major Developments

None

Other Developments

2. **F/16184/19** West of the bridge entrance to The Island, Queensway Quay -- Retrospective application for maintenance of rock works/sea defence bund for Queensway Quay Marina.

To consider Method Statement and Environmental Impacts Report in order to discharge Condition 2 of Planning Permit No. 7566.
3. **F/16946/20** Unit 49, The Sails, Queensway -- Proposed change of use of 'existing store' to 'home office and store' together with the carrying out of works to existing spiral staircase.

Objectors and Applicant to address Commission.
4. **F/17207/20** 8 Reclamation Road – Proposed installation of canopy. .
5. **F/17426/21** 92 Queensway -- Proposed construction of building comprising workshop, warehouse and associated offices.

Applicant to address Commission

Minor and Other Works– not within scope of delegated powers

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

6. **D/17407/21** Unit 1, Casemates House, 22 Casemates Square -- Proposed demolition of external staircase in rear courtyard of Casemates House.
7. **F/17419/21** Second Floor I.C.C -- Proposed alteration and fit out of the former Primary Care Centre to become a day case and short stay hospital.

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/15108/17** 506 Sand Dune House, Beach View Terraces -- Proposed installation of glass curtains.
9. **F/15513/18** Unit 15, Dutch Magazine, Gibraltar -- Proposed extension to property.
Consideration of As Built Drawings.
10. **F/15679/18** 611 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
11. **F/16098/19** 173 Main Street -- Proposed installation of projecting sign on shop front façade.
12. **F/16806/20** 605 Sand Dune House, Beach View Terraces -- Proposed installation of glass curtains.
13. **F/16841/20** 247 Main Street -- Proposed fit-out and refurbishment of commercial premises.
14. **F/17004/20** 2 Blackwood Tower, Brympton Estate -- Proposed minor alterations to apartment premises including conversion of window into a door to access rear garden.
15. **F/17255/20G** Paths adjacent to SS40 Magazine, Europa Point -- Proposed installation of tree trunk signpost pointing to United Kingdom overseas territories at Europa point.
GoG Project
Consideration of alternative location for signpost.
16. **F/17301/21** 5 Mount Road -- Proposed construction of verandah to replace balconies and installation of new staircase to access garden.
17. **F/17303/21** 3/3 Scud Hill -- Proposed single storey extension to the rear of the building
18. **F/17349/21** 9 and 10 Mimosa Lodge, Montagu Gardens -- Proposed replacement of living room windows.
19. **F/17350/21** 23 Castle Road -- Proposed conservatory, refurbishment of rear facades of building and associated works.
20. **F/17361/21** International Commercial Centre (Irish Town Entrance) -- Proposed change of use of the existing public toilets located at ground floor into two retail units (Class A1).
21. **F/17373/21** 41 Cormorant Wharf, Queensway -- Proposed installation of glass curtains.
22. **F/17375/21** 20 Witham's Road -- Proposed installation of covered balcony in front of residence.
23. **F/17376/21G** 81 and 82 Bow Wave House, Mid-Harbour Estate -- Proposed amalgamation of 1 x one-bedroom flat and 1 x four-bedroom

flat to form 1 x six-bedroom flat.

GoG Project

24. **F/17378/21** 57/63 Line Wall Road, Fifth Floor NatWest International House -- Proposed internal alterations and replacement of existing air conditioning units on roof.
25. **F/17379/21** 57/63 Line Wall Road, Fourth Floor, NatWest International House, Gibraltar -- Proposed internal alterations and replacement of existing air conditioning units on roof.
26. **F/17380/21** Third Floor, 7/9 Cornwall's Lane -- Proposed subdivision of office into two office units.
27. **F/17386/21** Unit 24, Block 4, Water Gardens -- Proposed placement of tables and chairs on the pavement outside Golden Wings bar.
28. **F/17390/21** 204 Imperial Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.
29. **F/17398/21** 6 Suite A Kings Street -- Proposed change of use from two office spaces into one apartment.

Request for relaxation of Building Regulations.

30. **F/17400/21** Northern End of Eastern Beach, Eastern Beach Road -- Proposed timber kiosk.
31. **F/17404/21** 15 Europa Pass Battery, Europa Pass -- Proposed installation of awning.
32. **F/17405/21** 1.6.01 and 1.6.02 Oleander Court -- Proposed installation of air conditioning units.
33. **F/17409/21** 28 Europa Road -- Proposed refurbishment works at ground floor and roof terrace levels of building.
34. **F/17412/21** 507 Sand Dune House, Beach View Terraces -- Proposed installation of glass curtains.
35. **F/17413/21** 707 Viking Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
36. **F/17414/21** 35 Waterport Wharf, Imperial Ocean Plaza -- Proposed fit-out of vacant commercial premises.
37. **F/17415/21** 15 Ragged Staff Wharf, Queensway Quay -- Proposed removal of existing timber window frames and windows and replacement with uPVC window frames and windows.
38. **F/17416/21** Unit C Royal Ocean Plaza, Glacis Road -- Proposed conversion of office into 'traditional' Thai massage salon.
39. **F/17417/21** 107 - 108 Cumberland Terraces -- Proposed amalgamation of two apartments and associated internal alterations.

40. **F/17418/21** 77 Ragged Staff Wharf, Queensway Quay -- Proposed installation of glass curtains.
41. **F/17421/21** Unit 7 Cornwall's Centre, Cornwall's Lane -- Proposed fit-out of vacant commercial premises to provide a delicatessen/cafeteria.
42. **F/17423/21** 78 Ragged Staff Wharf, Queensway Quay -- Proposed installation of glass curtains.
43. **F/17425/21G** 12 Botanic Gardens, Red Sands Road -- Proposed replacement of existing water tank.
- GoG Project*
44. **F/17429/21** 14 Limonium House, West View Park -- Proposed installation of glass curtains.
45. **F/17433/21** 39/41 Rodger's Road -- Proposed change of use from nursery (Class D1) to hairdressing salon (Class A1) and associated internal alterations.
46. **F/17434/21** 33 Kings Wharf, Quay 29 -- Proposed installation of awning and glass dividers in terrace.
47. **F/17439/21** 73 Kings Wharf, Quay 29 -- Proposed installation of awning in terrace.
48. **F/17440/21** Unit 1A Rodney House, Laguna Estate -- Proposed change of use from hairdressers (Class A1) to Scale Model Society Clubhouse.
49. **F/17441/21** The Elliott Hotel, 2 Governors Parade -- Proposed replacement of existing entrance canopy.
50. **F/17442/21** Unit 14 New Harbours -- Proposed new window openings to façade of commercial unit.
51. **F/17444/21** 420 Sea Shell House, Beach View Terrace -- Proposed installation of glass curtains.
52. **F/17455/21** 13 Ragged Staff Wharf, Queensway Quay -- Proposed installation of glass curtains.
53. **F/17456/21** 801 Imperial Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.
54. **F/17457/21** 421 Sea Shell House, Beach View Terraces -- Proposed installation of glass curtains.
55. **F/17458/21** 913 Sand Dune House, Beach View Terrace -- Proposed installation of glass curtains.
56. **F/17463/21** 301 Imperial Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.

57. **F/17476/21** 52 King's Wharf, Quay 27 -- Proposed installation of glass curtains to both balconies.
Follows on from outline application.
58. **F/17483/21** 1602 Imperial Ocean Plaza, Ocean Village -- Proposed installation of glass curtains with blinds.
59. **A/17448/21** Unit B, Somerset Court, Laguna Estate -- Proposed installation of shop signage.
60. **T/17392/21G** Office of the Governor, The Convent Main Street -- Proposed removal of four x Orange Trees.
GoG Project
This tree application sought to remove four x Orange trees which are the subject of a TPO that are of poor health and form and suffer from very poor root development. It was considered that the health of the trees will never improve to the shallow depth of the planter and that the trees should be removed and should be replaced with perennial shrubs that lend colour to the Cloister as the planter is too shallow to plant new trees.
61. **T/17393/21G** Office of the Governor, The Convent, Main Street -- Proposed thinning of Jacaranda mimosifolia.
GoG Project
This tree application sought to prune a large Jacaranda mimosifolia of average form which is the subject of a TPO. The works are required because of complaints from a neighbouring property and it was considered that some light but not drastic pruning to the tree would alleviate this issue.
62. **T/17394/21G** Office of the Governor, The Convent, Main Street -- Proposed removal of dead wood and thinning of Corymbia citriodora.
GoG Project
This tree application sought to carry out routine work to the crown of a very large, healthy and attractive Corymbia citriodora which is the subject of a TPO. It was considered that sensitive pruning to the crown should be undertaken to remove all dead wood.
63. **MA/16986/20** 3 5 St Bernard's Road -- Proposed alterations refurbishment and extension of the existing dwelling to include an additional 3rd floor roof terraces new swimming pool and all associated site works
Consideration of proposed Minor Amendments including:
- *new back access to second floor from garden top level;*
 - *alterations to the facades of the building predominantly*

relating to location and type of windows;

- *extension of roof cornice at third floor level to join north and south volumes*
- *incorporation of third floor pergola area into the property;*
- *relocation of swimming pool from south garden to the east garden in level with third floor of the building;*
- *proposed east terrace at third floor level to join the building with pool;*
- *increase in height of building by 240mm;*
- *installation of additional landscaping within proposed development; and*
- *proposed new garden steel stairs at north facade to join upper level with 1st floor.*

Consideration of samples of materials for external cladding to discharge conditions 2, 4 and 5 of Supplemental Planning Permit No. 6576B.

64. **MA/17362/21** Flat 5, 3 George's Lane -- Proposed partial enclosure of roof terrace to provide extension to apartment.

Consideration of proposed Minor Amendments including:

- *extension of existing main stair by one storey;*
- *addition of w/c;*
- *internal layout updates;*
- *window location updates; and*
- *general finalisation of design to be constructed.*

65. **MA/17387/21** Falcon Crest 71/1 Europa Road -- Construction of a swimming pool within the existing footprint of the garden and partial removal of boundary wall to allow for new retaining wall with fence to support the new proposed pool

Consideration of Minor Amendments including:

- *Enlargement of approved swimming pool.*
- *Construction of a BBQ and gazebo area where the existing pergola remained in the previous scheme.*
- *The existing pergola to be recycled and repositioned in the garden area.*
- *Introduction of additional landscaping.*

66. **MA/17391/21** Ex Ready Mix Site, Devil's Tower Road -- Proposed mixed-use multi-storey development.

Consideration of proposed Minor Amendments including:

- *Change in pool layout to suit specialist requirements;*
- *Adjustments to windows on east elevation to meet mechanical requirements;*
- *Relocation of GEA meter room from third floor car parking to second floor car parking to meet GEA requirements;*
- *Conversion of car parking space at second floor parking into area for Irrigation Tank;*
- *Redistribution of motor cycle parking spaces throughout second floor car park area;*
- *Relocation of lost car parking space from second floor to third floor car park;*
- *Inclusion of landlord store in third floor parking area;*
- *Reconfiguration of communal areas on fourth to fourteenth floors including provision of two x stores per floor;*
- *Reconfiguration of sedum roofs and photovoltaic panel arrays at roof level; and*
- *Minor associated changes to external elevation of buildings.*

67. **MA/17494/21** 6 Woodford Cottage, 22 Europa Road -- Proposed alterations and extensions to property and construction of swimming pool.

Consideration of proposed Minor Amendments including:

- *change of balustrading on the ground and first floor balconies from mild steel to proprietary stainless steel with glass infill panels.*

68. **REF 1555/P017** Sails and Pods, Ocean Village Promenade, Ocean Village -- Proposed new colour scheme.

69. **Any other business.**

Paul Naughton-Rumbo
Secretary to the
Development and Planning Commission