

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 1st meeting of 2020 to be held at The Charles Hunt Room, John Mackintosh Hall on 4th February 2020 at 9.30am

Mr P Origo (Chairman)
(Town Planner)

The Hon Dr J Garcia
(Deputy Chief Minister)

The Hon Dr J Cortes
(Minister for Environment , Sustainability and 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

1. Approval of Minutes of the 13th meeting of 2019 held on 19th December 2019

Matters Arising

2. **F/16376/19** 86-92 The Riviera Promenade, Catalan Bay -- Proposed change of use of vacant units (Class A3) to residential units (Class C3) together with the refurbishment and extension of the external public promenade.

Consideration of revised drawings.

Major Developments

3. **F/15779/18** 7 Europa Road -- Proposed demolition of derelict casino and bund wall to provide a new apartment block of 111 high quality residences with multi storey car park and amenities.

Applicant to address Commission.

4. **F/15897/18** Forbes, Ex Ready Mix Site, Devil's Tower Road -- Proposed mixed-use multi-storey development.

Consideration of revised drawings to omit basement from approved scheme and associated alterations.

Other Developments

5. **F/16240/19** 40/44 Irish Town -- Proposed change of use from restaurant (Class A3) to travel agent (Class A1).

Consideration of revised drawings. Referred by sub committee.

6. **F/16489/19** 3 North Pavilion Road -- Proposed construction of residential extension to building, including associated alterations and installation of swimming pool to property.

7. **F/16517/19** 3 Canton House, Varyl Begg Estate -- Proposed change of use from retail (Class A1) to takeaway (Class A3) and installation of extraction and signage.

8. **Ref. 1195** Leanse Place, 50 Town Range -- Consideration of request to designate a Tree Preservation Order (TPO).

Minor and Other Works– not within scope of delegated powers

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

9. **F/16515/19** Unit 33 Governor's Cottage Industrial Park, Dobinson Way -- Proposed construction of additional storey.
10. **F/16643/19G** Bayside Sports Centre, Bayside Road -- Proposed extension to building for the enlargement of the existing stay-and-play facilities and a new rowing exercise room.

GoG Project

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

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

11. **BA13707** The Anchorage, Rosia Road -- Proposed new swimming pool.

Consideration of request to renew Planning Permit No. 4955 for an additional year.
12. **F/14437/16** Unit G26 Europa Business Centre Queensway -- Proposed erection of new building to be used as a warehouse and associated usage.

Consideration of colour sample for aluminium sandwich panels to discharge Condition 2 of Supplemental Planning Permit No. 5939A.
13. **F/15748/18** 8 George's Lane -- Proposed change of use from store to micro gin distillery.

Consideration of signage details to discharge Condition 5 of Planning Permit No. 6921.
14. **O/15772/18** 70-72 Devil's Tower Road -- Proposed car park extension.

Consideration of request to renew Outline Planning Permit No. 6938 for an additional year.
15. **F/16186/19** 17-21 Cannon Lane -- Proposed refurbishment of existing premises, changing upper floors from office to residential use.

Consideration of change in window materials to rear elevation and glazed doors to Juliet balconies on Cannon Lane elevation to discharge Condition 3 of Planning Permit No. 7195
16. **F/16310/19** Units 1, 2, 3 & 4, The Square, Marina Bay -- Proposed supermarket fit-out.

Consideration of signage details to discharge Condition 5 of Planning Permit No.7342.
17. **F/16320/19** 17 Rosia Court, 21-23 Rosia Road -- Proposed minor internal

alterations to residence.

Consideration of details of skylight to discharge Condition 3 of Planning Permit No. 7363.

18. **F/16348/19** 17 South Walk, Europa Walks Estate -- Proposed internal alterations.
19. **F/16350/19** 23 East Walk, Europa Walks -- Proposed internal alterations.
20. **F/16378/19** 9 South Walk, Europa Walks Estate -- Proposed internal alterations.
21. **F/16421/19** 34 Northview Terrace, Devil's Tower Road -- Proposed internal works.
22. **F/16462/19** 2 Lake Ramp, Buena Vista Estate -- Proposed works to basement and external alterations and general refurbishment to property.
23. **F/16472/19** 5 Plata Villa, St Joseph's Road -- Proposed construction of a single storey bathroom extension to duplex apartment.
24. **F/16483/19** 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.
25. **F/16484/19** 9 Genista House, 53a Europa Road -- Proposed change of windows from timber to uPVC.
26. **F/16501/19** 1207 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
27. **F/16502/19** 815 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
28. **F/16503/19** Royal Ocean Plaza Frontage, Bayside Road -- Proposed replacement ground floor fenestration, installation of new signage as well as integrated planters.
29. **F/16504/19** 1204 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
30. **F/16509/19** 807 Imperial Ocean Plaza -- Proposed installation of glass curtains.
31. **F/16528/19** 1/4 College Lane -- Proposed change of use to residential unit (Class C3) to office (Class A2) and amalgamation of unit to existing office.
32. **F/16529/19** 6 Chichester Ramp, Buena Vista Estate -- Proposed construction of internal staircase down to new basement level with new bathroom and two new bedrooms.
33. **F/16535/19** 75 Irish Town -- Proposed internal alterations, installation of new signage and enclosure of light well to shelter access to

toilets.

34. **F/16537/19** International Commercial Centre, 2a Main Street -- Proposed installation of bench.
35. **F/16540/19G** Europa Walks -- Proposed installation of a wooden balustrade and access gates along the perimeter wall of Europa Walks.
- GoG Project*
36. **F/16541/19** 20 Moorland House, Ordnance Wharf -- Proposed internal alterations and change of windows.
37. **F/16550/19** 47 Governor's Street -- Proposed installation of replacement awning on shop front.
38. **F/16551/19** 203 Imperial Ocean Plaza -- Proposed installation of glass curtains.
39. **F/16557/19** Europlaza Buildings, Harbour Views Road -- Proposed new external structure over perimeter road for a communal swimming pool.
- Follows on from outline application.*
40. **F/16573/19** 913 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
41. **F/16574/19** 18 Ordnance Wharf, Queensway -- Proposed installation of glass curtains.
42. **F/16575/19** 710 West One, Europort Road -- Proposed installation of glass curtains.
43. **F/16576/19** Flat 19 Moorland House, Ordnance Wharf -- Proposed installation of glass curtains.
44. **F/16580/19** 502 Express Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
45. **F/16590/19** 303 Imperial Ocean Plaza -- Proposed installation of glass curtains.
46. **F/16593/20** Flat 19 Moorland House, Ordnance Wharf -- Proposed installation of glass curtains.
47. **F/16646/20** 20 Iberis House, West View Park -- Proposed installation of glass curtains.
48. **D/16599/19** 269 Main Street -- Proposed demolition of numerous walls within building.
49. **A/16469/19** Unit 1, Orion House 6 George's Lane -- Proposed installation of projecting sign.
50. **A/16569/19** Jyske Bank (Gibraltar) Ltd 76 Main Street -- Proposed installation of replacement fascia sign.

51. **A/16587/19** The Caleta Hotel, 23 Sir Herbert Miles Road -- Proposed installation of lamp post banners to advertise the Gibraltar International Chess Festival.
52. **A/16602/19** 108 Main Street -- Proposed installation of replacement fascia sign.
53. **A/16603/19G** Main Street By Post Office -- Proposed installation of banner to advertise Elio Cruz exhibition.
54. **T/16139/19G** Office Of The Governor, The Convent Garden -- Proposed removal of Cedrus Atlantica.
- GoG Project
55. **N/16477/19** 7 North Pavilion Road -- Proposed removal of Olea Europaea and Ailanthus Altissima.
- This tree application sought consent to remove a fairly large Olea Europaea of average form which will affect an adjacent parapet wall over time as well as a fairly large Ailanthus Altissima which has suckered extensively. It was considered that both trees could be removed and that a semi-mature tree of a native species to be planted on the ground floor of the garden of the property where the original Olea Europaea tree is, but to be planted in the middle of the garden/patio and that this tree is to be planted prior to the Olea Europaea being removed.*
56. **N/16493/19G** South Pavilion Road -- Proposed removal of dead Eucalyptus Camaldulensis.
- GoG Project.
- This tree application sought consent to remove a very large Eucalyptus Camaldulensis that has died and is located alongside a busy road and above a bus stop and parking area causing a significant hazard. It was considered that the tree should be removed immediately and replaced with two new trees, such as an Araucaria or Grevillea Robusta in locations which are to be agreed.*
57. **N/16496/19** Governor's Residence, The Convent, 285 Main Street -- Proposed removal of dead Acacia Salingna.
- This tree application sought consent to remove an Acacia Salingna that has died. It was considered that the dead tree should be removed because it causes a safety risk and replaced with another species to enhance the garden's arboretum to be agreed with the with the Department of the Environment.*
58. **N/16507/19G** Rosia Road Alameda Estate -- Proposed removal of Robinia Pseudacacia.
- GoG Project.
- This tree application sought consent to remove a relatively large Robinia Pseudacacia of average form that is in poor health and has*

lost most of its foliage. It was considered that the tree should be removed and replaced with a tree such as a Ficus and that this tree should be planted before the existing tree on site is removed.

59. **N/16508/19G** Prince Edward's Gate -- Proposed removal of Ficus Carica..
GoG Project.
This tree application sought consent to remove a young Ficus Carica of average form that has seeded naturally and is growing at the top of a historic wall and overhanging a road that is in constant use. It was considered that due to the probability of eventual damage that would be caused to the historic wall by the tree and corresponding fall of masonry onto a frequently used road the tree should be removed.
60. **N/16514/19** Unit 2, Sir William Jackson Road -- Proposed pruning of two Ficus Microcarpa.
This tree application sought consent to prune the branches of a Ficus Microcarpa which are overhanging an adjacent fence and remove the limb of a further Ficus Microcarpa which is in contact with the adjacent fence and causing damage to a parapet wall below. It was recommend that the branches of the Ficus Microcarpa which are overhanging the adjacent fence are pruned back beyond the fence line and in respect of the other Ficus Microcarpa the limb should be cut back to a point where it is a safe distance from the fence, and that the wall should be repaired and monitored for any further signs of damage.
61. **N/16544/19** 47C Europa Road -- Proposed pruning of Olea Europaea.
This tree application sought consent to reduce the crown of a fairly large Olea Europaea of average form in the corner of a private garden to allow easier management, afford more light and avoid falling fruit. It was considered that the tree would benefit from some reshaping, given the haphazard pruning that has taken place in the past and that the crown of the tree should be reduced by a maximum of 20% as it is a prominent tree and the works should ensure that the public amenity the tree affords should not be compromised.
62. **N/16622/20G** Edinburgh House, Edinburgh Estate -- Proposed removal of Salix Babylonica.
GoG Project
This tree application sought consent to remove a Salix Babylonica of relatively poor form that had severe rot in its main trunk and stands in an area that is frequently used and poses a hazard. It was considered that because of its high hazard rating the tree should be removed and replaced with a semi-mature Salix Babylonica.
63. **N/16627/20G** Old Westside Girls Comprehensive School -- Proposed pruning

of Ficus Microcarpa.

GoG Project

This tree application sought to prune 50% of the crown of a large Ficus Microcarpa of good form which is required to accommodate the Chatham Views housing development. It was considered that it could be pruned, however, every effort should be made to include it within the landscaping scheme for the Chatham Views development.

64. **N/16628/20G** The Gibraltar Garrison Library, Governor's Parade -- Proposed installation of A-Frame against trunk of Dracaena Draco.

GoG Project

This tree application sought to provide an option to improve the stability of a very large, mature and attractive Dracaena Draco that is a key feature of this part of the Old Town. An A-frame had previously been fitted as a support because the tree has a lean, but it was fitted against a branch, whereas it should have been fitted against the main trunk. Whilst it was proposed to fit a support strap on the other side of the tree to the A-frame, in order to improve stability, it was considered that an A-frame should be fitted against the trunk with strapping as a temporary measure to see if it improved the stability of the tree.

65. **N/16629/20G** The Gibraltar Garrison Library, Governors Parade -- Proposed removal of dead foliage and cleaning of trunk of Washingtonia Filifera.

GoG Project

This tree application sought consent to remove the dead foliage and clean the trunk of a fairly large Washingtonia Filifera of good form which has some dead fronds at the base of the crown and which could fall onto an adjacent footpath. It was considered that this is a perfectly justified proposal.

66. **N/16630/20G** The Gibraltar Garrison Library, Governor's Parade -- Proposed pruning of Jacaranda Mimosifolia.

GoG Project

This tree application sought consent to prune a fairly young Jacaranda Mimosifolia that has been pollarded in the past which has resulted in the growth of long and fairly weak branches. It was considered that the tree would benefit from pruning and management of its crown, in order to promote better growth.

67. **N/16630/20G** The Gibraltar Garrison Library, Governor's Parade -- Proposed reduction of crown of Ficus Carica.

GoG Project

This tree application sought consent to reduce the crown of a fairly mature Ficus Carica of good form and which is an attractive

addition to the garden, however it is growing very close to a large Dragon Tree that is one of the main features of the garden, and is now competing with it for space. It was considered, that if left unmanaged, the crown of this tree will continue to grow into that of the Dragon Tree, which is the more important feature and that the crown should be reduced and managed going forward so that the crowns of the two trees do not compete.

68. **N/16633/20G** 1 Rosia Lane -- Proposed pruning of *Olea Europaea*.
GoG Project
This tree application sought consent to prune a small Olea Europaea growing in Government Land and not of good form with some branches in contact with the roof of an adjacent property which is possibly allowing vermin access to the attic. It was considered that the tree is the most likely route of entry to the attic for vermin and it should be pruned so that the branches in question are at least 2m away from the building.
69. **N/16634/20G** 1 Rosia Lane Steps -- Proposed pruning of *Celtis Australis*.
GoG Project
This tree application sought consent to prune a healthy and reasonably mature Celtis Australis of very good form which is growing prominently alongside a public footpath. It was considered that no serious action is necessary as the tree is an asset to the property and the landscape and that some light pruning should be carried out to distance the crown from the adjacent building.
70. **N/16635/20G** 24 Road To The Lines – Proposed removal of *Ficus Carica*.
GoG Project
This tree application sought consent to remove a healthy Ficus Carica of reasonably good form, which is growing on a wall, which it is already damaging and becoming larger. It was considered that the tree will have self-seeded on the wall and it should be removed as it will continue to cause damage to the wall and that a new tree should be planted of a different species, wither within the property of question or nearby, depending especially on who the wall in question belongs to.
71. **N/16644/20G** Governor's Parade -- Proposed pruning of *Ficus Microcarpa*.
GoG Project
This tree application sought consent to prune the branches of a series of Ficus Microcarpa's of good form that are encroaching onto the grounds of the Garrison Library. It was considered that the branches of the trees should be pruned back 3 or 4m from the boundary of the Garrison Library as the trees have previously been pollarded.

72. **MA/16505/19** 7/2 Gardiner's Road -- Proposed extension and redevelopment of building.
Consideration of minor alterations to internal layout of building, small extension to north east corner of approved second floor and minor changes to fenestration of approved north and west elevations.
73. **MA/16558/19** The Anchorage, Rosia Road -- Proposed new swimming pool.
Consideration of minor alterations to approved scheme to enlarge perimeter walkway around pool, shorten access stairs and relocate timber panelled door and adjoining concrete post.
74. **MA/16561/19** 1 Humphreys Bungalow's, 7 Engineer Road -- Proposed demolition of existing timber frame house and construction of new bungalow.
Consideration of minor alterations to approved scheme to reduce length of building length, changes to approved fenestration, inclusion of street access steps, installation of two x photovoltaic panels on the southern end of the roof of the approved building and breakdown of wall underneath building to further expose natural rock.
75. **Ref. 1195** Bellavista, 9 Mount Road -- Proposed removal of two x dead Cupressus Sempervirens.
76. **Ref. 1425/16591/19** 17/19 Engineer Lane -- Proposed colour scheme.
77. Any other business

Paul Naughton-Rumbo
Secretary to the
Development and Planning Commission