

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 1st meeting of 2022 to be held via video conferencing on 20th January 2022 at 9.30am.

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)

Mr D Francis
(Minute Secretary)

Approval of Minutes

1. Approval of Minutes of the 11th meeting of 2021 held on 16th December 2021.

Matters Arising

2. None

Major Developments

3. **O/16766/20** Lewis Battery (Former Pig and Poultry Farm), Queens Road Upper Rock -- Proposed demolition of existing outbuildings and construction of a hotel.
Consideration of revised plans.
Applicant and objectors to address Commission
4. **O/16992/20** South Site, Both Worlds, Sir Herbert Miles Road -- Proposed construction of residential development and car parking.
Consideration of Town Planner's Screening Opinion.

Other Developments

5. **F/17629/21** Part of First Floor, 269 Main Street -- Proposed refurbishment/conversion works and change of use from offices (Class A2) to residential (Class C3).
Applicant/agent and objector to address Commission.
6. **F/17740/21** 4 St Christopher's Alley -- Proposed conversion of approved and existing flat roof areas to provide residential amenity space.
Applicant/agent available to answer questions.
7. **F/17761/21** Flat 3, 15 Gardiner's Road -- Proposed roof top extension.
Applicant and objector to address Commission
8. **F/17801/21G** Gibraltar Parliament, 156 Main Street -- Proposed refurbishment of building, including installation of an internal passenger lift.
GoG Project
9. **O/17805/21** Kiosk 1, 156 Main Street -- Proposed refurbishment of kiosk including installation of pergola (Option 1) or shading umbrellas (Option 2) and tables and chairs.
10. **F/17813/21** No.1 Bishop Caruana Road -- Proposed construction of stem

cell building.

11. **F/17894/21** Eastern Beach, Eastern Beach Road -- Proposed development of a pedestrian promenade and stores at Eastern Beach.
12. **MA/17667/21** 267-269 Main Street -- Proposed conversion of part-commercial premises into cafeteria/restaurant and stores and refurbishment of first floor offices.

Consideration of proposed Minor Amendment:

- *the removal and rebuilding of a boundary wall between the east of 267-269 Main Street site and west of 22-24 Town Range site and abutting the north of the Law Courts.*

Applicant/agent and objector to address Commission

13. **MA/17739/21** 4 St. Christopher's Alley, Europa Point -- Proposed refurbishment of property, including new extensions, external works and swimming pool.

Consideration of window sample to discharge Condition 2 of Supplemental Planning Permit No. 6295A

Applicant/agent available to answer questions.

Minor and Other Works– not within scope of delegated powers

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

14. **F/17712/21** 9 Poca Roca -- Proposed demolition of existing structures on the site and construction of a dwelling.

Follows on from outline planning permission.

Recommend approval subject to condition requiring entire roof to incorporate a green or sedum roof as per Outline Planning Permission condition.

15. **D/17655/21** 269 Main Street – Proposed demolition of boundary wall.
16. **O/17851/21** North Front Cemetery Forecourt, Halifax Road -- Proposed forecourt alterations.

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

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

17. **F/17259/20** Jewish Care Home Line Wall Road -- Proposed refurbishment of Jewish Care Home.

Consideration of external finish to discharge condition 4 of

Planning Permit No. 7867.

18. **F/17668/21** 31 Rodgers Road -- Proposed change of use of store and commercial premises to residential use (Class C3) to include new window opening to rear light well.
19. **F/17745/21** Units 26, 28 & 30 Ocean Village Promenade Ocean Village -- Proposed refit of existing Chestertons rental office and expansion to adjoining Units 26 and 28 Ocean Village Promenade to provide one x amalgamated commercial unit (Class A2)

Consideration of proposed signage to discharge Condition 6 of Planning Permission No. 8173.
20. **F/17758/21G** Woodford Battery Europa Point -- Proposed rock stabilization works.

GoG Project
21. **F/17772/21** Gibraltar Fire Station, 8 Grand Parade -- Proposed construction of aluminum hut on front terrace for use as a restaurant (Class A3).
22. **F/17818/21** Unit 5, The Boardwalk, Tradewinds Bayside Road -- Proposed change of use from retail (Class A1) to café (Class A3).
23. **F/17820/21G** RAF Gibraltar -- Proposed installation of new airfield hydrant system.

MoD Project
24. **F/17828/21** Flat 12, Honeysuckle House, Waterport Terraces -- Proposed change of windows/balcony doors to sliding and installation of awning on terrace.
25. **F/17831/21** 48 Devil's Tower Road -- Proposed change of existing window with garage-style door.
26. **F/17847/21** Unit 1, Imperial Ocean Plaza, Waterport Road -- Proposed installation of retractable awning and extendable protective screens to external seating area.
27. **F/17855/21G** South Barrack Road Access Stairs -- Proposed removal and reconstruction of access stairs.

GoG Project
28. **F/17868/21** Bishop Rapallo's Ramp -- Proposed replacement of feeder pillar.
29. **F/17870/21** 206 Imperial Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.
30. **F/17876/21** 6, 40 Buena Vista Park, Europa Road -- Proposed replacement of rear (west) patio doors and minor internal alterations to

basement, including creation of new external opening.

31. **F/17881/21** First Floor Flat, 32 Cornwall's Court -- Proposed replacement and relocation of metal balcony railings to front façade.
32. **F/17882/21** 46 The Arches, Castle Road -- Proposed installation of glass curtains and glass divider between neighboring terraces.
33. **F/17889/21** 601 and 602 Neptune House, Marina Bay -- Proposed amalgamation of flats.
34. **F/17896/21** 613 Neptune House Marina Bay -- Proposed partial enclosure of balcony.
35. **F/17902/21** 78 Queensway -- Proposed installation of louvre on outbuilding.
36. **F/17948/21** 802 Seashell House, Beach View Terraces -- Proposed change of balcony doors to sliding doors.
37. **MA/16505/19** 7/2 Gardiner's Road -- Proposed extension and redevelopment of building.

Consideration of proposed Minor Amendments including:

- *modified entrance corridor/lift at basement level;*
- *modified lift size and opening up of roof terrace;*
- *changes to approved fenestration on the west elevation;*
- *changes to the approved fenestration including the removal of two windows on north facing elevation; and*
- *various internal alterations.*

Consideration of vehicular barrier details to discharge Condition 2 of Supplemental Planning Permit No. 6699A.

38. **MA/17877/21** 7 Ellerton Ramp, Buena Vista Estate -- Proposed works to basement, balcony extension and associated minor alterations.

Consideration of proposed Minor Amendments including:

- *reconfiguration of basement access.*

39. **1555/P/024/20** Catalan Gardens, Sir Herbert Miles Road -- Refurbishment and painting of building facades.

40. **Any Other Business**

Paul Naughton-Rumbo

Secretary to the

Development and Planning Commission