

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 3rd meeting of 2026 to be held remotely via video conferencing on 19th March 2026 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 Neale
(Minute Secretary)

Approval of Minutes

1. Approval of Minutes of the 2nd meeting of 2026 held on 19th February 2026.

Matters Arising

2. None

Major Developments

3. **F/19736/25** Victualling Yard Storehouse, Rosia Bay -- Proposed refurbishment of the property to create a public aquarium on the first floor of the storehouse and to extend the building upwards by adding a second floor to house the support, research and educational facilities and ancillary uses including a café and soft play area.
4. **O/20136/26** 1C, 1D, 1E Europa Road -- Proposed demolition of the existing three buildings on the site and the construction of a townhouse development.

Other Developments

5. **F/19925/25** 3 Europa Road -- Proposed new changing areas, external terraces and pool deck.
6. **F/19997/25** Lathbury Barracks , 3 Buffadero Lane -- Proposed installation of 40-10kw vertical axis wind turbines on walls on west, east and south sides of stadium.
7. **D/20107/25** 45-55 Devil's Tower Road -- Proposed demolition of existing buildings on site.
8. **A/20159/26** T-Junction opposite Post Office (Main Street, Bell Lane) -- Proposed placement of advertisement for Panzerotto.
9. **A/20160/26** T-Junction of Horse Barrack Lane and Main Street -- Proposed placement of Traditional A-board / sandwich board.

Minor and Other Works– not within scope of delegated powers

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

10. **F/17342/21** 29 - 33 Governor's Parade and 5, 7 and 9 Town Range -- Proposed hotel development.

Consideration of request to renew Planning Permission No. 8430 for an additional year.

11. **O/20128/25** Villa 3, The Sanctuary, 3 Maida Vale -- Proposed reconfiguration of external pool terrace level amenities, including patio and pergola extension and refurbishment of rear garden area.
12. **F/20165/26** 21 East Walk, Europa Walks Estate -- Proposed minor alterations to residential premises.
13. **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. *Consideration of request to renew Demolition Permission No. 9170 for an additional year.*
14. **MA/20167/26G** 1 Landport -- Proposed reconditioning of existing building to function as tourist info centre including placemaking - Area 4 of Northern Defense Project.

Consideration of proposed Minor Amendments including:

- *repositioning of approved lift and stair platform away from fortification walls and associated bunker; and*
- *new platform from "street" level to access these lifts.*

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.

15. **F/17937/21** Penthouse 1b, Block 2, Cormorant Wharf, Queensway -- Proposed reconfiguration and refurbish existing penthouse apartment, extend and integrate into the existing loft space and raise the ridge line of the western facing quadrant of the cruciform roof by 1.5m, to the natural apex of the existing ridge lines.
- Consideration of Request to relax the Building Control Regulations in respect of head height of one tread of staircase.*
16. **F/19359/24** Flats 1 & 2, 11/1 Willis' Passage -- Proposed conversion of basement areas and associated works including installation of three x uPVC windows (part retrospective) and two x new circular uPVC windows.
17. **F/19662/25** The area of land and sea Located between Eastern Beach and Catalan Bay, known as "The Eastside" -- Proposed sales gallery and associated offices.

Consideration of signage details to discharge of Condition 7 of Full Planning Permission No. 9237.

18. **F/19817/25** Various locations including the Airport, Ocean Village, Casemates, John Mackintosh Square, Campion Park, Commonwealth Park, Alameda Botanic Gardens, Europa Point, Midtown and Princes Carolines Battery -- Proposed installation of 10 x 3D fiberglass monkey sculptures on a temporary basis to form a sculpture trail to be decorated by the community and local artists.
- Consideration of final locations and details of license pro forma to discharge Conditions 2 and 7 of Full Planning Permission No. 9543.*
19. **F/20053/25** Electra Flats, 26 Scud Hill -- Proposed external refurbishment of building including minor repairs.
20. **F/20088/25** Flat 119, Quay 27, Kings Wharf -- Proposed installation of pergola in terrace.
21. **F/20095/25** 20/24 City Mill Lane -- Proposed conversion and refurbishment.
22. **F/20102/25G** Europa Point -- Proposed extension to existing meter cabinet.
- GoG Application*
23. **F/20106/25** 5A Union House, John Mackintosh Square -- Proposed façade refurbishment of building.
24. **F/20119/25** Mediterranean Rowing Club -- Proposed construction of a temporary store.
25. **F/20126/25** Prior Park School -- Proposed installation of air conditioning VRV system.
26. **F/20129/26** Unit 5, Nimbus House, Tradewinds, Ocean Village -- Proposed alterations to existing café and replacement signage.
27. **F/20140/26** 36 Victualling Yard, Rosia Road -- Proposed installation of sound mitigation elements to the courtyard.
28. **F/20143/26** 1610 Ocean Spa Plaza, Ocean Village -- Proposed installation of glass curtains.
29. **F/20149/26** 7/11 Johnstone's Passage -- Proposed decontrol works of apartment and replacement of windows.
30. **F/20152/26** 609 Arengo's Gardens, 10 Palace Lane -- Proposed installation of pergola on roof terrace.
31. **F/20153/26** 3 Europa View Terrace -- Proposed internal alteration and installation of replacement roof.

32. F/20154/26 208 Adriatic Sea, Marina Club -- Proposed installation of glass curtains.
33. F/20156/26 Unit G09 Eurocity -- Proposed change of use and refurbishment of unit into a martial arts gym (Class D2).
34. F/20158/26 Garage 22, Chilton Court -- Proposed enlargement of garage door.
35. F/20171/26 7 Aloe House, Waterport Terraces -- Proposed internal alterations and blocking up of window.
36. F/20174/26 1101 Ocean Spa Plaza -- Proposed installation of glass curtains.
37. F/20175/26 Flat 77, 29 Quay, Kings Wharf -- Proposed installation of glass curtains.
38. F/20176/26 611 West One, Europort Road -- Proposed installation of glass curtains.
39. 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.*

Consideration of Biodiversity Roof Planting Plan to discharge Condition 7 of Planning Permission No.7506D.

40. MA/20068/25 Eurocity Retail Arcade, Eurocity, Europort Avenue -- Proposed fit-out of vacant commercial unit into a spa and wellness centre.

Consideration of Minor Amendments including:

- *internal re-configuration including merging of treatment rooms into a larger double room.*

41. MA/20168/26 Atlas Views, Naval Hospital Hill -- Proposed community Masterplan for the development of external rear garden areas.

Consideration of Minor Amendments including:

- *change of design from a gabion wall system to a Breinco retaining wall system and associated amendments to adjacent areas and nature trail.*

42. **Any other business**

Chris Key

Secretary to the

Development and Planning Commission