

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 8th meeting of 2024 to be held remotely via video conferencing on 27th June 2024 at 9.30am

Mr P Naughton-Rumbo (Chairman)
(Town Planner)

The Hon Dr J Garcia
(Deputy Chief Minister)

The Hon Dr J Cortes
(Minister for Education, the Environment 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 C Freeland
(Rep Commander British Forces, Gibraltar)

Mr C Key
(Deputy Town Planner)

Mr R Laposi
(Minute Secretary)

Approval of Minutes

1. Approval of Minutes of the 7th meeting of 2024 held on 23rd May 2024.

Matters Arising

2. **F/18715/23** 5 Straits View Terrace, Europa Point -- Proposed extension and subdivision of building into two residential units.

Major Developments

3. **MA/19062/24** Signal Hill Upper Rock Cable Car Station and Grand Parade Lower Station and Upper Rock Intermediate Towers -- Proposed demolition of existing upper and lower cable car stations and three intermediate towers and replace with new station buildings and two intermediate towers and installation new cable car system.

Proposed minor amendments including:

Lower Station:

- *removal of basement level;*
- *internal reconfiguration on all levels (public circulation route remains similar to previous design);*
- *provision of sheltered space before entering and/or after exiting the building;*
- *clearer and more direct access to the refuse store;*
- *more transparent and open façade allowing for passive cross-ventilation;*
- *regular vertical façade elements as opposed to varying pattern on previous design;*
- *600mm high perimeter planter as opposed to street-level;*
- *extensive planters introduced on the west side of the building; and*
- *beautified external areas (increased landscaping and feature access staircase/promenade).*

Upper Station:

- *reduction of basement level and thus, excavated rock;*
- *clearer and intuitive public circulation via new feature staircase and glass, panoramic lifts (exposed rock in the feature staircase);*
- *inclusion of compliant staircases everywhere;*
- *exclusion of construction for new road for train;*
- *all road access to be via existing roadways;*

- *reduction of gift shop to optimise internal space and reduce excavation;*
- *level floor from internal to external;*
- *no stepped slabs, thus providing a more accessible design whilst simplifying detailing and construction time;*
- *removal of top-level viewing deck, reducing construction material, time and disruption; and*
- *plant equipment located on sunken roof.*

Other Developments

- | | | |
|----|-------------------|--|
| 4. | Ref 1340 | Interim policy on PV and solar water heating panels. |
| 5. | F/18634/23 | 7 – 9 Governor's Parade -- Proposed construction of an additional storey and roof terrace as well as removing and rebuilding internal floors of the existing building whilst retaining external building façade. |
| 6. | O/19041/24 | 3, 4, 5, 6 and 7 Catalan Gardens, 5 Sir Herbert Road -- Proposed garden extension to mirror houses 1 and 2 Catalan Gardens with concrete columns and slab projecting over existing rock face with integrated pool. |
| 7. | F/19121/24 | 50 – 54 Irish Town and 17 Line Wall Road -- Proposed refurbishment and extension of property. |
| 8. | F/19192/24 | Unit 14, 3 South Dockyard Approach -- Retrospective application for extension to storage building. |

Minor and Other Works– not within scope of delegated powers

- | | | |
|----|-------------|--|
| 9. | None | |
|----|-------------|--|

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

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

- | | | |
|-----|-------------------|--|
| 10. | F/18189/22 | 24 Willis's Road -- Proposed refurbishment of an existing residential dwelling.

<i>Proposed Colour scheme and windows to discharge condition No. 2 and 3 of Planning Permission No. 8596.</i> |
| 11. | F/18979/23 | Units 11-15 Cotchfoe House, Shackleton Road -- Proposed alterations to commercial units. |

12. **F/19047/24** Ground Floor Patio Office, 144 Main Street -- Proposed refurbishment and extension of ground floor patio office (Class B1) within light well.
13. **F/19078/23** 5B Johnstone's Passage -- Proposed change of use of ground floor unit from storage (Class B3) to retail (Class A1).
14. **F/19095/24** Flat 3, 12 Engineer Lane -- Proposed replacement of window with a Juliet balcony.
15. **F/19103/23G** Sundial Roundabout, John Mackintosh Square, Trafalgar Cemetery, Pillars of Hercules and Europa Point -- Proposed installation of selfie posts.
- Consideration of revised plans following previous Sub Committee decision.*
- GoG Application*
16. **F/19129/24** Unit 3 Ocean Heights Gallery -- Proposed frontage alterations to commercial premises.
17. **F/19131/24** 9B Glacis Road -- Proposed change of use from vacant unit (Class A3) to storage (Class B3) including internal works and minor external works.
- Consideration of revised plans which omit the red background of the window vinyl as per previous Sub Committee decision.*
18. **F/19133/24** Units 7 and 8 Shopping Arcade, 1 Ocean Heights -- Proposed alterations to frontage and external store.
19. **F/19146/24** 306 Neptune House, Marina Bay -- Proposed replacement of an existing window and installation of a new window in a new opening.
20. **F/19177/24** Vista Alegre, 16 – 20 Europa Road -- Proposed minor works for swimming pool refurbishment and surrounding ground stability.
21. **F/19185/24** Unit F2A, I.C.C., 2a Main Street -- Proposed amalgamation of two units into one.
22. **F/19191/24G** 12 St Bernard's Hospital Harbour Views Road -- Proposed refurbishment to create a new chemotherapy unit with ancillary plant spaces.
- GoG Application*
23. **F/19212/24** 4 – 7 Ocean Spa Plaza -- Proposed fit out of commercial premises and change of use from Estate Agent (Class A2) to motorcycle showroom (Sui Generis).

24. **F/19221/24** E2 Leon House, 1 Secretary's Lane -- Proposed internal alterations and change of use from storage (Class B3) to mixed use retail (Class A1) and storage (Class B3).
25. **F/19229/23** 3 Centre Pavilion Road – Retrospective application for the removal of the existing external facade render and replacement with insulated render system as well as the replacement of the existing roof sheets.
26. **MA/18967/23** 3 King George V Ramp -- Proposed refurbishment and extension of vacant premises into a single-family dwelling.
- Proposed minor amendments including:*
- *modifications to the interior layouts to suit client requirements;*
 - *provision of an additional stop to the lift, with a 90° door to provide direct access to the rear garden;*
 - *set-back to the south boundary of the premises to create a service corridor area;*
 - *updated rear garden layout arrangement, with terraced areas to contain the steeply sloped terrain; and*
 - *roof treatment to building extension changed from decking to a green roof.*
27. **MA/19230/24** 24 Willis's Road -- Proposed refurbishment of an existing residential dwelling.
- Proposed minor amendments including:*
- *conversion of second floor roof into an open terrace on the western façade to connect it with the southern façade terrace;*
 - *relocation of a ground floor level bathroom to basement floor level;*
 - *removal of windows on the eastern façade; and*
 - *introduction of additional windows onto the southern facade of the dwelling.*
28. **Any other business**

Chris Key

Secretary to the

Development and Planning Commission