

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 11th meeting of 2020 to be held 19th November 2020 at 9.30am (this meeting will be held remotely via video conferencing).

Mr P Origo (Chairman)
(Town Planner)

The Hon Dr J Garcia
(Deputy Chief Minister)

The Hon Dr J Cortes
(Minister for Environment, Sustainability, Climate Change and Education)

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)

Mrs L Mifsud
(Minute Secretary)

Approval of Minutes

1. Approval of Minutes of the 7th meeting of 2020 held on 4th September 2020, the 8th meeting of 2020 held on 17th September 2020, the 9th meeting of 2020 held on 29th October 2020 and the 10th meeting of 2020 held on 30th October 2020.

Matters Arising

2. **F/16860/20G** 5 Governor's Lookout Lane, Upper Rock Nature Reserve -- Proposed new scout activity centre and camp site refurbishment.

GoG Application

Major Developments

3. **F/17042/20** 44 Town Range -- Proposed construction of a ground plus three storey building for use as a school including rooftop recreational area with partial demolition of structures and retention of existing facades.

Other Developments

4. **F/16179/19** Europa Pass Battery Estate, Europa Road -- Proposed installation of entry gate and estate name signage.

Applicant to address Commission

5. **F/16849/20** 5 Ashbourne Ramp, Buena Vista Estate -- Proposed extension to residence, conversion works to basement and associated ancillary works.

6. **F/16918/20** Car Park, Forbes Road -- Proposed repainting and redistribution of external parking spaces and the construction of a new sub-station.

Objector and applicant to address Commission.

7. **F/16941/20** 85B Governor's Street -- Proposed change of use from store (Class B3) to takeaway (Class A3).

Objector to address Commission

8. **F/16957/20** 245 Main Street -- Proposed change of use from shop (Class A1) to takeaway (Class A3).

9. **F/16972/20** Ocean Spa Plaza, 17 Bayside Road -- Proposed conversion of six vacant offices into 10 x one bedroom apartments and one x two bedroom apartment.

10. O/17023/20 8-10 Bishop Rapallo -- Proposed refurbishment of four storey mixed used building comprising commercial use on the lower two floors and residential above, together with the construction of a two storey extension for residential use.
11. F/17070/20 Roof Area, Law Courts, Town Range – Proposed 5G radio equipment deployment
Objector and applicant to address Commission
12. F/17143/20 Roof Area, Sunnyside House Naval Hospital Road -- Proposed 5G radio equipment deployment

Minor and Other Works– not within scope of delegated powers

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

13. F/13912/16 5C Library Ramp -- Proposed extension at roof level and creation of a new roof terrace area as well as a new external lift shaft and front entrance lobby and a new walled terrace at first floor level above the kitchen.

Consideration of request to renew Planning Permit No. 5686A for a further year.

Referred by sub committee due to GHT maintaining original objection.
14. F/16274/19 Buena Vista Estate -- Proposed erection of a carport over existing parking space.
15. F/16408/19 502-503, Block 5, Watergardens -- Proposed alterations to planter.
16. F/16820/20 Unit 312 Governor's Cottage, Dobinson Way -- Proposed demolition of existing single storey warehouse structure and construction of a new two storey industrial office building (workshop & office).
17. F/16891/20 7 Europa Pass Battery, Europa Pass -- Proposed extension to first floor master bedroom and installation of glass curtains.

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/16318/19 28/7 Crutchett's Ramp -- Proposed extension and refurbishment of flat.

Consideration of colour scheme for building to discharge Condition 3 of Planning Permit No. 7267.
19. F/16395/19 Unit 7, 59 Governors Street -- Proposed internal alterations

and reconfiguration of apartment premises.

20. **F/16396/19** Unit 8, 59 Governors Street -- Proposed internal alterations and reconfiguration of apartment premises.
21. **F/16397/19** Unit 9 59 Governors Street -- Proposed internal alterations and reconfiguration of apartment premises.
22. **F/16525/19** 71 Europa Road -- Proposed construction of swimming pool within the existing footprint of the garden and partial removal of boundary fence to allow for new retaining wall with fence to support the new proposed pool.
23. **F/16756/20** 961 Europort, Europort Road -- Proposed refurbishment of entrances to Blocks 7 and 9, Europort, including new draft lobbies with canopy to match design and materials of existing entrance to Atlantic Suites, together with discrete screened smoking areas.
- Consideration of proposed colour scheme to discharge Condition 2 of Planning Permission No. 7540.*
24. **F/16854/20G** West Side Comprehensive School, North Mole Road -- Proposed installation of an EMF radio receiver probe on the roof.
- GoG Application*
25. **F/16855/20G** Kingsway House, Alameda Estate, Red Sands Road -- Proposed installation of an EMF radio receiver probe on the roof.
- GoG Application*
26. **F/16857/20G** St Anne's Middle School, Trigger Road -- Proposed installation of an EMF radio receiver probe on the roof.
- GoG Application*
27. **F/16924/20** 16 Sea Lavender House, Waterport Terraces -- Proposed installation of four internal and one external air conditioning units.
28. **F/17010/20** 14 Iberis House, West View Park -- Proposed installation of glass curtains.
29. **F/17019/20** 13/3 Line Wall Road -- Proposed internal refurbishment and subdivision of one x three bedroom apartment into two x one bedroom apartments.
30. **F/17036/20** 1305 Imperial Ocean Plaza -- Proposed installation of glass curtains.
31. **F/17041/20** Unit 1 Lexington, Midtown -- Proposed fit out of vacant commercial unit into a medical clinic.
32. **F/17047/20** 9 Little Genoa -- Proposed single storey extension.

33. **F/17054/20** The Food Co. Supermarket, Units 1, 2, 3 & 4, The Square, Marina Bay – Proposed conversion of existing window into new goods access point.
34. **F/17060/20** 406 Abyla Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
35. **F/17085/20** Flat 21, Quay 29, 34 King's Wharf Queensway -- Proposed installation of glass curtains on balcony.
36. **F/17102/20** 13 Lime Tree Lodge, Montagu Gardens -- Proposed change of external window frames and windows.
37. **F/17125/20** 11 Silver Birch Lodge, Montagu Gardens -- Proposed internal alterations and installation of window in internal lightwell.
38. **F/17132/20** 1103 Imperial Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.
39. **N/16494/19** Giboil Montague Retail Station, Line Wall Road -- Proposed removal of *Strelitzia Nicolai*.

Consideration of revised planting scheme as requested by the Department of the Environment.

*This was an application which sought to remove a *Strelitzia Nicolai* of average form, growing in a planter which is showing signs of damage from root action, as was the adjacent wall. It was considered that the damage around the planter could be repaired, however, the wall would likely incur damage following repair and that in view of this the tree should be pruned back and relocated to a more suitable planting area, where it should regenerate quickly and that a more suitable planting scheme, subsequently submitted by the applicant should be planted on site.*

40. **N/17063/20** House 5, 1 South Pavilion Road -- Proposed removal of *Robinia pseudacacia*.

*This was an application to remove a medium-sized *Robinia pseudacacia* of poor form, with a lot of rot and damage to the trunk and limbs which showed signs of splitting and is considered to be hazardous as the possibility of harm to persons and/or property is high. It was considered that because of the risk of collapse the tree should be removed as soon as possible, and that the tree should be replaced with a suitable alternative such as a *Quercus ilex* that will eventually become a roadside amenity.*

41. **N/17166/20G** Rosia Road -- Proposed pollarding of *Eucalyptus sp.*

GoG Application

*This was an application to reassess a *Eucalyptus sp.* with a resistograph due to die-back of branches and a large bracket fungus on the main trunk. It was found that there is significant rot in the main trunk of the tree. Whilst the previous recommendations of*

pollarding the tree remain, it was further considered that the crown should be reduced drastically given the state of the trunk and that treatment with Mycorrhiza might improve the tree's health and that the tree should be reassessed in six months.

42. **N/17167/20G** Cumberland Road -- Proposed removal of Eucalyptus camaldulensis.

GoG Application

This was an application to remove a large Eucalyptus camaldulensis that has been pollarded in the past, leans over a road and close to a bus stop and suffers from significant rot throughout the trunk down to the base which constitutes an unacceptable risk. It was considered that the tree should be removed and replaced with two x semi-mature trees that are in keeping with the planting found throughout this area of the South District.

43. **MA/17027/20** Upper Garage of Block 4, Ragged Staff Wharf, Queensway Quay -- Proposed installation of new ducting on upper garage ceiling to extend the kitchen extraction system of two restaurants to the east side of the building.

Consideration of proposed Minor Amendments including:

44. **MA/17112/20** 2 Hospital Ramp -- Proposed construction of four town houses and storage facilities.

Consideration of proposed Minor Amendments including:

- *Small infill extension at ground floor level; and*
- *Change to stair access core at roof level.*

45. **1555/P/012/20** 2-8 Cornwall's Lane -- Proposed painting of building façade.

Consideration of colour options for the façade of the building.

46. **1555/P/014/20** 21 Main Street -- Proposed painting of building façade.

Consideration of colour options for the façade of the building.

47. Any other business

Paul Naughton-Rumbo

Secretary to the

Development and Planning Commission