

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 9th meeting of 2022 to be held remotely via video conferencing on 14th September 2022 at 9.30am

Mr P Naughton-Rumbo (Chairman) *Acting*
(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 C Key
(Deputy Town Planner) *Acting*

Mrs L Gonzalez
(Minute Secretary)

Approval of Minutes

1. Approval of Minutes of the 7th meeting of 2022 held on the 19th July 2022 and the 8th meeting of 2022 held on 3 August 2022.

Matters Arising

2. **F/17481/21** 3 Maida Vale Mews, Maida Vale, Engineer Road -- Proposed three storey side extension with double garage, passenger lift and accessible green roof.

Commission to reconsider application following legal advice.

Applicant and Agent available to answer questions

Major Developments

3. **F/16799/20** Devil's Tongue, Queensway -- Proposed development of a multistory mixed use development to include residential, aparthotels, offices, commercial, retail, cafe / restaurants and underground car park. proposals include a public podium level comprising retail and public spaces.

Agent available to answer questions

4. **O/16992/20** Both Worlds (South Site), Sir Herbert Miles Road -- Proposed construction of a part six and part seven storey residential development comprising 13 x apartments and a separate three storey dwelling to the south connected to the main building by a bridge as well as 30 car parking spaces (28 in the two storey carpark including 15 x public car parking spaces to fulfil an outstanding requirement and two x spaces for the detached house accessed off Sir Herbert Miles Road) and storage facilities.

Agent to address Commission and available to answer any questions

5. **O/18248/22** 1/7 Bayside Road -- Proposed ground plus twelve storey residential building with associated car park and amenities plus a commercial unit (Class A1, A2 AND A3) on the ground floor.

Agent available to answer questions

6. **F/18250/22** Former King George V Site, South Barrack Road -- Proposed residential development.

Follows on from Outline application.

Agent available to answer questions

Other Developments

7. **F/18214/22** Buena Vista Park, Europa Road -- Proposed construction of single dwelling to replace two x dwellings that have previously been approved by the Commission.
Agent available to answer questions
8. **F/18238/22** 5B Red Sands Road -- Proposed change of use from shop (Class A1) to takeaway (Class A3).
Applicant to address Commission
9. **MA/18289/22** 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.
Consideration of proposed Minor Amendments including:
- *increase the size and amount of plant on the third floor (roof);*
 - *change of windows to double glazed tilt and turn; and*
 - *linking of building around the octagon lightwell on the existing terrace.*
- 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).

10. **F/18254/22** 6 Strait View Terraces -- Proposed rooftop apartment.
Follows on from Outline application.
11. **F/18317/22** North Front Cemetery Forecourt, Halifax Road -- Proposed forecourt alterations.
Follows on from Outline application.
12. **F/18336/22** Surrey House, 28B Europa Road -- Proposed demolition and construction of new four storey dwelling with basement including external swimming pool, landscaping and new access from Buena Vista Road.
Follows on from Outline application.
13. **D/18374/22** Former King George V Site, South Barrack Road -- Proposed demolition of three-storey concrete frame structure with masonry panel infill and concrete strip foundations.

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

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

14. **F/16653/19** 23 Willis's Road -- Proposed extension and associated works.
Consideration of proposed colour scheme to discharge Condition 2 of Planning Permit No. 7796.
15. **F/17666/21** Flat 9, 3 Serfaty's Passage -- Proposed internal alterations and change of window.
16. **F/17816/21** 1 Bella Vista Close -- Proposed variation of plot boundary to allow for widening of entrance.
Follows on from Outline application.
17. **F/18129/22** 2 Library Villas, 14 Library Gardens -- Proposed extension and internal alterations.
18. **F/18135/22** Lifeguard Post, Camp Bay -- Proposed installation of 4G micro antenna.
19. **F/18138/22** Flat 133, 4th Floor, Block 1, Rosia Plaza, Rosia Parade -- Proposed installation of glass curtains, installation of new balcony door, blocking of balcony door from master bedroom and internal alterations.
20. **F/18160/21** 32, Quay 31, Kings Wharf, Queensway -- Proposed installation of awnings.
21. **F/18174/22** 3 Library Villas, 38a Prince Edward's Road -- Proposed internal alterations and blocking off existing terrace.
22. **F/18181/21** 218 Mauretania, Both Worlds, Sir Herbert Miles Road -- Proposed change of fenestration and internal alterations.
23. **F/18194/22G** 1 Casemates Square -- Proposed installation of two interpretation panels next to access bridge overlooking the Atarazana archaeological site.
GoG Project
24. **F/18204/22** 28 Ragged Staff Wharf, Queensway Quay -- Proposed replacement of windows.
25. **F/18213/22** Ground Floor, 184 - 188 Main Street -- Proposed refurbishment of shopfront and carry out conversion of bar/cafe into bakery.
26. **F/18228/22** 2nd Floor Main Terrace, 7 Nimbus House, Trade Winds -- Proposed installation of two x sun awnings on main terrace.
27. **F/18236/22** 2A Elliot's Battery -- Proposed minor internal alterations and installation of new private swimming pool.
28. **F/18237/22** 304 Europlaza, Block 1 -- Proposed installation of glass curtains.
29. **F/18243/22** Unit 16B Grand Casemates Square -- Proposed installation of

- AC condenser.
30. **F/18246/22G** QM Mt Vehicle Shelter, Devils Tower Road Camp -- Construction of warehouse to store vehicles.
MoD Project
 31. **F/18255/22** 705 West One, Europort Road -- Proposed installation of glass curtains.
 32. **F/18271/22** 13/4 College lane -- Proposed conversion of flat roof into a terrace.
 33. **F/18272/22** 48, Quay 31, King's Wharf -- Proposed installation of an awning.
 34. **F/18273/22** 602 Grand Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.
 35. **F/18283/22** 314 Sand Dune House, Beach View Terraces -- Proposed installation of glass curtains.
 36. **F/18288/22** Unit 7, 39/41 Line Wall Road -- Proposed change of use from office (Class A2) to retail beauty therapist and hairdressers (Class A1).
 37. **F/18290/22** 25 Queensway -- Proposed enclosure of external covered area.
 38. **F/18294/22** 61 Governors Street -- Proposed change of use from shop (Class A1) to cafeteria/food preparation (Class A3).
 39. **F/18305/22** 105 Ragged Staff Wharf, Queensway Quay -- Proposed installation of glass curtains and installation of replacement awnings.
 40. **F/18306/22** 13c Elliot's Battery, Elliot's Close -- Proposed replacement of external cupboard to match existing.
 41. **F/18307/22** 1D Centre Plaza -- Proposed amalgamation of two units to extend existing dental surgery.
 42. **F/18318/22** 503 Portland House, Glacis Road -- Retrospective application for internal alterations and replacement of balcony door.
 43. **F/18321/22** Garage No. 3, Clifftop House, Windmill Hill Road -- Retrospective subdivision of a garage into two garages.
 44. **F/18327/22** House 3 South Barrack Mews, South Barrack Road -- Proposed increase in size of garage doors.
 45. **A/18331/22** Straits Apparel, 21 Cannon Lane -- Proposed installation of shop sign and vinyl.
 46. **MA/18163/22** 28 Europa Road -- Proposed refurbishment of dwelling.

Consideration of proposed Minor Amendments including:

- *Refurbishment of roof terrace.*
47. **MA/18212/22** 14 Mount Road -- Demolition Of Existing Dwelling And Construction Of New Single Dwelling
- Consideration of proposed Minor Amendments including:*
- *ground floor changes including widening garage door, change part external staircase, widen front door entrance, widen window;*
 - *first floor changes including increase in external glazing and internal alterations;*
 - *second floor changes including staircase to the roof changed to gable end position and internal alterations;*
- extend lift shaft to roof level, add glass lobby enclosure to lift door, new entrance position to new staircase and swimming pool.*
48. **MA/18216/22** 293B/1 Main Street -- Proposed minor alterations to apartment premises and new terrace.
- Consideration of proposed Minor Amendments including:*
- *change of four x windows in living room and kitchen.*
49. **MA/18231/22** Town House 3, 59 Prince Edward's Road – Proposed internal alterations and remodeling including the construction of a small glazed lean-to addition to the rear of the property.
- Consideration of proposed Minor Amendments including:*
- *removal of small glazed lean to addition to the rear of the property;*
 - *proposed change of bi-folding windows to recessed window; and*
 - *proposed minor alterations to internal room layouts and stair arrangement.*
50. **MA/18244/22** 30 Rosia Court, 21-23 Rosia Road -- Proposed extension to rear patio and new pergola.
- Consideration of proposed Minor Amendments including:*
- *reconfiguration of the existing building*
51. **MA/18284/22** North Gorge, Europa Road -- Proposed construction of new eco-sustainable residential development, comprising 48 x residential units, access roads footpaths, storerooms, landscaping and other associated site works.
- Consideration of proposed Minor Amendments including:*
- *amalgamation of Houses 1 and 2 into a single dwelling reducing total no. of units to 47;*
 - *displacement of Houses 7 and 8 to allow for greater*

distance to existing tree with car parking spaces maintained (rotated 90 degrees);

- *addition of a swimming pool at roof level and opening to basement level (facing south) to Houses 9 and 10;*
- *opening to basement level of south façade to House 14;*
- *basement below houses 19–24 included as part of each individual house, as opposed to communal stores—other communal stores further south not changing;*
- *changing of Houses 25–28 from Bay to Fennel typology;*
- *displacement of House 35, (shifted forward) due to site conditions; and*
- *Houses 39 and 40 Fig Type with four levels changed to three levels in height.*

52. **MA/18291/22** 5 Baca's Passage -- Proposed extension within terrace, internal alterations and refurbishment of property.

Consideration of proposed Minor Amendments including:

- *removal of existing stairs and installation of new stairs to be installed;*
- *provision of new open space within existing atrium;*
- *removal of skylights;*
- *relocation of air conditioning units;*
- *replacement of some existing windows; and*

replacement of glass roof enclosure by new roof with tile finish to match existing.

53. **MA/18308/22** 85 Main Street -- Proposed change of use from offices to dwellings and associated alterations.

Consideration of proposed Minor Amendments including:

- *modifications to the proposed layout;*
- *new windows opening to the internal patio.*

54. **MA/18316/22** 4/5 Poca Roca, Signal Station Hill, Upper Rock -- Proposed flat roof extension with new rear stair access and new roof finishes throughout.

Consideration of proposed Minor Amendments including:

- *alterations to design of rear roof staircase; and*
- *change of galvanized railings to upper rear garden area to glass balustrading.*

55. **1555/ P/036/22** Flat 1 and 2, 15 Hillside, South Barrack Road -- Painting façade with an acrylic render with a white mortar and refurbishment.

56. **1555/ P/037/22** 56 Governors Parade -- Painting of façade and repair works.

57. **Any other business**

Chris Key
Secretary to the
Development and Planning Commission