

## THE DEVELOPMENT AND PLANNING COMMISSION

### AGENDA

Agenda for the 9th meeting of 2020 to be held on 29th October 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 and the 8th meeting of 2020 held on 17th September 2020.

## 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 and amendments to development*

3. **O/16766/20** Lewis Battery (Former Pig and Poultry Farm), Queens Road Upper Rock -- Proposed demolition of existing out buildings and construction of a hotel.

*Objector and agent to address Commission*

## Other Developments

4. **O/16604/19** 317 Main Street -- Proposed change of use from Class B1 to Class C3, demolition of the existing pitched roof and construction of a storey; demolition of the rear annex and construction of a new two storey extension and associated internal and external alterations including the conversion of a window to a door.

*Applicant to address Commission*

## Minor and Other Works-- not within scope of delegated powers

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

None

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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.***

5. **F/14908/17G** Special Olympics Club House, Europa Road -- Proposed constructions of new sports centre facility comprising a sports

pavilion and bar, gym, changing rooms and toilet facilities.

*Consideration of proposals to install air conditioning unit to service kitchen.*

6. **F/15218/17** Castle Road / Fraser's Ramp -- Proposed redevelopment of existing buildings into a new residential development comprising 38 units and ancillary accommodation.  
*Consideration of new plans for the reuse of columns on site to discharge Condition 7 of Planning Permit No. 6425.*
7. **F/15399/18** 413 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
8. **F/15493/18** Unit 4.0.4 Block Eurotowers -- Proposed alterations and conversion of commercial premises plus store to food premises plus store and toilets.  
*Consideration of proposed signage to discharge Condition 3 of Supplemental Planning Permit 6794B.*
9. **F/15677/18** 707 Basha Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
10. **F/15728/18** 283 Main Street and 1 Convent Place, Gibraltar -- Proposed extension of J.J.B Amar's restaurant to the adjacent vacant unit at 283 main street and 1 convent place.  
*Consideration of proposed colour scheme to discharge Condition 2 of Planning Permit No. 6796.*
11. **F/16100/19** 503 Express Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
12. **F/16101/19** 110 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
13. **F/16273/19** 223 Mauretania, 41 Both Worlds -- Proposed replacement of windows with double glazing uPVC windows.
14. **F/16497/19** 7 Paradise Ramp -- Proposed change of use of store/workshop into residential accommodation.
15. **F/16510/19** Rock Noodles, 20 Engineer Lane -- Proposed installation of awnings.
16. **F/16621/20** 17/11 Castle Street -- Proposed conversion, alterations and refurbishment of apartment premises.
17. **F/16783/20** Gibtelecom Technical Out Station, South Pavilion Road -- Proposed relocation of door.
18. **F/16819/20** Imperial House, 7 Catalan Bay Road -- Proposed erection of replacement refrigerant equipment and screens to rear yard area.

19. **F/16823/20** 3 Marigold House, Waterport Terraces -- Proposed internal alterations and replacement of balcony door with sliding doors to match the existing.
20. **F/16853/20** 4 Chichester Ramp, Buena Vista Estate -- Proposed conversion works to residence and minor alterations.
21. **F/16861/20** Flat 9, 19 Rodgers Road -- Proposed minor internal alterations to existing flat with proposed enclosure to existing terrace porch with glass curtain system.
22. **F/16870/20** Unit 2, Market Place -- Proposed minor alterations and refurbishment of commercial premises and conversion from restaurant to takeaway premises.
23. **F/16892/20** Rock Bastion, King's Bastion Leisure Centre, 22 Line Wall Road -- Proposed construction of external kiosk / bar.
24. **F/16894/20** Units 12 - 18 Cemetery Road -- Proposed demolition of existing warehouse and construction of new three storey building comprising warehouse and offices.  
*Follows on from Outline*
25. **F/16908/20** Unit 5 Governor's Cottage Industrial Park, Dobinson Way – Retrospective application for the refurbishment and use of premises for food preparation.
26. **F/16916/20** 77/11 Irish Town -- Proposed change of use from flat to office.
27. **F/16931/20** 116 Seashell House, Beach View Terraces -- Proposed change of balcony door and adjacent window from tilt and turn to sliding.
28. **F/16938/20** Europlaza Car Park, Europlaza -- Proposed replacement of entry and exit barrier system with doors.
29. **F/16940/20** Unit 6, 3 Parliament Lane -- Proposed conversion of commercial premises into a residential apartment.
30. **F/16944/20** 301 Sand Dune House, Beach View Terraces -- Proposed replacement of balcony doors with sliding doors.
31. **F/16950/20** 1202 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
32. **F/16951/20** 714 Sand Dune House, Beach View Terraces -- Proposed installation of glass curtains.
33. **F/16952/20** 604 Seamaster Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
34. **F/16953/20** 806 Viking Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
35. **F/16955/20** 904 Viking Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.

- 36. **F/16956/20** 1 Abyla Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
- 37. **F/16967/20** Unit 1, 7 South Barrack Close -- Proposed installation of air conditioning unit.
- 38. **F/16976/20** 7.01 World Trade Center, Bayside Road -- Proposed subdivision of a single office unit into two offices.
- 39. **F/16980/20** 28 Main Street -- Proposed replacement shop front.
- 40. **F/16984/20** 46 Cormorant Wharf, Queensway -- Proposed installation of glass curtains.
- 41. **F/16985/20** 903 West One, Europort Road -- Proposed installation of glass curtains.

*Follows on from Outline*

- 42. **F/16991/20** 15 Europa Pass Battery, Europa Pass -- Proposed minor alterations to terrace area and associated works.
- 43. **F/16998/20** Trends Retail Store, 84/90 Main Street -- Proposed coffee unit within corner of Trends retail store.
- 44. **F/17002/20** 27 Rosia Court, Rosia Road -- Proposed loft conversion, extensions and minor alterations to property.
- 45. **F/17003/20** 5 Ellerton Ramp, Buena Vista -- Proposed installation of timber fence to patio wall.
- 46. **F/17008/20** 15 Limonium House, West View Park -- Proposed installation of glass curtains.
- 47. **F/17012/20** Unit 24 Wellington Front, Line Wall Road -- Proposed change of use from club and related services to cafe/kids parties and private events and ancillary activity (Class A3) and associated works.
- 48. **F/17020/20** 79 Irish Town -- Proposed tables and chairs outside unit and installation of retractable awning.
- 49. **F/17022/20** House 1 Buena Vista, 40 Europa Road -- Replacement of window and door with full height blockwork wall and door.
- 50. **F/17026/20** 228 Main Street -- Proposed internal and external refurbishment of unit.
- 51. **F/17030/20** 45 Kings Wharf, Quay 27, Queensway -- Proposed installation of glass curtains.

*Follows on from Outline*

- 52. **F/17035/20** 101 Sand Dune House, Beach View Terraces -- Proposed installation of glass curtains and internal alterations to property.

53. **F/17039/20** 207 Express Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
54. **F/17040/20** Unit 14, Block 5, Watergardens -- Proposed refurbishment and creation of new opening.
55. **A/16969/20** 111 Main Street -- Proposed installation of fascia sign.
56. **A/17094/20** The Haven Building, 23 John Mackintosh Square -- Proposed signage on existing hoarding.
57. **T/17077/20G** Landport -- Proposed pollarding of *Photolacca dioica*.

*GoG Application*

*This was an application to pollard a very large and healthy *Photolacca dioica* subject to a Tree Preservation Order. Some of the limbs of the tree had broken and fallen. It was considered that the tree should be pollard back to the secondary growth point and would need to be pollarded regularly as part of its management .*

58. **N/17110/20G** Rosia Road -- Reduce crown of *Eucalyptus* sp and lift asphalt around the base of the tree.

*GoG Application*

*This was an application to reduce the crown of a very large and prominent *Eucalyptus* sp located along a main artery for traffic and walkers which is in decay. The base of the tree was entirely surrounded by asphalt which could be affecting its health and dead wood was found in the crown of the tree. It was considered that the crown of the tree should be reduced and all die-back and dead branches should be removed as well as the asphalt around the base of the tree lifted and reassess the health of the tree in six months.*

59. **N/17113/20G** Central Hall ---Clean crown of *Olea europaea*.

*GoG Application*

*This was an application to clean the dead wood from the crown of a mature and attractive *Olea europaea*.*

60. **MA/16828/20** Castle Road/ Fraser's Ramp -- Proposed re-development of three existing buildings into a new residential development comprising 38 units and ancillary accommodation.

*Consideration of proposed Minor Amendments including:*

- *replacement of areas previously approved for the purposes of laundrette, gym and plant room at the lowest level of Block 'I' with 2 x one bedroom apartments;*
- *conversion of existing cistern to storage units;*
- *replacement of the area originally proposed as a plant room and gymnasium to the lowest level of Block 'H' with 2 x one*

*bedroom apartments;*

- *conversion 2 x duplex apartments at the top of Block 'H' into 4 x one bedroom apartments.*
- *amendment of metering arrangement and dry riser inlet facing Fraser's ramp; and*
- *conversion of private terrace at fourth floor level to communal corridor providing access to the 2 x one bed apartments.*

61. **MA/16963/20** Penthouse 1500 Eurotowers Block -- Proposed single storey extension to property.

*Consideration of proposed Minor Amendments including:*

- *Proposed internal alterations to room layouts;*
- *Proposed re-installation of mezzanine level; and*
- *Proposed reduction of perimeter windows sills from 1100 mm to 800 mm.*

62. **MA/16986/20** 3 5 St Bernard's Road -- Proposed alterations refurbishment and extension of the existing dwelling to include an additional 3rd floor roof terraces new swimming pool and all associated site works

*Consideration of proposed Minor Amendments including:*

- *new back access to second floor from garden top level;*
- *alterations to the facades of the building predominantly relating to location and type of windows;*
- *extension of roof cornice at third floor level to join north and south volumes*
- *incorporation of third floor pergola area into the property;*
- *relocation of swimming pool from south garden to the east garden in level with third floor of the building;*
- *proposed east terrace at third floor level to join the building with pool;*
- *increase in height of building by 240mm;*
- *installation of additional landscaping within proposed development; and*
- *proposed new garden steel stairs at north facade to join upper level with 1st floor.*

63. MA/17005/20 22 Rosia Court -- Proposed loft conversion to include master bedroom, ensuite and rear extension over existing kitchen to include a bathroom.
- Consideration of proposed Minor Amendments including:*
- *proposed changes to rear access platform; and*
  - *proposed installation of timber pergola within front patio.*
64. MA/17015/20 6 Woodford Cottage and Flat 1, 15 South Barrack Road -- Proposed alterations/extension and new swimming pool
- Consideration of proposed Minor Amendments including:*
- *proposed rerouting of storm water drain to the existing drain/sewer at South Barrack Road.*
65. MA/17017/20 17-21 Cannon Lane -- Proposed refurbishment of existing premises including change of use of upper floors from office to residential use.
- Consideration of proposed Minor Amendments including:*
- *Proposed removal of the proposed ramp at the entrances to the ground floor commercial units to prevent pedestrian and vehicular obstruction in Cannon Lane and replacement with steps, and removable ramps; and*
  - *Proposed amendments to the design of the new doors to the commercial units.*
66. Any other business

**Paul Naughton-Rumbo**

**Secretary to the**

**Development and Planning Commission**