

## THE DEVELOPMENT AND PLANNING COMMISSION

### AGENDA

Agenda for the 10th meeting of 2024 to be held remotely via video conferencing on 5th September 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 J Neale  
(Minute Secretary)

## Approval of Minutes

1. Ratification of Minutes of the 8th meeting of 2024 held on 27 June 2024 which were approved via Round Robin and Approval of Minutes of the 9th meeting of 2024 held on 25 July 2024.

## Matters Arising

2. None

## Major Developments

3. **O/18823/23** 1-3 Boyd Street and 3 Rosia Road -- Proposed residential led mixed use development.

## Other Developments

4. **F/18556/22** Building E, Midtown, Queensway Road -- Proposed residential development with residents parking, commercial units on ground floor, extensive landscaping with improvements to ground level areas under the bridge link and associated change of use to level 3 Boston from commercial to residential use.  
  
*Consideration of request to extend construction hours on a limited basis.*
5. **F/19245/24** 2 Rosia Cottage, 38 Rosia Road -- Proposed construction of a side extension to the house as well as associated minor internal and external alterations.
6. **F/19252/24** 42 North View Terrace -- Proposed minor internal alterations, replacement of windows and the installation of an air conditioning unit.
7. **F/19273/24** Villa 2, The Sanctuary, Engineer Road -- Proposed modifications to the pool area including the addition of a free-standing sauna and steam room.
8. **F/19281/24** Villa 2, The Sanctuary, Engineer Road -- Proposed installation of rooftop pergola.
9. **MA/19181/24** Ex Toc-H Site -- Development of a boutique hotel and spa.

### *Consideration of Minor Amendments including:*

- *change of levels over powder magazine due to existing structures and split levels introduced to minimize impact to*

*the north key visuals;*

- *addition of a toilet to the ground floor northeast corner adjacent to the cannons for conference room use;*
- *increasing lift and stair core to access roof terrace;*
- *addition of plant area deck over the western pitched roof;*
- *adjusting skylights / planter design over the gallery to allow for the increased slab area as built on site; and*
- *amended pool glass feature design and integration with extended cantilevered terrace.*

### **Minor and Other Works– not within scope of delegated powers**

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

10. **F/19243/24** 3-7 & 9-11 Naval Hospital Road -- Proposed facade refurbishment / repair including replacement of all steel balcony railings to glass balustrading on the west facade and installation of steel balcony handrails on the east façade.
11. **F/19250/24** Turicum House, 315 Main Street -- Proposed minor internal alterations to the ground floor of Turicum House and refurbishment of west facing facade to include replacement of existing timber windows with heritage approved windows, removal, repainting and re-instatement of shutters, and replacement of the main entrance door on a like-for-like basis.
12. **F/19279/24** 4 East Walk, Europa Walks -- Proposed single storey extension and internal alterations.

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

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

13. **F/14958/17** Ex-St Bernard's School, Castle Road -- Proposed conversion from a school to a private retirement residence, club/public bar and general convenience store to include alterations and extensions.  
  
*Consideration of request to renew Planning Permit No. 8039 for an additional year.*
14. **F/18189/22** 24 Willis's Road -- Proposed refurbishment of an existing residential dwelling.  
  
*Consideration of details of garage door to discharge Conditions 2*

and 3 of Planning Permission No. 8596.

15. **F/18808/23** 14/15 The Island, Queensway Quay -- Proposed garden refurbishment including new private swimming pool and outdoor dining area.
- Consideration of revised plans for a reduced pergola of 15sqm to address the Commissions feedback on the application.*
16. **F/18812/23** 9/2 Lynch's Lane -- Proposed decontrol works including the partial covering of a patio and refurbishment of existing flat.
17. **F/18848/23** House 9, Calpe Barracks, Calpe Road -- Proposed loft conversion to residence and ancillary works.
- Consideration of the partial discharge of Condition 7 of Planning Permission No. 8875 regarding swift and bats surveys and consideration of final details of photovoltaic panels.*
18. **F/19009/24** 8-10 Hargraves Court -- Proposed amalgamation of two residential units.
19. **F/19018/23** 251/10 Main Street -- Proposed installation of a new glass balustrade, timber effect floor plank system and awning to the external terrace as well as installation of replacement uPVC doors and internal alterations.
- Consideration of revised plans to replace a door with a window and install a pergola on a like for like basis.*
20. **F/19071/24** Cafe 54, Tercentenary Sports Hall, Bayside Road -- Proposed interior renovations, a small extension and the installation of moveable planters to enclose the terrace with vegetation.
21. **F/19088/24** City Hall, John Mackintosh Square -- Proposed deployment of mobile radio equipment on roof.
22. **F/19103/23G** Sundial Roundabout, John Mackintosh Square, Trafalgar Cemetery, Pillars of Hercules and Europa Point -- Proposed selfie posts.
- Consideration of revised plans for location of selfie stick at Jogn Mackintosh Square.*
23. **F/19124/24** 43 – 44 Town Range -- Proposed replacement of roof and waterproofing of terrace.
24. **F/19132/24** Unit G1 Waterport Place, Europort Avenue -- Proposed internal alterations to subdivide unit to create a retail shop and showroom with offices and a restaurant with external seating and the installation of signage.

25. **F/19180/24** 92 Devil's Tower Road -- Retrospective application for the construction of a roof canopy structure.
26. **F/19182/24** External Passageway to South of New Harbor's Industrial Estate -- Proposed external generator to serve Eroski supermarket.
27. **F/19197/24** 12 Catalan Gardens, 5 Sir Herbet Miles Road -- Proposed erection of pergola.
28. **F/19199/23** 601 Europlaza Block 3, Harbour Views Road -- Proposed installation of glass curtains.
29. **F/19202/24** 17 Admiral's Place, Naval Hospital Road -- Proposed loft conversion and installation of sky lights.
30. **F/19208/24** Entrance to the Devils Gap Battery, Green Lane -- Proposed deployment of mobile radio equipment.
31. **F/19209/24** Towers 1 - 5 Eurotowers, Europort Road -- Proposed installation of individual air conditioning systems.
32. **F/19211/24** Unit 6, Atlantic Suites -- Proposed change of flat roof into usable terrace.
33. **F/19215/24** Area Adjacent to Unit 27, New Harbours -- Proposed extension to warehouse.  
  
*Consideration of revised plans omitting a storey as request by the Commission.*
34. **F/19222/24** 87 Ragged Staff Wharf, Queensway Quay -- Proposed replacement of windows and balcony doors.
35. **F/19225/24** 25 Lexington, Midtown -- Proposed installation of additional window to west façade.
36. **F/19227/24** 31-33 City Mill Lane -- Retrospective application for the refurbishment of unit and change of use from store to office.
37. **F/19240/24** 7 South Barrack Mews, South Barrack Road -- Proposed rear extension and pool terrace.
38. **F/19244/24** 104 Mayflower, Both Worlds -- Proposed minor alterations to form a new covered terrace.
39. **F/19262/24** House 14, 38A North Gorge, Europa Road -- Proposed alterations to existing windows on the west elevation, at basement and ground floor levels.
40. **F/19271/24** 19 Shrine Walk, Europa Walks Estate -- Proposed installation of obscured glass balustrade on terrace boundary wall.

41. **F/19302/24** 175 Main Street -- Proposed refit and rebranding of retail unit (Class A1), removal of fixed display screens and installation of signage.
42. **F/19322/24** 50 Cormorant Wharf -- Proposed installation of glass curtains.
43. **F/19335/24** 1408 Grand Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.
44. **D/18136/22** Ex-St Bernard's School, Castle Road -- Proposed partial demolition of the existing building involving works including the basement level, with the primary structure consisting of loadbearing masonry walls supporting timber flooring and a timber truss roof.
45. **A/19238/24** 20 Governor's Street -- Proposed installation of shop sign.
46. **MA/18217/22** House 1, The Island, Queensway Quay -- Proposed integration of front porch within kitchen, creation of new study within covered terrace, replacement of curtain wall glazing and associated minor internal alterations.

*Consideration of Minor Amendments including:*

- *installation of photovoltaic panels at roof level.*

47. **MA/19253/24** 37 Line Wall Road -- Proposed internal external alterations and refurbishment of existing building to make nine apartments with the construction of a top floor extension two provide two new duplex apartments with associated ancillary works.

*Consideration of Minor Amendments including:*

- *new internal layout for 4th and 5th floor to build four more apartments instead of two x duplex penthouses (three x apartments in 4th floor and one x apartment in 5th floor; and*
- *associated changes to external fenestration on upper levels.*

48. **MA/19270/24** House 14, Shorthorn Farm Estate Europa Road -- Proposed removal of existing landmass in private garden replaced with a new reinforced concrete structure for supporting the existing retaining wall and installation of a new metal staircase for accessing St Bernard's Road.

*Consideration of Minor Amendments including:*

- *revised staircase design.*

49. **1555/ P/056/24** 7 Bishop Rapallo's Ramp -- Proposed refurbishment, re-

- rendering and repainting of façade to property and surrounds.
50. 1555/ P/057/24 7 Hargraves Ramp -- Proposed refurbishment, re-rendering and repainting of façade to property and surrounds.
51. 1555/P/058/24 1 – 3 Woodford Cottage – Proposed refurbishment, re-rendering and repainting of façade to property and surrounds.
52. **Any other business**

**Chris Key**

**Secretary to the**

**Development and Planning Commission**