

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 3rd meeting of 2019 to be held at The Charles Hunt Room, John Mackintosh Hall on 26th February 2019 at 9.30am

Mr P Origo (Chairman)
(Town Planner)

The Hon Dr J Garcia
(Deputy Chief Minister)

The Hon Dr J Cortes
(Minister for Education, Heritage, Environment & 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 M Cooper
(Rep Commander British Forces, Gibraltar)

Mr P Naughton-Rumbo
(Deputy Town Planner)

Mr R Borge
(Minute Secretary)

Approval of Minutes of the 2nd meeting of 2019 held on 11 February 2019.

Matters Arising

1. **F/15697/18** 304c Main Street – Proposed refurbishment of existing ground floor and extension of first floor and attic floor to an existing house.
To report on legal issues and consider revised plans

Major Developments

2. - **F/15668/18** Signal Hill Upper Rock Cable Car Station and Grand Parade Lower Station and Upper Rock Intermediate Towers – Proposed demolition of existing upper and lower cable car stations and three intermediate towers and replace with new station buildings and two intermediate towers and installation new cable car system.
Agent to present Visitor Management Plan
Objector to address Commission
3. **F/15973/18G** Europort Avenue / Queensway -- Proposed construction of two new primary schools and new St Martin's School.
GoG Project

Other Developments

4. - **F/15140/17G** Line Wall Road above Fountain Ramp – Proposed construction of a fully enclosed refuse cubicle.
Consideration of revised layout plans for the proposed refuse cubicles.
GoG Project
5. **F/15395/18** Jetty No. 2 North Mole Port of Gibraltar -- Proposed installation of additional storage tanks within existing tank farm and construction of concrete bund.
6. **F/15830/18** 13 Gavino's Passage / 44 Cornwall's Lane -- Proposed conversion of building into a hotel, including construction of two storey extension and roof terrace, installation of new lift and associated works.
Objectors and agent to address Commission

7. **F/15833/18** 3/1 Rosia Steps -- Proposed redevelopment of residential areas, extension and installation of a new lift to residence.
Objector and agent to address Commission
8. **F/15906/18** 22 – 24 Town Range -- Proposed refurbishment and extension to existing premises, demolition of the existing dilapidated buildings to the rear and construction of four mews houses.
9. **F/15913/18** Ocean Village Marina, Ocean Village -- Proposed demolition of existing piers and pier office, provision of new floating pontoons and reconfiguration of Marina layout.
10. **F/15916/18** 26 Prince Edwards Road -- Proposed single storey extension to building and conversion into apartments.
Objector to address Commission
11. **F/15932/18** 30-32 Engineer's Lane – Proposed redevelopment of property into apartments, with provision of commercial unit at ground floor level.
12. **O/15963/18** Europlaza, Harbour Views Road – Proposed external structure over perimeter road for communal swimming pool.
13. **A/15954/18** 68 Main Street -- Proposed replacement of two existing projecting signs above ground floor level.
Agent to address Commission
14. **F/15651/18** Units G02 and G03 West One, Europort Road -- Proposed installation of moveable glass screens to pergolas.
Request for reconsideration.

Minor and other Works– not within scope of delegated powers

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

15. - **BA13431** Les Olives, 2B Gardiner's Road -- Proposed store, garden terrace and basement extension.
Consideration of request for a relaxation of Part E of the Building Rules 2017.
16. **F/16014/19** 4 Sunrise Court, Catalan Bay Village – Retrospective application for the installation of glass curtains.
17. **D/15927/18** 22-24 Town Range -- Proposed demolition of two storey building to the rear of the site.

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

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

18. - **F/14582/16** Freemantle House, St Christopher's Alley -- Proposed extension and refurbishment of a residential dwelling.
Consideration of boundary wall specifications to discharge Condition 4 of Planning Permit No. 5938A.
19. **F/14781/17** Clifftop House, Windmill Road -- Proposed construction of a one-bedroom apartment over existing external parking area and a caretakers store and ground level.
Consideration of revised drawings for the extension of the approved balcony to vary Condition 1 of Planning Permit No.6154.
20. **F/15106/17** 56-58 Main Street -- Proposed extension of shop premises into rear patio.
Consideration of minor internal modifications to vary Condition 1 of Planning Permit No. 6290.
21. **F/15730/18G** Front of Building 4, St. Bernard's Hospital, Harbour Views Road -- Proposed extension at the front of Building 4 with associated internal alterations to ground and first floor levels of Building 4 to accommodate the new Primary Care Centre.
Consideration of minor revisions to external appearance of North Elevation and internal alterations to ground and first floors
GoG Project
22. **F/15733/18G** Level 4, Building 1, St. Bernard's Hospital, Europort -- Proposed internal alterations and repositioning of curtain walling to create new Theatre 5 and alter existing Theatre 3.
Consideration of revised plans consisting of internal alterations relating to proposed new Theatre 5 and confirmation that previously proposed works to south elevation on Theatre 5 and all alterations to existing Theatre 3 are no longer proceeding.
GoG Project
23. **F/15957/18** 6 Woodford Cottage, 22 Europa Road -- Proposed alterations and extensions to property and construction of swimming pool.
24. **F/15986/19** 513 Cumberland Terraces, Cumberland Road -- Proposed internal alterations.
25. **F/15987/19** 105 Express Lodge, Mons Calpe Mews -- Proposed internal alterations.
26. **F/15993/19** Charlie's, 4/5 Britannia House, Marina Bay -- Proposed

internal alterations and minor external alterations.

27. **F/15995/19** Unit G8 I.C.C., 2A Main Street -- Proposed internal alterations.
28. **F/16004/19** 2a Mediterranean Terraces, Library Ramp -- Proposed replacement of two existing window and patio door with new uPVC windows and door.
29. **F/16015/19** 618 Sand Dune House, Beach View Terraces -- Proposed installation of glass curtains.
30. **F/16020/19** 1001 Ocean Spa Plaza, Bayside Road -- Proposed internal alterations.
31. **F/16021/19** 12, Prince Edward's Gate Views, Prince Edward's Road -- Proposed internal alterations.
32. **F/16025/19** 611 Royal Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.
33. **F/16027/19G** 11 Winston Churchill Avenue -- Proposed internal alterations.
GoG Project
34. **F/16029/19G** Keightley Way, Camp Bay -- Proposed refurbishment of existing beach facilities building.
GoG Project
35. **F/16033/19** Victoria Stadium, 18 Winston Churchill Avenue -- Proposed installation of temporary UEFA compliant floodlights for upcoming international fixtures.
36. **F/16046/19G** Tercentenary Sports Hall, Bayside Complex -- Proposed replacement of metal balustrades in the Tercentenary Sports Hall.
GoG Project
37. **A/16036/19** U-Mee, Suite 303 Eurotowers -- Proposed installation of replacement fascia signage.
38. **N/15723/18** 47 Prince Edward's Road -- Proposed removal of *Dracaena Draco*.

*This tree application sought to remove a maturing *Dracaena Draco* of very good form. The tree had caused significant damage to the retaining wall, and following the submission of a report undertaken by a Structural Engineer it was considered that the tree could be removed subject to it being replaced with another *Dracaena Draco* to be planted elsewhere within the property.*
39. **N/16043/19** 2 Windmill Hill Road -- Proposed removal of *Olea Europaea*.

*This tree application sought to remove an *Olea Europaea* of average form that is growing out of a retaining wall alongside a*

very busy road. The roots of the tree have caused substantial damage to the wall which has potential to cause an accident. It was considered that the tree should be removed immediately to avoid masonry from falling onto the busy road and that the adjacent trees growing on the same retaining wall should be monitored, as there are signs of damage to the wall here too.

40. - Any other business

Paul Naughton-Rumbo

Secretary to the
Development and Planning Commission