

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 1st meeting of 2025 to be held remotely via video conferencing on 16th January 2025 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

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 Celecia
(Minute Secretary)

Approval of Minutes

1. Approval of Minutes of the 14th meeting of 2024 held on 17th December 2024.

Matters Arising

2. None

Major Developments

3. None

Other Developments

4. **F/18355/22** 1B Paradise Ramp -- Proposed refurbishment and extension to the existing property for use as a single dwelling.
5. **O/19006/23** 9A Gardiner's Road -- Proposed partial storey to existing property with roof terrace.
6. **F/19391/24** 9A Gardiner's Road -- Retrospective planning garden modifications and proposed wall, garden room and parking deck.
7. **O/19310/24** 55 Europa Road -- Proposed social club with restaurant, gym, recreational, residential and sporting facilities.
8. **F/19319/24** 4 Demaya's Ramp -- Proposed extension and refurbishment of building.
9. **F/19349/24** The Old Married Quarters, 4 Castle Road -- Proposed refurbishment and extension of the existing building into residential and storerooms.
Follows on from Outline application.
10. **F/19362/24** Ashtead Cottage, 10 Willis's Road -- Proposed alterations to existing house, outbuildings and garden, including re-construction of the car parking area.
11. **F/19373/24** 601 Arengo's Gardens, 10 Arengo's Palace Lane -- Retrospective installation of a pergola.
12. **F/19400/24** 607 Arengo's Gardens, 10 Arengo's Palace Lane -- Retrospective installation of a pergola and proposed installation of opaque glazed panels.
13. **F/19444/24** 602 Arengo's Gardens, 10 Arengo's Palace Lane --

Retrospective installation of a pergola.

14. F/19378/24 2B Castle Steps -- Proposed conversion, extension and alterations to property.
15. F/19390/24 7 Morello's Ramp -- Proposed redevelopment of existing residential villa and the construction of two additional town houses.

Follows on from Outline application.

Minor and Other Works– not within scope of delegated powers

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

16. F/19432/24G Varyl Begg Estate, Europort Road -- Proposed refurbishment of Malaya House, Ramilies House, Alert House and Repulse House including installation of external wall insulation and render and replacement of windows and doors as well as the provision of enclosures for air conditioning units plus additional balconies.

GoG Application

17. F/19445/24 Units 4-6, 13A Palace Gully -- Proposed refurbishment and extension of properties.
18. MA/19526/24 13 South Walk, Europa Walks -- Proposed alterations and extension to residence.

Consideration of Minor Amendments including:

- *minor alterations and conversion of basement area to bedroom; and*
- *installation of additional windows.*

Applications Granted by Sub Committee under delegated powers (For Information Only and Not For Discussion)

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

19. F/16246/19G North Mole Road, Waterport G.E.A Power Station Site, Warehouse Storage Site, Aquagib Premises, Driving School Site – Proposed construction of a new Government housing development consisting of approx. 482 apartments, in blocks of varying heights, between 10 and 13 storeys, including approx. 82 units within an independent living apartment block for the elderly, as well as car parking for residents at levels 0 and 1, podium recreational and landscaped areas at level 2 and

commercial units located at level 0 to the West and North of site.

GoG Project

Consideration of Phase 1 colour scheme.

20. **F/17130/20** 14 Governor's Lane -- Proposed demolition of existing dwelling and reconstruction with ground floor and two additional floors incorporating a new roof terrace.
- Consideration of request to renew Planning Permission No. 8208.*
21. **F/17665/21** 2/1 Cumberland Steps -- New internal entrance door and the installation of a new timber double door to the main entrance lobby of the building.
- Consideration of request to Relax the Building Control Regulations.*
22. **F/18032/22** 1B Engineer Road -- Proposed swimming pool and roof terrace.
- Consideration of As Built Drawings.*
23. **O/18247/22** Ragged Staff Magazine 53 Queensway Road -- Refurbishment of magazines for use as a commercial storage facility.
- Consideration of request to renew Outline Planning Permission No. 8706.*
24. **F/18268/22** Manchester United Supporters Club, Vaults 31 - 33 Wellington Front -- Proposed extension of existing licensed area for tables and chairs.
- Consideration of request to extend Planning Permission No. 8456 following a trial period.*
25. **F/18484/22** 207-209 Main Street -- Proposed minor works for internal refurbishment and terrace enclosure.
- Consideration of request to discharge Conditions 7 & 8 of Planning Permission No. 8520 regarding signage details.*
26. **F/19275/24** Unit 2, First Floor, 4 College Lane -- Proposed conversion of first floor offices into a mix of residential apartment (Class C3) and office (Class B1).
27. **F/19343/24** Unit F, Neptune House, Marina Bay -- Retrospective change of use from clinic (Class D1) to micro gym (Class D2).
28. **F/19365/24** 36 Engineer Lane -- Proposed internal alterations and installation of signage.

29. **F/19454/24** 3 West Place of Arms -- Removal of existing damaged timber door and replacement with new timber door to match adjacent unit.
30. **F/19494/24** 13 Amaryllis House, Waterport Terraces -- Retrospective application for the replacement of windows and balcony door.
31. **F/19513/24** 708 Summer Breeze, Royal Ocean Plaza -- Proposed installation of glass curtains.
32. **D/16328/19G** Westside Secondary School Site, Queensway -- Proposed demolition of existing Westside Secondary School, comprising various low-rise traditional buildings.
- GoG Project*
- Consideration of revised plans to retain Westside Mews and demolish the Bell Tower.*
33. **A/19490/24** Commercial Unit, 1 Imperial Ocean Plaza, Waterport Road -- New graphical content for shop sign (dimensions unchanged from existing) and vinyl manifestation.
34. **MA/19466/24** 24A Prince Edward's Road -- Proposed terrace refurbishment and beautification.
- Consideration of Minor Amendments including:*
- *removal of the front entrance porch and replace it with a light-weight canopy along the front section of the property;*
 - *installing a railing enclosure along the front of the house with gate access to the property; and*
 - *adding some wrought iron decoration between the railing and canopy.*
35. **Any other business**

Chris Key

Secretary to the

Development and Planning Commission