

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 9th meeting of 2021 to be held on 21st October 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 8th meeting of 2021 held on 8th September 2021.

Major Developments

2. **O/17663/21** Former King George V Site, South Barrack Road -- Proposed residential development.
3. **F/17698/21** 3 King George V Ramp -- Proposed refurbishment and extension of vacant premises into a single family dwelling.

Other Developments

4. **F/17285/20** Bell House, 9 Bell Lane – Proposed change of use from offices (Class B1) to modern serviced apartments under residential (Class C3) as well as the refurbishment of entrances, basement and first floor areas and redevelopment of property to comprise 17 units.
5. **O/17633/21** 17 Prince Edward's Road -- Proposed construction of a two storey extension.
6. **F/17636/21** 19 Prince Edward's Road -- Proposed construction of additional storey, roof terrace with decking and metal railings, pergola structure and shed, as well as alterations to façade and fenestration.
7. **F/17641/21** 1a Booths Passage -- Proposed single storey extension.
8. **F/17656/21** 125 – 127 Main Street -- Proposed conversion of penthouse apartment into several residential units and terrace extension.
9. **O/17692/21** 1 Rosia Court – Proposed construction of a rooftop extension and carry out internal alterations.

Objector to address Commission.
10. **MA/17635/21** 5 Ellerton Ramp, Buena Vista -- Proposed installation of timber fence to patio wall.

Consideration of proposed Minor Amendments including:
 - *replacement of previously approved fence with brick wall.**Objector and applicant to address Commission.*
11. **MA/17703/21** House 4, 8 Naval Hospital Hill -- Proposed alterations and

refurbishment of property including extension to rear.

Consideration of proposed Minor Amendments including:

- *extend parapet walls to upper level balcony.*

Objector and 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).

12. **F/17130/20** 14 Governor's Lane -- Proposed demolition of existing dwelling and reconstruction with ground floor and 2 additional floors incorporating a new roof terrace.
- Follows on from outline planning permission.*
- Recommended for approval with a condition requiring amendment to 3rd floor fenestration.*
13. **F/17639/21** 317 Main Street -- Proposed change of use from Class B1 to Class C3, demolition of the existing pitched roof and construction of a storey with replacement pitched roof; 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.
- Follows on from outline planning permission.*
14. **F/17669/21** Eurotowers Building, Europort Road -- Proposed installation of solar panels.
15. **F/17714/21** Apartment 30, Quay 29, Kings Wharf -- Proposed enclosure of terrace through installation of a conservatory.
16. **F/17716/21G** Rock Gun -- Proposed replacement of existing radar equipment at RAF Gibraltar with new radar equipment.
- MOD Project*
- Ratification following determination of application via round robin.*

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

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

17. **F/14192/16** 608 Sand Dune House, Beach View Terraces -- Proposed internal alterations.

18. **F/14756/17** Leanse Place, 50 Town Range -- Proposed general refurbishment of existing office building.
Reconsideration of blue colour scheme for window sills and heads.
19. **F/15607/18** Ground Floor 7 and 9 Town Range -- Proposed retention of water cistern.
Request to renew Planning Permit No.6732.
20. **F/17041/20** Unit 1 Lexington, Midtown -- Proposed fit out of vacant commercial unit into a medical clinic.
Consideration of proposed signage to discharge Condition 5 of Full Planning Permission No. 7714.
21. **F/17422/21** 59 Ragged Staff Wharf, Queensway Quay -- Proposed replacement windows and doors, installation of awning and installation of glass curtains.
22. **F/17485/21** 85 Main Street -- Proposed change of use, internal refurbishment, new plumbing, new electrics, new main entrance door and make good and decorating main façade and balconies.
Proposed amendment in description of development to include change of use of 1st and 2nd floor from office (Class B1) to residential (Class C3).
23. **F/17503/21** 3 Irish Place -- Proposed works to building including extension/enclosure of existing third floor terrace, change of use of office unit (Class A2) to residential (Class C3), creation of new toilet on lower ground floor, relocation of utility services to front of entrance of building and subdivision of existing first floor office into three office units.
Reconsideration of application following submission of revised plans.
24. **F/17535/21** House 1 The Arches, 11/1 South Barrack Road -- Proposed minor alterations to residence and new roof terrace.
25. **F/17536/21** House 2 The Arches 11/2 South Barrack Road -- Proposed extension to building and new lift access.
26. **F/17573/21** Queensway Nursery and Pre-School, 25 Queensway -- Proposed internal alterations and loft conversion with new staircase structure.
27. **F/17605/21** 2B Engineer Road -- Proposed internal alterations to apartment and construction of external terrace.
28. **F/17620/21** House 10, Shorthorn Farm Estate, Europa Road -- Proposed vertical extension to balcony and removal of wall between kitchen and living room.

Consideration of revised floor plans following comments received from Gibraltar Fire Rescue Service.

29. **F/17622/21** House 8, The Island, Queensway Quay -- Proposed integration of front porch within kitchen, replacement of curtain wall glazing and minor internal alterations.
- Reconsideration of application following submission of revised plans.*
30. **F/17624/21** 20 The Arches, Castle Road -- Proposed installation of glass curtains on ground floor terrace and installation of vertical blinds to the arches on the first floor terrace.
31. **F/17644/21** House 1, The Island, Queensway Quay -- Proposed integration of front porch within kitchen, creation of new study within covered terrace, replacement of curtain wall glazing and associated minor internal alterations.
- Reconsideration of application following submission of revised plans.*
32. **F/17648/21** 20 Flat Bastion Road -- Proposed internal alterations and external changes to windows.
33. **F/17658/21** 8 Admiral's Place, Naval Hospital Road -- Proposed minor works including attic conversion and installation of new windows.
34. **F/17665/21** 2/1 Cumberland Steps -- Proposed installation of new entrance door and installation of new timber double doors to main entrance lobby of building.
35. **F/17676/21** 83 Irish Town -- Proposed internal reconfiguration of ground and first floor levels including the replacement of windows and shutters as well as additional internal modification of upper floor levels as well as the construction of a new centralized plant and equipment room at roof level and installation of rooftop pergola.
36. **F/17680/21** 14 Parliament Lane -- Proposed change of use from an office (Class A2) to a shop (Class A1) and installation of signage.
37. **F/17682/21** 306 Abyla Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
38. **F/17728/21** Lind House, 14 Europa Road -- Proposed construction of play-house with play apparatus at lower rear garden.
39. **F/17748/21** Paved area outside 17 Governors Parade -- Proposed installation of tables and chairs outside unit.
40. **D/17531/21** Lancashire House, 8 John Snow Close -- Proposed demolition of internal walls, roof and retaining walls of existing double

storey house.

Follows on from full planning permission and in line with subsequent minor amendment.

41. **D/17594/21** 20 Line Wall Road -- Proposed demolition of single height building comprising reinforced concrete frame and masonry walls with timber roof construction.

Follows on from full planning permission.

42. **D/17769/21** 44 Town Range -- Proposed demolition of existing two and three storey masonry buildings and ancillaries, with the retention of east and north facades as well as the demolition of existing single storey building within site.

Follows on from full planning permission.

43. **A/17684/21** Midtown Park, Queensway -- Proposed installation of commemorative plaque in commemoration of the naval grounds.

44. **A/17738/21** 5A/7 Rodgers Road - Proposed installation of wall mounted Hyundai sign.

45. **A/17743/21** East Boundary Wall of Victoria Stadium - Proposed installation of printed banner.

46. **A/17803/21** Midtown Park, Queensway -- Proposed installation of corporation branding on lifts and advertising throughout park.

47. **N/17689/21** 37 Admirals Place, Old Naval Hospital -- Proposed removal of *Washingtonia robusta* causing structural damage to planter.

*This tree application was seeking to remove a healthy, medium sized *Washingtonia robusta* that is planted in a small planter which it has damaged as it has outgrown the planter. It was considered that whilst the tree does not pose an immediate hazard it could eventually fall and that it should be removed from its location and if logistically possible plant the same palm elsewhere in the property. If this is not possible the tree should be replaced with two x semi-mature specimen of the same species, the location of which are to be agree with the Department of the Environment.*

48. **N/17702/21** 14 Mount Road /2 Bella Vista Close - Proposed removal of *Olea Europea*

*This tree application was seeking to remove an *Olea Europea* following the submission of a report from a Structural Engineer. The report states that the removal of the tree and its roots is necessary in order to repair the wall the condition of which is deteriorating and will pose a big risk to the public. It was considered that there is no choice but to remove the tree and replace it with two semi-mature specimens that are well suited to*

the woodland gardens of The Mount such as Celtis australis or any oak species and that the locations of both new replacement trees being provided and agreed with the Department of the Environment.

49. **N/17776/21** Rosetree Cottage, 8 North Pavilion Road -- Proposed removal of trunk and roots of dead tree.

This tree application was seeking to remove the trunk and roots of a dead tree. This was considered to be acceptable as the tree is dead and that it should be replaced with another tree, the details of which should be agreed with the Department of the Environment.

50. **MA/17606/21** 23 Willis's Road -- Proposed extension and associated works.

Consideration of proposed Minor Amendments including:

- enlargement of window on southern end of first floor of building; and*
- installation of low level parapet wall to second floor terrace.*

51. **MA/17610/21** University, Europa Point -- Proposed installation of photovoltaic panels.

Consideration of proposed Minor Amendments including:

- modification of the number of panels and inverters from 230 modules of 335 wp and 6 inverters that add up to 71 kwn, to 172 modules of 450 wp and 2 inverters that add up to 72 kwn in order to maintain the peak power of the original design and increases the normal output power by one unit.*

52. **MA/17623/21** 94 Devil's 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:

- modifications to internal configuration of ground floor spaces within canopy area provision of flexible space to upper level within canopy in lieu of fixed seating.*

53. **MA/17650/21** St Joseph's School, South Barrack Road – Proposed installation of photovoltaic panels on the roof to generate electricity and pour it to the grid.

Consideration of proposed Minor Amendments including:

- modification to the number panels and inverters from 456 modules of 335 wp and four inverters with an output power of 33 kwac, to 459 photovoltaic modules of 450 wp and three inverters with 60 kwac and 12kwac power*

capacities, that add up to 132kwac, thus maintaining in the same nominal power from the granted permission.

54. **MA/17660/21** 7/8 Ramagge's Court, 8/7 Buena Vista Road -- Proposed minor alterations, refurbishment and loft conversion.

Consideration of proposed Minor Amendments including:

- *orientation of skylights;*
- *installation of glass balustrade in balcony; and*
- *reconfiguration of second floor bathroom layout.*

55. **MA/17693/21** 3/1 Rosia Steps -- Proposed redevelopment of residential areas, extension and installation of a new lift to residence.

Consideration of proposed Minor Amendment including:

- *construction of storage space below front patio area.*

56. **MA/17749/21** 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.

Consideration of proposed Minor Amendments including:

- *Installation of additional fire escape staircase on north elevation from new upper ground level to existing ground level;*
- *internal alterations across building to address requirements from Gibraltar Fire Rescue Services;*
- *relocation of lift position;*
- *provision of a tea kitchen/plant room in an existing void;*
- *extension of external timber deck; and*
- *provision of new landscaping along west boundary to accommodate driveway and tree planting requirements.*

57. **MA/17759/21** Europa Walks Estate -- Proposed construction of seven new residential villas, 15 Town Houses and a four storey block of flats with 1x Two bedrooms units 1x one bedroom units and 3x three bedroom units, as well as a landscape podium, swimming pool and associated parking, with an additional landscaped communal pool, recreational area and commercial shop/bar adjacent

Consideration of proposed Minor Amendments to House Type D including:

- *reconfiguration of the internal layouts of the buildings;*
- *reconfiguration of photovoltaic panels and brown roof on the roof of the buildings;*
- *increase in the height of the building by 200mm;*
- *revision to building footprint; and*
- *changes to the fenestration of the building including the*

installation of hardwood/engineer wood cladding, confirmation of white and gray shade of render of building with signal black (RAL 90004) for flashing/gutter/windows frame) and change of windows (size/location/types).

58. **MA/17775/21** 3-5 St. Bernard's Road -- Proposed extension, alterations and swimming pool.

Consideration of proposed Minor Amendments including:

- *redesigned garage door and bollards;*
- *changes to the fenestration of the west elevation including window sizes and doors at first and second floor levels; and*
- *small reduction in overhang at roof level.*

59. **Ref:1555/P/021** Carmel House, King's Yard Lane -- Proposed painting and refurbishment of façade.

60. **Any Other Business**

Paul Naughton-Rumbo

Secretary to the

Development and Planning Commission