

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 2nd meeting of 2021 to be held on 25th February 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 1st meeting of 2021 held on 28th January 2021.

Matters Arising

2. **F/15402/18** Waterport Terraces Housing Estate, North Mole Road -- Proposed installation of access gates.

To update Members on further modifications undertaken to gates following the Commission's consideration of revised plans seeking retrospective permission for installation of access gates in different location to approved scheme.
3. **F/15897/18** Forbes, Devil's Tower Road -- Proposed mixed-use multi-storey development.

Consideration of new request to extend construction hours.

Objector(s) to address Commission

Other Developments

4. **F/17024/20** 70-72 Devil's Tower Road -- Proposed re-modelling and extension of existing showroom, including three additional floors for workshop and car parking.
5. **F/17082/20G** South Mole, HM Naval Base -- Proposed replenishment of South Mole rock armour.

MOD Project
6. **F/17209/20** 9 & 21B Casemates Square -- Proposed rooftop extension and installation of new lift.

Minor and Other Works– not within scope of delegated powers

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

7. **F/17272/20** House 6, Woodford Cottage, 22, Europa Road -- Proposed extension at first floor level and associated internal alterations.

Request for relaxation of Building Regulations.

8. **F/17269/20** 1-9 Governors Street / 2-4 Benzymra's Alley -- Proposed conversion of existing apartment into 2 units, installation of a lift to serve all floors of the building, replacement staircase and extension of flat roof terrace into existing loft space with new balcony and green roof.
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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.

9. **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.
- Consideration of revised plans for the Upper Station regarding changes to the lift design and additional landscaping within rock canopy as well as other minor internal changes following the approval of the application by the Commission.*
10. **F/15998/19** 18 Cemetery Road -- Proposed construction of new warehouse building and associated external works
- Consideration of proposed signage to discharge Condition 5 of Planning Permit No. 7162*
11. **O/16285/19** 74 Devils Tower Road -- Demolition of existing warehouse and construction of residential building.
- Consideration of request to extend validity of Outline Planning Permission No. 7416.*
12. **O/16286/19** 45 - 55 Devil's Tower Road -- Demolition of existing warehouses and construction of residential building.
- Consideration of request to extend validity of Outline Planning Permission No. 7407.*
13. **F/16407/19** 245 Main Street -- Retrospective application of the installation of an awning.
14. **F/16717/20** Dusk, 29 Ocean Village Promenade -- Proposed terrace refurbishment and internal alterations.
15. **F/16888/20** 15/26 Lynch's Lane -- Proposed internal alterations and

installation of new windows.

16. **F/17029/20** 27 Cornwall's Court, Cornwall's Lane -- Proposed internal alterations and enlargement of window openings.
17. **F/17048/20** Nordin's, Unit 1 Royal Sovereign House, Varly Begg Estate -- Proposed first floor extension for storeroom, toilet and shower.
18. **F/17088/20** 27 Willis's Passage -- Proposed conversion, extension, refurbishment and ancillary works to residential property.
19. **F/17092/20** 1A College Lane -- Proposed internal alterations and sub-division of the existing ground floor commercial unit to provide two commercial units.
20. **F/17093/20** 1 College Lane -- Proposed alterations and refurbishment of elevations of building.
21. **F/17105/20** 201 Peninsular Heights, Harbour Views Road -- Proposed partial enclosure of terrace with conservatory structure and pergola.
Consideration of revised plans following feedback on the application by the Commission.
22. **F/17156/20** 20 Cemetery Road -- Proposed sub-division and conversion of warehouse into stores and retail units.
Consideration of revised plans regarding air conditioning units, roller shutters and signage to discharge Conditions 3 and 4 of Planning Permission No. 7773.
23. **F/17159/20** 8 Seashell House, Beach View Terraces -- Proposed erection of pergola and installation of boundary fence.
24. **F/17193/20** Ground Floor Unit, Rear of Montarik House, Bedlam Court -- Proposed change of use from storeroom with WC to office unit with WC and retrospective approval for minor internal alterations.
25. **F/17198/20** 1303 Imperial Ocean Plaza -- Proposed installation of glass curtains.
26. **F/17228/20** 22 Victoria House, 5 Alameda Estate, Red Sands Road -- Retrospective application for internal alterations and installation of door opening to adjacent green area.
27. **F/17235/20** 441, Block 4, Water Gardens -- Proposed internal refurbishment of penthouse apartment and extension of roof overhang and onto existing terraces.
28. **F/17242/20** Unit A, 22 North Mole Road -- Proposed fit-out of existing premises for new supermarket.

29. **F/17247/20** 925 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
30. **F/17259/20** Jewish Care Home, Line Wall Road -- Proposed internal refurbishment of the existing Jewish care home maintaining its existing layout of accommodation & minor like-for-like external repairs/refurbishment.
31. **F/17272/20** House 6, Woodford Cottage, 22, Europa Road -- Proposed extension at first floor level and associated internal alterations.
32. **F/17276/20** 901 Royal Ocean Plaza, Ocean Village -- Proposed raising of glass balustrade and installation of privacy screen between neighboring terraces.
33. **F/17278/20** 7 Lake Ramp, Buena Vista Estate -- Proposed extension on the east side of the building above the carport.
34. **F/17281/20** House 6, 1 South Pavilion Road -- Proposed alterations to residence and works to terrace.
35. **F/17283/20** 7/8 Ramagge's Court, 8/7 Buena Vista Road -- Proposed minor alterations, refurbishment and loft conversion.
36. **F/17299/21** 305 Imperial Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.
37. **F/17309/21** Unit 6, Buttercup House, Waterport Terraces North Mole Road -- Proposed change of use to office (Class B1).
38. **D/17258/20** 73-77 Prince Edwards Road -- Proposed demolition of existing 3 storey high masonry construction with timber floors and roof.
39. **D/17300/21G** Satellite Ground Terminal Building, Buffadero Training Centre -- Proposed demolition of single storey steel and block construction.
- MOD Project*
40. **N/16411/19** Straits Sunset, 10 Naval Hospital Hill -- Proposed removal of *Washingtonia robusta*.
- This tree application sought to remove a Washingtonia robusta with a very small root balls that sit on a concrete base. Following a request from the Department of the Environment, the applicant engineer has confirmed that the tree is not firmly rooted and unstable and is likely to fall in very high winds. On this basis, it was determined that the tree can be removed and should be replaced with two trees within the property such has Archontophoenix.*
41. **MA/17188/20** 16 Europa Pass Battery, Europa Road -- Proposed partial dismantling of an existing concrete wall and provision of a new reinforced concrete staircase to access area to western side of

property.

Consideration of proposed Minor Amendments including:

- *Proposed installation of glass balustrade instead of wooden fencing and provision of concrete covering around air conditioning units.*

42. **MA/17267/20** House1, 8 Naval Hospital Hill -- Proposed refurbishment of house.

Consideration of proposed Minor Amendments including:

- *Proposed change of flow of rainwater pipes onto property.*

43. **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.*

Consideration of proposed colour scheme for shutters to discharge Condition 4 of Supplemental Planning Permit No. 6492A.

44. **MA/17291/21** 73-77 Prince Edward's Road -- Proposed renovation of existing main block with the addition of new roof top extension and a new 2-storey apartment to the north end.

Consideration of proposed Minor Amendments including:

- *Ground Floor—internal alterations to distributions of stores and entrance lobby;*
- *First Floor—internal alterations to room layouts , widening of approved window and installation of additional window on south elevation (Morello's Ramp) and omission of window on east elevation to the rear of the site; and*
- *Second Floor—internal alterations to room layouts, widening of approved window on south elevation (Morello's Ramp) and removal of chimneys.*

45. **MA/17305/21** 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:

Provision of independent /self- contained toilet and tea making facilities for each of the ground floor commercial units.

46. Any other business

Paul Naughton-Rumbo
Secretary to the
Development and Planning Commission