

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 3rd meeting of 2025 to be held remotely via video conferencing on 27th March 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 P Cosquieri
(Acting Deputy Town Planner)

Mr R Laposi
(Minute Secretary)

Approval of Minutes

1. Approval of Minutes of the 1st meeting of 2025 held on 16th January 2025
2. Approval of Minutes of the 2nd meeting of 2025 held on 20th February 2025

Matters Arising

3. **F/19109/24** 5/1 North Pavillion -- Retrospective application for replacement of 2 windows and 2 shutters, and a rear entrance door.
4. **1225** Request for Delegation of Enforcement Powers to the Chairman.

Major Developments

5. **F/19591/25** The Area of Land and Sea Located Between Eastern Beach and Catalan Bay, Known As "The Eastside" -- Proposed coastal protection works, reclamation and marina structures

Other Developments

6. **O/19172/24** 12 Mount Road -- Proposed extension and alterations to existing single dwelling.
7. **F/19433/24** House 3 The Arches 11 South Barrack Road -- Single storey extension to dwelling within patio area with new pool and ancillary works.
8. **F/19495/24** 39 Admiral's Place -- Proposed extension of existing annex building to create a larger gymnasium and include spa facilities serving the main house.
9. **F/19530/25** No. 2 George's Lane & No. 255-257 Main Street -- Proposed extension, refurbishment and change of use of ground floor from A1 to A3.
10. **F/19598/25G** 1 South Barrack Parade -- Proposed refurbishment and extension to school.
11. **A/19460/24** 187-189 Main Street -- Proposed sandwich board.
12. **MA/19342/24** 7 Europa Road -- Proposed demolition of derelict casino and bund wall to provide a new apartment block of 111 high quality residences with multi storey car park and amenities.

Consideration of Minor Amendments including:

- *Redesign of eastern façade to comply with current fire regulations;*
- *Green wall on east replaced with timber texture cladding;*
- *Green wall replacement with climbing & hanging plants in core areas due to compliance with Fire Regulations;*
- *Incorporation of additional planters and biodiversity roof to mitigate the loss of the green wall; and*
- *Adjustment of rear façade to align vertically and Juliette balconies to be replaced with windows.*

Minor and Other Works– not within scope of delegated powers

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

13. **F/19542/24** Flat 5/6, Jumper's Building, 1 Witham's Road -- Proposed retractable pergola on terrace.
14. **F/19573/24** Mount Pleasant 25 South Barracks Road -- Proposed installation of solar panels on roof.
15. **Any other business**

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

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

16. **F/19040/24** Cathedral of St Mary, 215 Main Street -- Proposed roof replacement and installation of roof access hatch.

Consideration of colour scheme to discharge condition No.2 of planning permission No. 8870 .
17. **F/19125/24G** Macmillan House, Tank Ramp -- Proposed refurbishment of Macmillan House. Works to include: external wall insulation and render, new windows and a new mono pitch roof, minor reparations for the patio and new open 'baskets' for the ac units and dryline clothes.

Consideration of colour scheme to discharge condition No. 2 of Planning Permission No. 8912.
18. **F/19126/24G** Tankerville House, Tankerville Road -- Proposed refurbishment of Tankerville House. Works to include: external wall insulation and render, new windows and a brand new mono pitch roof. minor reparation for the patio and new open 'baskets' for the ac units and dryline clothes.

Consideration of discharging condition no.2 of Planning Permission No. 8913.

19. **F/19226/24** Unit 1c & 1d Rosia Road 'Trafalgar House' -- Proposed internal refurbishment and conversion from motor shop and workshop into a leisure indoor children's recreational space with food and beverages/cafeteria area - change of use to class d2 (assembly & leisure) & class a3 (food & drink)

Consideration for discharging condition no.4 and no.5 of Planning Permission No. 8995.

20. **F/19246/24G** Varyl Begg Estate, Europort Road -- Proposed refurbishment of Royal Sovereign House, Royal Oak House, Hermes House and Valiant house. Works including external wall insulation and render plus a new set of windows and doors for the facade. enclosures for the ac units plus new additional balconies for a more harmonious look.

Consideration of colour scheme for partial discharge of condition No.2 of Planning Permission No. 9130.

21. **F/19249/24** Units 7a & 8 Ocean Heights Gallery -- Proposed alterations to premises to combine the two units, class a1 and a3 into one class a3 and new external area for tables and chairs.

Discharge of condition no.5,6,7 - Signage and Security Shutters.

22. **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.

Consideration of shutter colour to discharge condition No. 2 and 4 of Planning Permission No. 9055

23. **F/19345/24** Villa 1, 14 Gardiner's Road -- Proposed extension and refurbishment of property.

24. **F/19400/24** Flat 607, Arengo's Gardens, 10 Arengo's Palace Lane -- Retrospective application for a pergola and glass curtains.

Consideration of revised plans omitting side screens as per DPC request

25. **F/19437/24** 30 City Mill Lane -- Proposed change of use from barber shop to office use and amalgamation of two adjacent units into one

- large office use.
26. **F/19480/24** The Sails, Swimming Pool, Queensway Quay -- Proposed screening on boundary wall, external planting and internal alterations.
 27. **F/19481/24** 8 Rodger's Road. -- Proposed extension and internal alterations.
 28. **F/19517/24** 80 Ragged Staff Wharf Queensway Quay Gibraltar – Proposed replacement of timber windows and doors to PVC.
 29. **F/19528/24** No 7 Shorthorn Farm -- Proposed replacement of the existing roof.
 30. **F/19536/24** Flat 512, Sand Dune House, Beach View Terraces, Devil's Tower Road -- Retrospective application for internal alterations and glass curtains.
 31. **F/19547/25** 133 Main Street -- Proposed shop refurbishment works.
 32. **F/19580/25** Unit 5, 1 Casemates Square -- Proposed installation of AC units on roof.
 33. **F/19606/25** 109 Aegean Sea, Marina Club -- Proposed installation of glass curtains on balcony.
 34. **F/19618/25** 7 Miami Court, Harbour Views -- Proposed internal changes and enclosure of balcony with glass sliding doors.
 35. **F/19638/25G** GJBS Yard, Neil Piñero Road, Industrial units 3 and 4 -- Internal alterations to warehouse and proposed new gate.
 36. **BA13021** Albany House Town Range -- Proposed demolition.
Request for renewal of demolition permission no. 5996
 37. **A/19604/25** Turicum House, 315 Main Street -- Proposed signage with company name in blue individual letters.
 38. **A/19637/25** Cathedral Square, North Pavillion Road, Ragged Staff, Westside Road -- Proposed advertising banners.

Consideration of banners to be placed at three sites until 30th May 2025 inclusive.
 39. **MA/19605/25G** Varyl Begg Estate Phase 2, Europort Road -- Proposed refurbishment of Malaya house, Ramilies house, Alert house and Repulse house development involves: alterations/extension.

Consideration of minor amendment including:
 - *Changes to the colour of the façade for Alert house and*

Malaya house

Consideration of changes to the colour of the façade for Alert & Malaya House following Sub Committee recommendation.

Any other business

Peter Cosquieri

Secretary to the

Development and Planning Commission