

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 8th meeting of 2021 to be held on the 8th September 2021 at 9.30 (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 7th meeting of 2021 held on 8th July 2021

Matters Arising

2. **O/16334/19** Flat A 3 Gardiner's Road -- Proposed extension and re-development of dwelling into apartments
Objector and applicant to address the Commission.

Major Developments

3. **1380-24** Rosia Bay – Proposed Residential and commercial development – EIA Scoping Opinion
To consider the draft Scoping Opinion of the Town Planner on the scope of the Environmental Impact Assessment only.

Other Developments

4. **F/17240/20** Buena Vista Estate, Parking Number 5 (behind Phillimore House) -
- New garage build for two cars
5. **O/17509/21** 6 Strait View Terraces -- Proposed Rooftop apartment
Applicant to address Commission
6. **F/17548/21** My Wines, 11 & 12 Chatham Counterguard – Proposed installation of bioclimatic pergolas to rooftop terrace
7. **O/17521/21** Former Sacarello's Warehouse Forbes Road -- Proposed construction of motorcycle garage and show room
8. **O/17522/21** Eastern Beach, Eastern Beach Road -- To develop a pedestrian promenade and stores at eastern beach.
9. **A/17540/21** 16B Casemates Square – Proposed shop sign
10. **Ref 1528** GibFibre Limited – Proposed 4G Mobile Antenna Network Plan
11. **Ref 1225** DPC Sub Committee – proposed additional delegated powers

Minor and Other Works– not within scope of delegated powers

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

12. F/17603/21 Cathedral of Saint Mary the Crowned – Proposed alterations to existing west entrance inner doors
13. F/17664/21 4/5 Poca Roca, Signal Station Road, Upper Rock -- Carry out flat roof/terrace extension with new rear stair access and new roof finishes throughout.
14. MA/17634/21 7 Europa Road – Proposed demolition of derelict casino and bund wall to provide a new apartment block of 111 high quality residences with multi storey car park and amenities.

Consideration of proposed Minor Amendments including:

- Revision to main entrance;
- Relocation of southernmost lift and stair core;
- Additional greening proposals;
- Revision to flat plans & fenestration(number of flats reduce from 111 to 97;
- Extension of floor slabs;
- Car park ventilation louvers;
- Europa Road column bracing;
- Apartment terrace adjustments;
- Introduction of vergolas; and
- Revisions to resort deck.

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

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

15. F/15324/18 317 Sand Dune House, Beach View Terraces -- Proposed installation of glass curtains.
16. F/15457/18 23/5 & 6 Cumberland Road -- Proposed construction of single storey extension and roof terrace to residence.
- Consideration of request to renew Planning Permit No.6627.*
17. F/17032/20 7/12 Market lane -- Proposed extension on roof terrace to enclose the gap between the two existing single storey outbuildings to create a two-bedroom apartment.
- Consideration of application for relaxation of Building Regulations in respect of accessing bathrooms via habitable room.*

18. **F/17194/20** 1 Engineer Lane – Proposed refurbishment, formation of roof terrace and conservatory; alterations to ground floor facade.
Consideration of proposed window details and façade colour scheme to discharge Condition 4 of Planning Permission No.7926
19. **F/17352/21** Flat 3 and Flat 4, 9-11 Willis’s Passage -- Proposed amalgamation of apartments into a single dwelling and terrace extension.
20. **F/17363/21** 7 North Pavilion Road -- Proposed demolition of existing garage and construction of replacement garage.
21. **F/17386/21** Unit 24, Block 4, Water Gardens -- Proposed placement of tables and chairs on the pavement outside Golden Wings bar.
Consideration of external furniture to discharge Condition 3 of Planning Permission No. 8024.
22. **F/17406/21** 15, Admiral's Place Naval Hospital Road -- Proposed Loft Conversion to residence
23. **F/17409/21** 28 Europa Road -- Proposed refurbishment works at ground floor and roof terrace levels of building.
Consideration of revised plans including installation of railings at roof terrace level in line with Subcommittee decision.
24. **F/17424/21** 11/13 Castle Street And 17/C Store -- Proposed amalgamation of store and studio and conversion into a one x bedroom flat as well as external alterations including the installation of windows and door.
25. **F/17488/21** 1 Clifftop House, Windmill Road -- Proposed single storey extension to provide ground floor study and WC.
26. **F/17491/21** Unit 15a, Block 5, Water Gardens -- Proposed conversion of shop into part-cafeteria and associated refurbishment of unit and external alterations including façade and signage works.
27. **F/17505/21** Suite 12, Don House, The Arcade, 30-38 Main Street -- Proposed renovation of existing building facade, including installation of projecting archway canopies.
Consideration of revised plans to address Subcommittee feedback in respect of cladding.
28. **F/17519/21** 1102 Imperial Ocean Plaza -- Proposed installation of glass curtains.
29. **F/17524/21** 70 Ragged Staff Wharf, Queensway Quay -- Proposed internal alterations and proposal to change first floor bathroom window to 2 x smaller windows.

30. **F/17537/21** 5 Woodford Cottage Europa Road -- Proposed terrace extensions and associated works.
31. **F/17539/21** 705 Imperial Ocean Plaza -- Proposed installation of glass curtains.
32. **F/17541/21** Wordsworth House, 15B Town Range Barracks, Town Range -- Proposed internal alterations and construction of an extension on the roof terrace including new terrace extension to the east.
33. **F/17542/21** Unit 5, 3 South Dockyard Approach -- Proposed change of use to include production of food and alcohol from store.
34. **F/17544/21** 53 Ragged Staff Wharf, Queensway Quay -- Proposed internal alterations and change of window to balcony door.
35. **F/17557/21** Flat 84, Quay 29, 34 King's Wharf -- Proposed installation of glass curtains.
36. **F/17568/21** 14a Elliott's Battery -- Proposed alterations to apartment premises including installation of new windows.
37. **F/17575/21** 20 Gibraltar Heights -- Proposed internal alterations, replacement windows and doors and installation of air conditioning unit.
38. **F/17579/21** Unit 33 Harbours Deck New Harbours Rosia Road -- Retrospective application for the installation of an emergency generator installed in the wrong location under application No. F/15406/18 and the installation of a second generator in the original approved location.
39. **F/17581/21** Flat A, 2 Mediterranean Terrace -- Proposed minor external alterations including widening and installation of new patio doors.
40. **F/17582/21** Regency Penthouse, Royal Ocean Plaza, Bayside Road -- Proposed extension and refurbishment of existing penthouse apartment.
41. **F/17584/21** Flat 16, 11 Palace Gulley -- Proposed alterations to previously approved first floor and roof terrace structures.
42. **F/17587/21** 1 Mount Road -- Proposed building refurbishment and associated internal alterations.
43. **F/17588/21** 2.0.19 Rosemary Court, Sir William Jackson Grove -- Proposed installation of air conditioning unit.
44. **F/17589/21** 901 Block 5 Europlaza -- Proposed installation of glass curtains.
45. **F/17590/21G** Prevost and Phillimore House, Acland Avenue, Buena Vista Estate -- Proposed external repairs including roof waterproofing, installation of external wall insulated render system and renewal of balustrades.

46. **F/17595/21** House 2, 1a Mount Road -- Proposed extension and alterations to patio and garden areas.
47. **F/17596/21** 2/3 Serfatys Passage -- Proposed construction of a conservatory within second floor roof terrace.
48. **F/17597/21** 23 Bergan Court, Harbour Views -- Proposed replacement of existing windows with white u-PVC windows.
49. **F/17599/21** 48 The Arches, Castle Road -- Proposed alterations/extension of existing lower level terrace including installation of a pergola.
50. **F/17600/21** 1303 Block 1 Europlaza -- Proposed installation of glass curtains on kitchen balcony.
51. **F/17607/21** 33 and 34 Quay 31, King's Wharf -- Proposed amalgamation of a 1 x one bedroom flat and 1 x two bedroom flat to create a 1 x four bedroom flat.
52. **F/17612/21** 49 Europa Road -- Proposed refurbishment of external areas including re-landscaping, removal and reconstruction of existing pool, reinstatement of emergency removal of unsafe timber balcony structure and other associated elements.
53. **F/17616/21** St Christopher's School, Europa Point -- Partial refurbishment of St Christopher's School including reconstruction of the east facade, to provide annex facilities for the University of Gibraltar.
54. **F/17617/21** 901, Block 3 Europlaza -- Proposed installation of glass curtains.
55. **F/17621/21** 2006 Maple Garden Mews, 7 Ocean Village Avenue -- Proposed internal alterations and minor alterations to bedroom windows.
56. **F/17626/21** Flat 69, Quay 29, 34 King's Wharf Queensway -- Proposed installation of canopies on terrace.
57. **F/17627/21** M1 Discovery, Both Worlds -- Proposed installation of skylight.
58. **F/17642/21** 104 Both Worlds -- Proposed installation of pergola with bi-folding doors and glass curtains on external terrace.
59. **F/17643/21** Unit 1.01 Boston, Midtown -- Proposed renovation and conversion of empty unit into a retail lighting shop including installation of advertisements.
60. **F/17649/21** 501 Block 3 Europlaza -- Proposed installation of glass curtains.
61. **F/17657/21** Garden Apartment 3, Quay 27 Kings Wharf -- Proposed construction of a pergola.
62. **F/17683/21** Unit 1.12, Madison Building, Midtown -- Proposed installation of mezzanine and associated internal alterations.

63. **D/16400/19** Waterworks -- Proposed demolition of storage shed.
Consideration of request to renew Demolition Permit No. 7378A for an additional year.
64. **D/17651/21** Old Casino Site, 7 Europa Road -- Proposed demolition of blast wall adjacent saltwater tanks.
Follows full application.
65. **A/17566/21** Unit 1, Eaton Park Forbes Road -- Proposed installation of shop sign.
66. **N/17681/21** 19 Europa Road -- Proposed removal of *Olea europaea*.
67. **MA/17189/20** 18-20 Town Range -- Proposed conversion of ground floor rear workshop and rear storage unit to residential use, construction of extension and associated internal and external alteration to refurbish property.
Consideration of proposed Minor Amendments including:
- *Change of use of basement workshop unit to retail (associated with approved retail unit above);*
 - *New internal stairs to basement from within the approved retail unit;*
 - *Amalgamation of two flats on the first floor into one x four bedroom flat;*
 - *Provision of new patio on first floor level;*
 - *Removal of window and new external terrace at third floor level;*
 - *Lift to reach roof terrace level;*
 - *Installation of 1.1m glazed railings with stainless steel bars; and*
- Other minor alterations to interior layout.*
- Consideration of window details to discharge Condition 3b) of Supplemental Planning Permit No. 7475A.*
68. **MA/17246/20** 29-35 Engineer Lane and Adjacent Car Park -- Proposed construction of building containing 59 residential apartments, 3 commercial units and ancillary areas.
Consideration of proposed Minor Amendments including:
- *change of use of basement commercial premises from gymnasium to stores for both residents and the public; and*
 - *re-sited location for Aquagib meter room and new WC.*
- Consideration of proposed air conditioning design to discharge Condition 6 of Planning Permit No.7088C.*

69. **MA/17436/21** Jewish Care Home, Line Wall Road -- Proposed internal refurbishment of the existing Jewish care home maintaining its existing layout of accommodation and minor like-for-like external repairs/refurbishment.

Consideration of proposed Minor Amendment including:

- *Introduction of 1.8m high glazed barrier to balconies and external areas along western boundary.*

Reconsideration of proposals following submission of additional information.

70. **MA/17562/21** The Anchorage, Rosia Road -- Proposed new swimming pool.

Consideration of proposed Minor Amendments including:

- *Enlargement of the pool and surrounding deck by 99.51 sq m;*
- *Removal and relocation of most of the GEA infrastructure to be replaced with pool plant room, balancing tank, chemical rooms and a generator zone.*

71. **MA/17586/21** 286 Main Street -- Refurbishment and conversion of shop to hair & beauty salon including installation of new shopfront and advertisements.

Consideration of proposed Minor Amendment including:

- *Installation of a 1.5mm galvanized steel cover panel over the existing facade cover.*

72. **MA/17591/21** No's 10 & 12 Arengo's Palace Lane -- Proposed construction of apartments, car parking and roof gardens.

Consideration of proposed Minor Amendments including:

- *removal of ramp in car park, installation of car lifts and associated reconfiguration of car parking levels;*
- *new platform and level arrangement in the south west corner of site at basement level and associated elevational changes associated with these amendments on west and south facing elevations;*
- *relocated bin room and gym at ground floor level and reconfigured parking associated with new car lifts and omission of ramps;*
- *relocation of communal laundry at second floor level;*
- *construction of toilet at roof level to service pool;*
- *installation of glass balustrading at third floor level;*
- *reconfiguration of window apertures at sixth and seventh floors; and*
- *installation of solid wall to louvre wall at seventh floor level.*

73. **MA/17598/21** 17 - 23 Governor's Parade & 76/78 Governor's Street -- Proposed internal and external refurbishment of property.

Consideration of proposed Minor Amendment including:

- *Conversion of apartments 3,4,5,8 & 8B from one bedroom apartments to open plan studio apartments.*

74. **MA/17602/21** Europa Walks Estate -- Proposed Construction of seven new residential villas, 15 Town Houses and a four storey block of flats with 1x Two bedrooms units 1x one bedroom units and 3x three bedroom units, as well as a landscape podium, swimming pool and associated parking, with an additional landscaped communal pool, recreational area and commercial shop/bar adjacent

Consideration of proposed Minor Amendments to Type B accommodation including:

- *Reconfiguration of the internal layouts of the building;*
- *Reconfiguration of photovoltaic panels and brown roof on the roof of the buildings;*
- *Increase in the height of the building by 150mm;*
- *Changes to the fenestration of the building including the installation of hardwood/engineer wood cladding, confirmation of white and gray shade of render of building with signal black (RAL 90004) for flashing/gutter/windows frame) and change of windows (size/location/types).*

Consideration of proposed Minor Amendments to Type C3 accommodation including:

- *Reconfiguration of the internal layouts of the building;*
- *Introduction of photovoltaic panels as well as brown roof on the roof of the buildings;*
- *Reduction in the height of the building by 460mm although some increase in other parts of roof which were lower before but considered to be de minimus in respect of any impact on residential amenity/overlooking/privacy etc.;*
- *Changes to the fenestration of the building including the installation of hardwood/engineer wood cladding, confirmation of white and gray shade of render of building with signal black (RAL 90004) for flashing/gutter/windows frame) and change of windows; (size/location/types).*

75. **MA/17614/21** House 7, 8 Naval Hospital Hill -- Proposed extension, alterations and refurbishment of residence.

Consideration of proposed Minor Amendments including:

- alterations to roof and adjacent areas to provide roof terrace;
- extension of ground floor terrace; and internal alterations.

76. **MA/17615/21** 6 St Christopher's Alley, Europa Point -- Proposed refurbishment of property, including new extensions, external works, swimming pool and new access.

Consideration of proposed Minor Amendments including:

- installation of covered orangery in previously open courtyard;
- minor internal alterations at ground and first floor level;
- installation of two windows at first floor level on west elevation;
- removal of one approved window and installation of window at ground floor on east elevation;
- removal of approved car port; and
- revised design of pool building.

77. **MA/17638/21** Europa Walks Estate -- Proposed Construction of seven new residential villas, 15 Town Houses and a four storey block of flats with 1x Two bedrooms units 1x one bedroom units and 3x three bedroom units, as well as a landscape podium, swimming pool and associated parking, with an additional landscaped communal pool, recreational area and commercial shop/bar adjacent

Consideration of proposed Minor Amendments to Type F accommodation including:

- Reconfiguration of the internal layouts of the building;
- Inclusion of photovoltaic panels and green roof on the roof of the building;
- Increase in the height of the building by 255mm;
- Slight alteration to the footprint of the building so that it does not intrude on the pavement;
- Changes to the fenestration of the building including the removal of hardwood/engineer wood cladding, confirmation of white and gray shade of render of building with signal black (RAL 90004) for flashing/gutter/windows frame) and change of windows (size/location/types).

78. **MA/17691/21** 6 Europa Pass Battery, Europa Road -- Proposed alterations and refurbishments.

Consideration of retrospective Minor Amendments including:

- installation of window on east elevation with three panes of glass as opposed to five panes of glass; and
- installation of awning on west elevation (same as others installed throughout the estate).

79.

Any other Business

Paul Naughton-Rumbo

Secretary to the

Development and Planning Commission