

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 12th meeting of 2020 to be held 17th December 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 8th meeting of 2020 held on 17th September 2020, the 9th meeting of 2020 held on 29th October 2020, the 10th meeting of 2020 held on 30th October 2020 and the 11th meeting of 2020 held on 19th November 2020.

Major Developments

2. **O/16527/19** 7B Engineer Road -- Proposed demolition of an existing dwelling/structure and construction of new development of three town houses/mews.

Consideration of revised proposals.

Applicant/objector to address the Commission

Other Developments

3. **F/16994/20** Lancashire House, 8 John Snow Close -- Proposed alterations and additions to existing residence to utilise the existing building and add new components to the building.

Applicant/objector to address the Commission

4. **F/17044/20** 5 Sandpits, Red Sands Road -- Retrospective application for the change of use from residential to assisted care use and the conversion of the existing garage into a studio-style apartment.

Objectors/applicant to address Commission

5. **F/17049/20** Europa Business Centre and Old Power Station, Chimney Corner, Dockyard -- Proposed refurbishment of three areas of the dockyard for use as workshops and storage.

6. **F/17050/20** 15b Northview Terrace -- Proposed re-routing of existing kitchen extract vent from east facade to north facade.

Objectors to address Commission

7. **F/17105/20** 201 Peninsular Heights -- Proposed partial enclosure of terrace with conservatory structure and pergola.

8. **F/17139/20** Albert Risso House Roof, Waterport Terraces -- 5G radio equipment deployment.

9. F/17172/20 6-8 Hospital Steps – proposed extension to property and associated works.

10. MA/16928/20 The Cornwall's Centre, Bell Lane/Cornwall's Parade -- Proposed extensions and alterations to ground floor commercial units.

Consideration of proposed Minor Amendments including:

- *at Piazza onto Cornwall's Parade changing from proposed metal railings to wall planter constructed in brick and plastered and painted to match building to include replacing open metal handrail;*
- *at Piazza onto Cornwall's Parade installing red classic k6 phone booth; and*
- *at piazza onto Cornwall's Parade installing awnings to cover unsightly bricked up windows.*

Consideration of proposals to install awnings.

Referred by Subcommittee with a recommendation for refusal.

Minor and Other Works– not within scope of delegated powers

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

11. F/16732/20 Ocean Views, Hillside Centre, Europa Road – Photovoltaic design installation at existing roof level.

Recommendation: approve with condition for vertical blanking as appropriate to minimise glare on nearby residences.

12. MA/16737/20 Europarking, Europort Avenue -- Proposed mix use development comprising 337 residential units in three towers with associated retail and commercial space, vehicular access car parking motorcycle and cycle parking amenity areas landscaping and public realm

Consideration of minor amendment to increase the number of approved units from 337 to 339 and associated internal alteration partially reversing the previously approved minor amendment application (Ref. MA/16450/19).

Request for relaxation of Building Regulations.

13. O/16794/20 The Arches, Castle Road -- Proposed enclosure of existing terraces/balconies with 3 Options:

1. Bi-fold glass curtains;

2. Vertical awnings to arches; and

3. Awnings to penthouses

Recommendation: approval of all 3 options.

14. **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.

Request for relaxation of Building Regulations.

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

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

15. **F/14918/17** 6-12 Cannon Lane -- Proposed five storey retail/office building comprising open plan retail space at ground and first floor level and office space at second, third & fourth floor levels.

Consideration of proposed window specifications and details of glass balustrades to discharge Condition 3 of Planning Permit No. 6197.

16. **F/15003/17** Flat 6, 244 Main Street -- Proposed internal alterations.

17. **F/15257/17** Unit A George Jeger House, Glacis Estate -- Proposed change of use from post office to cafeteria and associated internal alterations.

Consideration of proposed signage to discharge Condition 6 of Planning Permit No. 7025.

18. **F/15611/18** 3 Boschetti's Steps -- Proposed extension, new swimming pool and refurbishment works to residence.

Consideration of colour scheme to discharge Condition 3 of Supplemental Planning Permit No. 6735 A.

19. **F/16169/19G** Currey, Pelham and Cheshire House, Acland Avenue, Buena Vista Estate -- Proposed external repairs including roof waterproofing, external wall insulated render system and renewal of balustrades.

Consideration of details for proposed works to Cheshire House canopy.

GoG Project

20. **F/16724/20** 48 – 50 Prince Edward's Road -- Proposed refurbishment of building including construction of two storey extension.

Consideration of proposed colour schemes for building.

- 21. **F/16747/20** Marble Arc, 7 Cooperage Lane -- Proposed installation of canopies to shopfront.
- 22. **F/16937/20** House 2 Calpe Barracks, Calpe Road -- Proposed loft conversion, installation of two skylights, conversion of window to door at ground level to provide a new access doorway to the rear patio and regularization of the existing north boundary wall within patio.
- 23. **F/16948/20** House 5, 8 Naval Hospital Hill -- Proposed extension, alterations and refurbishment of property.
- 24. **F/16995/20** 6 Carter House, 27 Naval Hospital Road -- Proposed replacement of existing terrace gate.
- 25. **F/17016/20** Villa D5 Buena Vista, 40 Europa Road -- Proposed installation of pergola.
- 26. **F/17059/20** House 5, 1 South Pavilion Road -- Proposed extension and alterations to residence and patio areas.
- 27. **F/17083/20** The Ship, Marina Bay -- Proposed replacement of existing 250x250 extraction duct with new 350x350 extraction duct.
- 28. **F/17107/20** Flat 16, 11 Palace Gulley -- Proposed internal refurbishment and single storey extension with access to roof terrace including pergola.

Follows on from Outline

- 29. **F/17122/20** Garage Y, Northview Terrace Devil's Tower Road -- Proposed installation of window to garage.
- 30. **F/17126/20** 1 The Arches, Hospital Hill -- Proposed enclosure of ground floor patio with glass roof in internal atrium.
- 31. **F/17127/20** 7 The Arches, Hospital Hill -- Proposed enclosure of ground floor patio with glass roof in internal atrium.
- 32. **F/17145/20** 16 Lower Castle Road -- Proposed internal refurbishment including installation of door on façade of building.
- 33. **F/17146/20** 8 Admiral's Place, Naval Hospital Road -- Proposed installation of sky light over staircase.
- 34. **F/17150/20** Unit G7, International Commercial Centre -- Proposed change of use from Class A3 (restaurant) to Class A1 (retail).
- 35. **F/17154/20** 108 Peninsular Heights -- Proposed installation of glass curtains.
- 36. **F/17158/20** 807 West One, Europort Road -- Proposed installation of glass curtains.

37. **F/17161/20** 36 Iberis House, West View Park -- Proposed installation of glass curtains.
38. **F/17162/20** Apt 302, Block 2 Europlaza -- Proposed installation of glass curtains.
39. **F/17171/20** 10/16 Town Range -- Proposed change of use of storage room to educational use.
40. **F/17174/20** 7.02 - 7.03 Imperial Ocean Plaza -- Proposed safety improvements to balcony glazing comprising of installation of suspended glass panels above existing handrail glass.
41. **F/17176/20** 1003 Water Lilly, Ocean Spa Plaza -- Proposed installation of glass curtains.
42. **F/17197/20** 321 Main Street -- Proposed removal of existing glass external panel and construction of a brick wall to create new enclosure to house an ATM.
43. **D/17131/20** Pier 3 And 4, Marina Bay Marina -- Proposed demolition of concrete piers 3 and 4 and removal of the steel piles.
44. **A/17163/20** Unit 2, 3 Ellicott House, 1 Town Range -- Proposed installation of shop sign.
45. **N/16981/20** Engineer Lane Car Park -- Proposed removal of two dead trees.
- This application sought permission to remove two x small dead trees, the species of which is undetermined, which are leaning and could fall onto the adjacent street. It was considered that the trees should be removed as the maintenance of these trees is difficult in this location and that they should be replaced with a row of large, flowering shrubs such as Nerium oleander which are considered to be more suitable for this location.*
46. **N/17108/20** Rosia Court -- Proposed pruning of Jacaranda mimosifolia.
- This application sought to reduce the crown of a fairly large and mature Jacaranda mimosifolia of good form which upon inspection showed signs of past pruning with a few of the limbs looking weak. It was considered that some of the branches consisted of softer, secondary growth and these were more likely to fall with strong winds and that management of the crown would mitigate against this. In view of this it was recommended that the crown should be reduced and that a management plan should be instituted so that the tree is pruned regularly.*
47. **N/17109/20** 4 Gardiners Road -- Proposed pollarding of two Wild Olives.
- This application sought to pollard two x mature Wild Olives of reasonable form that have been pollarded repeatedly every two to three years in the past. It was considered that the trees require*

regular management as part of a maintenance programme and recommended to pollard back to the knuckles of the previous pollards and allow pollarding every two to three years as part of routine management.

48. **MA/17151/20** Police Station, 120 Irish Town -- Proposed renovation and extension of the existing building for use as commercial office space and a public access gallery related to the history of the local police force, with a separate commercial area at ground floor level.
- Consideration of proposed Minor Amendments including:*
- *Installation of new GEA cabinet.*
49. **MA/17157/20** Ex Ready Mix Site, Devil's Tower Road -- Proposed mixed-use multi storey development.
- Consideration of proposed Minor Amendments including:*
- *provision of ground floor-fire compartment between cafe & gym entrance lobby;*
 - *relocation of existing feeder pillar from north west side location to east facade and increased capacity as per GEA requirements;*
 - *relocation of existing water meter from north east side location to east facade as per Aquagib requirements; and*
 - *addition of a protected fire escape from the car park.*
50. **MA/17165/20G** 9A Catalan Bay Road -- Proposed changes to existing boundary wall, construction of new boundary walls and aggregate storage bins.
- GoG Application*
- Consideration of proposed Minor Amendments including:*
- *proposed relocation of proposed "bins" to opposite wall.*
51. **MA/17182/20** Substation Line Wall Road (Next To Capurro Garage) -- Temporary substation bypass for upgrade of internal switchgear and transformer.
- Consideration of proposed Minor Amendments including:*
- *relocation of approved location and installation of advertising signs to hoarding.*
52. Any other business

Paul Naughton-Rumbo
Secretary to the
Development and Planning Commission