

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 1st meeting of 2021 to be held on 28th January 2021 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 12th meeting of 2020 held on 17th December 2020.

Matters Arising

2. **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.

Follows on from Outline

To report on any agreement reached between parties and determine application.

3. **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.*

Reconsideration of Commission's decision to refuse wall and planter.

Major Developments

4. **F/16799/20** Devil's Tongue, Queensway -- Proposed development of a multistorey mixed use development to include residential, aparthotels, offices, commercial, retail, cafe / restaurants and underground car park as well as a public podium level comprising retail and public spaces.

Follows on from Outline

Other Developments

5. F/16858/20 Unit 15 Dutch Magazine, 3 South Dockyard Approach -- Proposed conversion/enclosure and integration of the existing roof terrace into additional office.
6. F/17018/20 6 Library Street -- Proposed installation of a flag on the façade of the building.
7. O/17051/20 "Bella Vista Cottage", No.10 Bella Vista Close -- Proposed refurbishment of property including demolitions of existing elements, proposed constructions of new build extensions and external works including the construction of a new swimming pool.

Minor and Other Works– not within scope of delegated powers

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

8. F/14762/17 South Wing of 40 Engineer Lane – Proposed refurbishment and conversion of existing residential units and construction of single storey extension.
Request for relaxation of Building Regulations.
9. 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.
Request for relaxation of Building Regulations.
10. F/17194/20 Continental Hotel, 1 Engineer Lane -- Proposed refurbishment of building, formation of roof terrace and conservatory and alterations to ground floor facade.
11. F/17225/20 27/4 Hospital Ramp -- Proposed loft conversion and extension to property.

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

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

12. F/15221/17 Unit 3, Rock Rose House, Waterport Terraces, North Mole Road -- Proposed refurbishment and conversion of nursery premises into stores.

13. **F/16465/19** 5 South Walk, Europa Walks Estate -- Proposed internal alterations.
14. **F/16479/19** Alma House, 311 Main Street -- Proposed change of use of part of ground floor and whole first floor from residential (Class C3) to office (Class A2) and new link to adjacent property.
Consideration of proposed colour scheme.
15. **F/16513/19** 806 Viking Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
16. **O/16624/20** The Estate, 8 Naval Hospital Hill -- Proposed alterations to facade areas in the estate as guidelines for residents.
Consideration of revised plans in respect of planters between properties.
17. **F/16814/20** Eastern Beach Carpark Rooftop Eastern Beach -- Proposed relocation of power cabinet from 1st floor to top floor.
18. **F/16836/20G** Temple Way, adjacent wall to exit of car park -- Proposed installation of feeder pillar.
GoG Application
Consideration of alternative location for feeder pillar.
19. **F/16848/20** 4 Ashbourne Ramp, Buena Vista Estate -- Proposed conversion works to basement.
20. **F/16856/20G** University of Gibraltar, Europa Point Campus -- Proposed installation of an EMF radio receiver probe on the roof with associated equipment.
GoG Application
21. **F/16872/20** Blocks 4 to 6 Watergardens, Waterport Road -- Proposed replacement of the external soffit ceilings at the rear passageway to buildings.
Consideration of replacement soffit details.
22. **F/16879/20** 1002 Seashell House, Beach View Terraces -- Proposed installation of glass curtains and air conditioning units.
23. **F/17053/20** 66-67 Harbours Deck, New Harbours -- Proposed installation of a standby generator.
24. **F/17064/20** Buffadero Battery, Windmill Hill Flats -- Proposed deployment of 5G radio equipment.
25. **F/17065/20** Devils Tower Carpark (Roof), Devil's Tower Road -- Proposed deployment of 5G radio equipment.

26. **F/17066/20** Genista Battery, Devil's Bellows Lane -- Proposed deployment of 5G radio equipment.
27. **F/17067/20** Dudley Ward Tunnel Entrance (North), Brian Navarro Way -- Proposed deployment of 5G radio equipment.
28. **F/17068/20** Eastern Beach Car Park (Roof), Eastern Beach Road -- Proposed deployment of 5G radio equipment.
29. **F/17069/20** The Haven (Roof), John Mackintosh Square -- Proposed deployment of 5G radio equipment.
30. **F/17071/20** The Rock Hotel (Roof), 3 Europa Road -- Proposed deployment of 5G radio equipment.
31. **F/17074/20** Customs House Canopy, Frontier Queue Loop -- Proposed deployment of 5G radio equipment.
32. **F/17075/20** 216/A Main Street -- Proposed change of use of unit from hairdressers (Class A1) to offices (Class A2) and associated refurbishment of premises.
33. **F/17081/20** House 3, The Island, Queensway Quay -- Proposed alterations and refurbishment of residence and garden area.
34. **F/17090/20** 10 and 11 The Island Queensway -- Proposed internal and external alterations including replacement windows and enlarged swimming pool.
35. **F/17095/20** 712 Sand Dune House, Beach View Terraces -- Proposed installation of glass curtains.
36. **F/17096/20** 1116 Sand Dune House, Beach View Terraces -- Proposed installation of glass curtains.
37. **F/17097/20** 1001 Euro Plaza, Block 5 -- Proposed installation of glass curtains.
38. **F/17098/20** 8 Ragged Staff Wharf, Queensway Quay -- Proposed installation of glass curtains.
39. **F/17099/20** 101 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
40. **F/17100/20** 59 Prince Edwards Road -- Proposed alterations and extension.
41. **F/17101/20** Caleta Hotel (Roof), Sir Herbert Miles Road -- Proposed deployment of 5G radio equipment.
42. **F/17114/20** 37/A/1 Engineer Lane -- Proposed refurbishment of commercial unit including installation of mezzanine.
43. **F/17115/20** Office Unit, First Floor, 12/1 Bell Lane -- Proposed change from office use (Class B1) to residential use (Class C3) with

associated internal alterations.

44. **F/17117/20** 47C Europa road -- Replacement of five windows from uPVC sash to uPVC tilt and turn.
45. **F/17123/20** 1015 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
46. **F/17133/20** 10 Genista House, Europa Road -- Proposed installation of replacement window.
47. **F/17135/20** International Commercial Centre (Roof) -- Proposed deployment of 5G radio equipment.
48. **F/17136/20** 16 Windmill Hill Flats -- Proposed deployment of 5G radio equipment.
49. **F/17137/20** New Harbors Carpark (Roof) -- Proposed deployment of 5G radio equipment.
50. **F/17138/20** Arengo`s Carpark (Top Floor), Arengo`s Palace Lane -- Proposed installation of GSM mobile antennas and ancillary equipment.
51. **F/17140/20** Atlantic Suites (Roof) Europort, Europort Road -- Proposed deployment of 5G radio equipment.
52. **F/17141/20** Europort Block 9 (Roof), Europort Road -- Proposed deployment of 5G radio equipment.
53. **F/17142/20** Leisure Island (Roof) Ocean Village -- Proposed deployment of 5G radio equipment.
54. **F/17144/20** 1003 West One, Europort Road -- Proposed installation of glass curtains.
55. **F/17147/20** 1106 Imperial Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.
56. **F/17148/20** 322 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
57. **F/17149/20** 1002, Block 5, Euro Plaza -- Proposed installation of glass curtains.
58. **F/17152/20** 701 Medina Jewel, Grand Ocean Plaza -- Proposed installation of glass curtains.
59. **F/17153/20** 417 Sea Shell House, Beach View Terraces -- Proposed installation of glass curtains.
60. **F/17155/20** 116/1b 116 Main Street -- Proposed change from office use (Class B1) to residential use (Class C3) with associated internal alterations.
61. **F/17160/20** 423 Seashell House, Beach View Terraces -- Proposed

- installation of glass curtains.
62. **F/17173/20** 22-24 Ragged Staff Wharf, Queensway Quay -- Proposed subdivision of single office into three offices.
 63. **F/17175/20** 2 Ragged Staff Wharf, Queensway Quay -- Proposed installation of glass curtains.
 64. **F/17177/20** 14 Sand Dune House, Beach View Terraces -- Proposed installation of glass curtains.
 65. **F/17178/20** 911 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
 66. **F/17186/20** 8 Armstrong's Steps, Rosia Road -- Proposed installation of solar panels.
 67. **F/17187/20** 8 Admiral's Place, Naval Hospital Road -- Proposed installation of air conditioning units.
 68. **F/17190/20** 422 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
 69. **F/17196/20** Port Tower Mast, North Mole (North) -- Proposed deployment of 5G radio equipment.
 70. **F/17201/20** Unit F16, Europa Business Centre -- Proposed change of use from offices to meat storage and distribution.
 71. **F/17202/20** 43/7A Governors Street -- Proposed minor internal and external alterations including refurbished/replacement windows.
 72. **F/17203/20** 3 Moorland House, Ordnance Wharf -- Proposed installation of glass curtains and replacement windows.
 73. **F/17204/20** 1202 Royal Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.
 74. **F/17205/20** 501 Europlaza, Harbour Views Road -- Proposed installation of two x box awnings on balcony.
 75. **F/17211/20G** North Front Cemetery -- Proposed extension of Muslim cemetery and associated alterations.
- GoG Application*
76. **F/17216/20** South Wall, Swimming Pool, Marina Bay -- Proposed repairs to and rebuilding of existing wall.
 77. **F/17219/20** Flat 1D, 2 Hospital Ramp -- Proposed construction of pergola on roof terrace.
 78. **F/17232/20** 62-64 Irish Town -- Proposed installation of ATM within doorway with rear access.

79. **F/17233/20** Napier House, 1 St Christopher's Alley -- Proposed refurbishment of building including minor extensions and external terraces to property, installation of swimming pool and construction of new boundary wall and entrance gates.
80. **F/17238/20** 2 and 3 Clifton Mews, The Clifton's -- Proposed amalgamation of two dwellings into one.
81. **F/17239/20** Ground Floor, 53 Irish Town -- Proposed change of use from office (Class A2) to retail (Class A1).
82. **F/17251/20** 2 Carmel House, 4 King's Yard Lane -- Proposed change of use from commercial to residential with associated internal alterations.
83. **F/17256/20** 410 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
84. **F/17260/20** 310 Sand Dune House, Beach View Terrace -- Proposed installation of glass curtains.
85. **F/17262/20** 404 Sand Dune House, Beach View Terraces -- Proposed installation of glass curtains.
86. **F/17263/20** 1104 Seashell House, Beach View Terrace -- Proposed installation of glass curtains.
87. **F/17264/20** 602 Abyla Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
88. **F/17273/20** Flat 30, Quay 29, King's Wharf Queensway -- Proposed installation of glass curtains and glass balustrade.
89. **D/16519/19** 56 City Mill Lane -- Proposed demolition of building.
90. **A/17200/20** 31-33 City Mill Lane -- Proposed installation of fascia signage
91. **A/17208/20** 84 Irish Town -- Proposed installation of fascia signage.
92. **A/17226/20** 62-64 Irish Town -- Proposed installation of fascia signage and projecting hanging sign.
93. **A/17261/20** Redroofs, 29 Devils Tower Road -- Proposed CITIHOME branding for hoarding.
94. **N/17185/20** 23 South Barrack Road -- Proposed pollarding of Jacaranda mimosifolia and removal of Wild Olive.

This application sought to pollard a large, mature and healthy Jacaranda mimosifolia which has been repeatedly pollarded in the past, and had resulted in the rapid growth of longer and weaker branches which pose a risk as they are susceptible to dropping. It was considered that the tree should be pollarded every 2-3 years to allow new growth.

95. **N/17218/20G** Office Of The Governor, The Convent Garden -- Proposed felling of multiple diseased citrus aurantium throughout The Convent and crown reduction of remaining trees.

GoG Application

This GoG application sought to remove a series of diseased bitter aurantium of poor form throughout The Convent and crown reduction of remaining trees. It was considered that the removal of small aurantium of poor form is acceptable as part of the planning of the Garden and that The Convent Garden merits a detailed strategic plan which should include a strategy for the planting and maintenance of trees. It was also recommended to pollard the remaining trees and allow them to redevelop as well as improve the soil in their planters and feed regularly with nutrients to improve their health.

96. **N/17227/20** Montagu Gardens -- Proposed works to reduce circumference of Erythrina caffra for safety reasons.

This application sought to remove some dead wood and trim a branch of a very large Erythrina caffra of exceptional form that is in contact with a building within the Montagu Gardens complex. It was considered that the relevant branch should be very sensitively trimmed so that it is no longer in contact with the building and allows some room between the tree and building and that the crown of the tree is crowned to remove all the dead wood.

97. **N/17268/20G** Buena Vista Road -- Proposed pollarding of Schinus molle.

GoG Application

This GoG application sought to pollard a fairly mature Schinus molle which has been poorly pruned and pollarded in the past and would benefit from better management. It was considered that the knuckles of the tree should be pollarded and that the tree should be pollarded every 2-3 years, so that the crown is well managed and safe.

98. **MA/17189/20** 18-20 Town Range -- Proposed conversion of ground floor rear workshop and rear storage unit to residential use, construction of extension and associated internal and external alteration to refurbish property.

Consideration of proposed Minor Amendments including:

- *Change of use of basement workshop unit to retail (associated with approved retail unit above);*
- *New internal stairs to basement from within the approved retail unit;*
- *Amalgamation of two flats on the first floor into one x four bedroom flat;*
- *Provision of new patio on first floor level;*

- *Removal of window and new external terrace at third floor level;*
 - *Lift to reach roof terrace level;*
 - *Installation of 1.1m glazed railings with stainless steel bars; and*
 - *Other minor alterations to interior layout.*
99. **MA/17212/20** Flat 6, 50 Engineer Lane -- Proposed extension on roof level.
- Consideration of proposed Minor Amendments including:*
- *Change of roof design from dual pitch to mono pitch.*
100. **MA/17234/20** 2 Hospital Ramp -- Proposed construction of four town houses and storage facilities
- Consideration of proposed Minor Amendments including:*
- *Proposed installation of metalwork gate.*
101. **MA/17243/20** 10 and 12 Arengo's Palace Lane -- Proposed construction of apartments, car park and roof gardens
- Consideration of proposed Minor Amendments including:*
- *Realignment of building on north façade due to actual construction of adjacent Arengo's Car Park and associated demolition of part of this which has planning and BC approval;*
 - *Provision of GEA substation and rooms for Aquagib plant room at basement level;*
 - *Relocated gym and laundry at ground floor level;*
 - *Amplification of south east corner between first and third floor level to act as retaining wall structure and increase floorspace of first and second floor apartments with store at third floor level;*
 - *Amplification of south east corner between first and third floor level second floor levels;*
 - *Installation of lift and rearrangement of staircore on Southern Elevation (opposite direction);*
 - *Projection of southern lift at roof level;*
 - *Additional lift and stair core at northern end of roof level;*
 - *Rearrangement and enlargement of swimming pool at roof level;*

- *Changes to window arrangements on north elevation;*
 - *Reconfiguration of green walls within development; and*
 - *Changes to fenestration on West and South elevation to windows and balcony arrangements.*
102. **MA/17244/20** 32A Rosia Road -- Proposed construction of a new dwelling.
Consideration of proposed Minor Amendments including:
- *Proposed installation of PVC screens to screen plant rooms at basement level.*
103. **MA/17245/20** 94 Devils Tower Road -- Proposed construction of a two storey protective canopy with an adjoining 'link tunnel' providing pedestrian access from Devil's Tower Road to the entrance of the inner rock tunnels.
Consideration of proposed Minor Amendments including:
- *reconfiguration of areas below the canopy, to include ticketing office and storage area;*
 - *minor adjustment to canopy geometry to suit development structural design; and*
 - *adjustments to the geometry of the tunnel embankment to match specialist engineer's indications.*
104. **MA/17246/20** 29-35 Engineer Lane And Adjacent Carpark -- Proposed construction of building containing 59 residential apartments, 3 commercial units and ancillary areas.
Consideration of proposed Minor Amendments including:
- *change of use of basement commercial premises from gymnasium to stores for both residents and the public; and*
 - *re-sited location for Aquagib meter room and new WC.*
105. **MA/17257/20** 6 Chichester Ramp, Buena Vista Estate -- Proposed construction of internal staircase down to new basement level with new bathroom and two new bedrooms.
Consideration of proposed Minor Amendments including:
- *Setting back of approved basement conversion from perimeter wall.*
106. **MA/17270/20** 267-269 Main Street -- Proposed fifth floor extension and creation of roof terrace gardens, installation of lift and internal refurbishment to common areas of property.
Consideration of proposed Minor Amendments including:
- *replacement of exterior tile cladding of west elevation with*

- render;*
- *replacement of approved glazed balustrading at roof level with metal vertical railings;*
- *reconfiguration of apartment layouts;*
- *slight extension to west facing flat on third floor to bring out to building line;*
- *omission of roof top pergola; and*

other minor internal alterations.

107. **MA/17274/20** 17 - 23 Governor's Parade and 76/78 Governor's Street -- Proposed internal and external refurbishment of property.

Consideration of proposed Minor Amendments including:

- *minor internal alterations to the ground floor unit layouts, toilets and kitchenette;*
- *minor internal alterations to the apartment layouts on upper floors of buildings; and*
- *refurbishment/alterations to ground floor façade of Pickwicks unit involving removal of timber feature boarding and the retention and refurbishment of the existing timber door and timber box window including repainting.*

108. **MA/17287/20** 1 St. Joseph's Road -- Proposed replacement of existing warehouse with a new garage building, residential parking spaces and stores.

Consideration of proposed Minor Amendments including:

- *retrospective permission for increase in height of retaining wall from 0.9m to 2.5m; and*
- *proposed installation of a 1.5m chain link fence above to provide protection to the public from falling when using the adjacent green space.*

109. **1555/P015/20** 48 Town Range -- Proposed repainting of facades of the building

110. Any other business

Paul Naughton-Rumbo

Secretary to the

Development and Planning Commission