

## THE DEVELOPMENT AND PLANNING COMMISSION

### AGENDA

Agenda for the 4th meeting of 2019 to be held at The Charles Hunt Room, John Mackintosh Hall on 26th March 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 3<sup>rd</sup> meeting of 2019 held on 26 February 2019.

## Matters Arising

None

## Major Developments

1. - **F/16019/19** 92 Devil's Tower Road -- Proposed construction of a multi-storey residential development including ancillary and commercial accommodation and automated car-parking system.  
*Follows on from outline application.*
2. **O/16023/19** Europa Walks Estate -- Proposed construction of 22 x townhouses and 6 x villas with a landscaped podium, swimming pool and associated parking, and an additional landscaped communal pool and recreation area for the adjacent Europa Walks estate.
3. **F/16047/19G** Brewery Crusher, Europa Point, Little Bay, and Keightley Way Tunnel -- Proposed construction of a new wastewater treatment plant on the brewery crusher site at Europa Point including a new sewer interception pump station at Little Bay (Manhole 44) and a transfer pipeline from the pump station through the Keightley Way Tunnel to the Brewery Crusher site.  
*GoG Project*  
*Modern Water and Environmental Consultants to address Commission*

## Other Developments

4. **F/15885/18** 29-35 Engineer Lane and Adjacent Car Park -- Proposed construction of building containing 59 residential apartments, 3 commercial units and ancillary areas.  
*Follows on from outline application.*
5. **F/15952/18** 4 Library Gardens -- Proposed refurbishment of house and construction of new roof and part storey extension.
6. **O/15989/19** Units 12, 14, 16 & 18 Cemetery Road -- Proposed demolition of existing warehouse buildings and construction of a 3 storey warehouse/office building with internal connection to

adjacent existing warehouse and relocation of communal entrance to existing first floor apartments.

7. **F/15998/19** 18 Cemetery Road -- Proposed construction of new warehouse building and associated external works
8. **F/15999/19** 1 St Joseph's Road -- Proposed replacement of existing warehouse with a new garage building housing parking spaces and stores.  
*Follows on from outline application.*
9. **F/16005/19** The Arches Residential Development, Castle Road -- Proposed conversion of existing shop unit into part-residential and part-café.
10. **O/16007/19** 5a and 5b Hargraves Parade -- Proposed reconfiguration to amalgamate two existing dwellings into one with rooftop extension to include swimming pool, garden and additional accommodation.  
*Objector and applicant/agent to address Commission*
11. **F/16068/19G** 64 Queensway Road -- Proposed office and workshop facilities for the environment marine section.  
*GoG Project*

#### **Minor Works– not within scope of delegated powers**

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

12. **F/15474/18** 16 Europa Pass Battery, Europa Road -- Proposed alterations and refurbishment to dwelling including installation of new windows on south facing façade.  
*Consideration of retrospective plans for installation of larger windows at first floor level on western façade with roller shutters.*
13. - **F/16028/19** 2/12 Castle Steps -- Proposed single storey residential extension.
14. **F/16039/19G** Signal Station Road adjacent Upper Cable Car Station – Proposed refurbishment of derelict former military structures for conversion to a new ticket office facility.  
*GoG Project*
15. **F/16093/19G** Willis' Magazine, Upper Rock Area -- Proposed change of use to pistol shooting ranges including the installation of lighting system, connecting doors to chambers and banisters on

staircases.

*GoG Project*

16. **D/16008/19G** 304A Main Street -- Proposed demolition of single storey random rubble wall construction with reinforced concrete roof.

*GoG Project*

17. **D/16040/19G** Signal Station Road adjacent Upper Cable Car Station -- Partial demolition of existing single-storey masonry buildings and demolition of dilapidated concrete slab.

*GoG Project*

18. **D/16066/19G** Building 473, Ex Met Office Store, Rock Gun -- Proposed demolition of small single storey building.

*MOD Project*

19. **D/16070/19G** Building 017a Rock Gun -- Proposed demolition of small single storey building.

*MOD Project*

20. **D/16072/19G** Building 659 Ex Troposcatter Building -- Proposed demolition of small single storey building.

*MOD Project*

21. **D/16073/19G** Building 660 Ex Troposcatter Generator Building -- Proposed demolition of small single storey building.

*MOD Project*

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

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

22. **F/14662/16** 1A Engineer Road -- Proposed construction of 2 x four storey houses and roof terrace with swimming pools, toilets and pergolas.

*Considerations of revised plans regarding minor external changes including the realignment of upper floors of building to rear of the site and associated internal alterations and changes to west facing balconies to vary Condition 1 of Supplementary Planning Permit No. 5907B.*

23. **F/15157/17** 144 /146 / 148 Main Street -- Proposed renewal of façade.

*Consideration of revised colour scheme to discharge Condition 1 of Supplemental Planning Permit No. 6332A.*

24. **F/15257/17** Unit A George Jeger House, Glacis Estate -- Proposed change of use from post office to cafeteria and associated internal alterations.
25. **F/15431/18** 5-9 Shackleton Road -- Proposed development of a multi-storey residential development.  
*Consideration of changes to proposed air conditioning system and associated elevational changes to vary Condition 1 of Planning Permit No. 6608.*
26. **F/15587/18** 24 – 28 Engineer’s Lane -- Proposed redevelopment of property including additional floors and conversion into studios, 1 bed & 2 bed apartments.  
*Consideration of amended design for terrace balustrade to discharge condition 3 of Planning Permit No.6746.*
27. **F/15616/18** 144 Main Street -- Proposed repair and replacement of cladding to existing light well.  
*Consideration of revised plans to remove and reconstruct corridors to vary Condition 1 of Planning Permit No. 6677.*
28. **F/15738/18** 17-21 Cannon Lane -- Proposed refurbishment and alterations to existing premises including change of use of upper floors from office to residential use and construction of an additional floor.  
*Consideration of revised plans to convert windows either side of ground floor entrance into doors to provide separate entrances to commercial units to vary Condition 1 of Supplemental Planning Permit No. 6824 A.*
29. **F/15904/18** 293B/1 Main Street -- Proposed internal alterations to apartment and construction of new terrace.
30. **F/15943/18G** Customs House North Mole -- Proposed provision of a pontoon for marine custom boats, the erection of two temporary buildings and associated site works.  
*GoG Project*
31. **F/15945/18** Western Beach -- Retrospective application for the replacement of the timber structures to the external seating areas at western beach.
32. **F/15972/18** 1103 Seashell House, Beach View Terraces -- Proposed internal alterations.
33. **F/15974/18G** Nun's Well, Europa Point -- Proposed picnic area.  
*GoG Project*

34. **F/15981/19** South Sandy Bay -- Proposed storage hut.
  35. **F/15990/19** 159 Main Street -- Proposed new shopfront and internal fit-out to existing commercial premises.
  36. **F/15992/19** 3.05 and 3.06 Midtown -- Proposed amalgamation of two existing offices.
  37. **F/16013/19** 1208 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
  38. **F/16024/19** 25A Elliott's Battery -- Proposed installation of two air conditioning units.
  39. **F/16030/19** 9 St Christopher's Court -- Proposed construction of a new single storey extension with pergola.
  40. **F/16034/19** 14 Vancouver Court, Harbour Views -- Proposed internal alterations.
  41. **F/16041/19G** Market Place, Public Toilet Facilities -- Proposed internal alterations.
- GoG Project*
42. **F/16042/19** 15/19 South Barrack Road -- Retrospective application for the construction of a garden shed.
  43. **F/16044/19** Unit 15, Block 5, Water Gardens -- Proposed subdivision of unit into two offices
  44. **F/16045/19** 104 Express Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
  45. **F/16048/19** 10 Quay, 27 King's Wharf Queensway -- Proposed internal alterations.
  46. **F/16049/19** 252 Main Street -- Proposed change of use from store to retail.
  47. **F/16050/19** Office Of The Governor -- Proposed internal alterations.
  48. **F/16052/19** Baudelaire, 15 D Town Range, 15/21 Town Range -- Proposed internal alterations
  49. **F/16053/19** 267 Main Street -- Proposed refurbishment of the unit, new signage and enlarged window openings.
  50. **F/16055/19** 2.2 and 2.3 Madison Building, Midtown -- Proposed internal alterations.
  51. **F/16056/19** 741A Europort Building -- Proposed internal alterations.
  52. **F/16058/19** Waterport Place, Europort Avenue -- Proposed conversion of redundant tank room at roof level into ablutions area.
  53. **F/16059/19** 408 Nelson's View, Rosia Road -- Proposed internal

alterations.

54. **F/16064/19** Flat 2, 1 Baker's Passage -- Proposed internal alterations.
55. **F/16067/19G** Unit D, 7 Admiral Rooke Road -- Proposed conversion of existing unit into offices and workshop for the Housing Works Agency.
- GoG Project*
56. **F/16083/19** 21 Lexington, Midtown -- Proposed internal alterations.
57. **F/16086/19** Flat 11, 38 Castle Road -- Proposed internal alterations.
58. **F/16091/19** 6 Collingwood Tower, Brympton Estate -- Proposed internal alterations.
59. **D/16094/19G** Europort Avenue, Queensway -- Proposed partial demolition of Governor's Meadow school dining hall, canopy and existing fence.
- GoG Project*
60. **A/16062/19** Suite 1, Irish Place -- Proposed installation of projecting sign to advertise GSLP office.
61. **A/16079/19** Gibraltar Heights Building -- Proposed projecting sign to advertise Gibraltar Art Gallery.
62. **A/16108/19** 1C Waterport -- Proposed rebranding of the Petroil refuelling terminal to Cepsa.
63. **N/15978/19** Old Eurotowers Carpark, Europort Avenue -- Proposed removal of existing trees to be planted into containers and incorporated into final scheme once buildings are constructed.
- This tree application sought to remove nine trees located on part of a site which has planning permission for the construction of the EuroCity development. It was considered that the trees should be planted in separate pots and then reincorporate within the development nearer to the completion date and that the trees should be watered and maintained regularly to ensure that they have a chance of surviving.*
64. **N/16095/19G** Europort Avenue, Queensway -- Proposed removal and relocation of two trees.
- GoG Project*
- This tree application sought to uproot and relocate two trees in order to provide an access route so that enabling works can commence on site in respect of the two new primary schools and the new St Martin's School.*

65. -

Any other business

Paul Naughton-Rumbo

Secretary to the

Development and Planning Commission