

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 8th meeting of 2025 to be held remotely via video conferencing on 21st August 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 7th meeting of 2025 held on 31st July 2025.

Matters Arising

2. None

Major Developments

3. **F/19852/25G** Harding's Road, Europa Point -- Proposed construction of the College Of Further Education (Class D1).

GoG Application

Other Developments

4. **F/19323/24** 17 South Walk, Europa Walks Estate -- Retrospective installation of window and proposed extension.
5. **F/19631/25** 22 Main Street -- Proposed conversion of first floor offices, installation of a new passenger lift and a three storey extension to the building
6. **F/19822/25** Flat A, Aston House, 11/13 Cumberland Road -- Retrospective application to remove glass blockwork from opening that faces a lightwell area and install a hinged window.
7. **A/19823/25** Unit G1 Waterport Place – Proposed installation of signage and sandwich board to advertise business.

Minor and Other Works– not within scope of delegated powers

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

8. **F/19669/25** 11B Palace Gully -- Proposed refurbishment and single storey extension of a vacant residential building.
9. **MA/19837/25G** 1 Landport -- Proposed reconditioning of existing building to function as tourist info centre including placemaking - Area 4 of Northern Defense Project.

GoG Application

Consideration of proposed Minor Amendments including:

- *inclusion of lift and stairs from Landport to King's Place of Arms.*

10. **MA/19850/25G** Northern Defences -- Proposed enhancements to all external areas and creation of a new visitor experience attraction to tunnels - Areas 1, 2 and 3 of Northern Defences Masterplan.

GoG Application

Consideration of proposed Minor Amendments including:

- *inclusion of new access stairs from Crutchett's Ramp directly to Puerta de Granada.*

11. **MA/19870/25** 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 proposed Minor Amendments including:

- *re-instatement and slight increase in total units to 115 units due to structural design development and private stores reconfiguration;*
- *re-location of substation on the north side of the site within the site boundary; and*
- *other minor adjustments due to design development.*

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.

12. **O/18703/23** 118-122 Main Street -- Proposed construction of a three-storey residential extension above the existing property.

Consideration of request to renew Outline Planning Permission No. 8944.

13. **F/18779/23** 115 Main Street -- Proposed refurbishment of existing shop premises, including new signage and shop-front.

Consideration of cladding sample to discharge Condition 2 of Planning Permission No. 8933

Ratification of revised proposals for façade signage and details.

14. **F/19003/23** 33 Ocean Village Promenade -- Proposed internal refurbishment, replacement of awnings and replacement of signage.

Consideration of revised plans.

15. **F/19235/24** 19 Horse Barrack Lane -- Proposed change of use from public highway to placing tables and chairs.
16. **F/19236/24** 17 Horse Barrack Lane -- Proposed change of use from public highway to placing tables and chairs.
17. **F/19473/24** 10 East Walks, The Walks -- Proposed extension to property and patio and minor alterations.

Consideration of revised plans to comply with Modification Order.
18. **F/19608/25** 3A Gowlands Ramp -- Proposed unification of existing residential flat and dwelling into a single unit with an upper extension, additional top floor and partial roof terrace.
19. **F/19622/25** 20 Line Wall Road -- Proposed extension of property to include new office space, terrace and lift.
20. **F/19663/25** 11 Cooperage Lane -- Proposed change of use with internal alterations from takeaway (Class A3) to shop (Class A1) selling cold foods and pre-prepared meals and installation of proposed signage.
21. **F/19664/25** Unit G03 Eurocity, Europort Avenue -- Proposed fit-out of unit to be used as a barber's.
22. **F/19674/25** Unit 3, Cotchfoe House, 15 Shackleton Road -- Proposed subdivision of unit into four individual stores.
23. **F/19686/25** Ground Floor, Cloister Building, Market Lane -- Proposed alterations to the ground floor entrance and windows.
24. **F/19693/25** Unit 21A Ocean Village Promenade -- Proposed refurbishment and interior fit-out of existing bar and restaurant premises.

Consideration of decking to Discharge Condition 2 of Planning Permission No. 9323.
25. **F/19737/25** 140A Main Street -- Proposed refurbishment of unit including replacement fascia and projecting signage.
26. **F/19788/25** 20 East Walk, The Walks -- Proposed extension, minor alterations and refurbishment of property.
27. **F/19801/25** Car Parking Spaces 24 and 25, Town House 6, The Anchorage -
- Proposed installation of car port.
28. **F/19802/25** Danza Academy, Prince Edward's Road -- Retrospective application for the installation of a HVAC system.
29. **F/19812/25** 9/1 Carreras Passage -- Decontrol works, proposed internal

alterations and change of windows.

30. **F/19828/25** 37 and 65 Ragged Staff Wharf -- Proposed subdivision of one x 6 bedroom flat into two x 3 bedroom flats, associated internal alterations and replacement of air conditioning units on balconies.
31. **F/19841/25** 1704 Opal, Ocean Spa Plaza -- Proposed installation of glass curtains.
32. **F/19842/25** 701 Majestic Ocean Plaza -- Proposed installation of glass curtains.
33. **F/19843/25** 22 Europa Road -- Proposed replacement of existing wooden pergola of car parking spaces with a metal/uPVC pergola.
34. **F/19854/25** Flat 3, 31 New Passage -- Proposed minor alterations to apartment premises.
35. **F/19855/25** 808 Seashell House, Beach View Terraces -- Retrospective application for the installation of glass curtains.
36. **F/19857/25** 1003 Serene Views, Grand Ocean Plaza -- Proposed installation of glass curtains.
37. **F/19858/25** 18/7 Hospital Ramp -- Proposed installation of an air conditioning unit.
38. **F/19859/25** Town House 6, The Anchorage, Rosia Road -- Proposed installation of window.
39. **F/19867/25** 516 Neptune House, Marina Bay -- Retrospective application for internal layout changes, enclosure of terrace and replacement windows.
40. **F/19872/25** 7/3 Jumpers Building, Witham's Road -- Proposed installation of pergola in terrace.
41. **F/19873/25** 6/1 Jumpers Building, Witham's Road -- Proposed installation of pergola in terrace.
42. **F/19894/25** 28 Buttercup House, Waterport Terraces -- Retrospective application for the installation of a window in the inner light well.
43. **F/19899/25** 5 Sea Lavender House, Waterport Terraces -- Retrospective application for the removal of the original balcony doors and replacement with double glazing sliding doors fitted a sliding aluminum window at utility room.
44. **F/19907/20** 12 East Walk, Europa Walks Estate -- Proposed internal and external alterations including extension.

45. **A/19826/25G** Lampposts in the John Mackintosh Square -- Proposed installation of banners to advertise the 10th anniversary of the Mario Finlayson National Art Gallery.

GoG Application

46. **A/19871/25** Alameda Botanic Gardens, Red Sands Road -- Proposed directional signs

47. **A/19893/25** 20 Cornwall's Lane -- Proposed installation of fascia signage.

48. **MA/19558/25** 3A Gowland's Ramp -- Proposed relocation and extension of entrance hallway to provide for new family bathroom within residential property.

Consideration of proposed Minor Amendments including:

- *relocation and extension of entrance hallway to provide family bathroom within the property.*

49. **MA/19687/25** 8-10 Bishop Rapallo's Ramp -- Proposed refurbishment of a four storey mixed use building, comprising commercial use (Class A1-shops, Class A2-financial and professional services and Class A3-food and drinks) on the lower two floors and residential above together with the construction of a two x storey extension for additional residential accommodation and rooftop access.

Consideration of proposed Minor Amendments including:

- *change of use of second floor of building to financial and professional services (Class A2) and*
- *other minor layout revisions to the residential floors and rooftop access.*

50. **MA/19869/25G** 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

Consideration of proposed Minor Amendments including:

- *addition of clothing line baskets to all apartments.*

51. **Any other business**

Chris Key
Secretary to the
Development and Planning Commission