

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 10th meeting of 2021 to be held via remote video conferencing on 18th November 2021 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, 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)

Mr D Francis
(Minute Secretary)

Approval of Minutes

1. Approval of Minutes of the 9th meeting of 2021 held on 21st October 2021.

Matters Arising

2. *None*

Major Developments

3. **1380-25** Caleta Hotel -- Proposed Hilton Hotel and residential development -- EIA Scoping Opinion.

To consider the draft Scoping Opinion of the Town Planner on the scope of the Environmental Impact Assessment only.

4. **F/17486/21G** The site known as Ex-Eastern Beach Public Car Park forming part of Crown Property No. 1534 -- Proposed coastal protection works associated with the north and north eastern sea defences of the eastside site which is required to protect Hassan Centenary Terraces and infrastructure from coastal flood damage.

GoG Project.

Other Developments

5. **F/17284/20** 28A - 34 Turnbull's Lane -- Proposed modern serviced apartments (class c3) with commercial units at ground floor level to operate as concierge and general support facilities to the apartments.

Applicant to be present to answer questions.

6. **O/17673/21** 7 Dexterous House, Ordnance Wharf -- Proposed extension and alterations to existing maisonette by adding two floors and separate lift access.

Objectors and applicant to address Commission.

7. **O/17688/21** 45 Engineer Lane -- Proposed demolition of existing building and construction of a six level residential block of apartments with a potential commercial unit at street level.

Applicants present to answer questions.

Minor and Other Works– not within scope of delegated powers

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

8. **F/17715/21G** Rock Gun -- Proposed upgrade and extension of the perimeter fence around the site.

MoD Project
9. **F/17754/21G** Upper sand canopy to the side of the destructor furnace – Demolition and reconstruction of rock fall protection canopy and stabilization of loose rock face above canopy

MoD Project
10. **MA/17806/21** 92 Devil's Tower Road -- Proposed construction of a multi-storey residential development including ancillary and commercial accommodation and automated car-parking system.

Consideration of proposed Minor Amendments including:
 - *five additional apartments replacing commercial area on the first floor level including two x studios, 2 x one bedroom and 2 x two bedroom apartments;*
 - *new recessed balconies added to east and west sides of the building, replicating residential levels above;*
 - *bicycle parking largely provided at ground floor level, with multi-tiered racks for more space-saving arrangement; and*
 - *lockable stores provided to vacant area on first floor.*

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

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

11. **F/15258/17** 320 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
12. **F/17374/21** 19 Line Wall Road and 56 Irish Town -- Proposed replacement of windows and balcony doors to Line Wall Road and Irish Town facades of building.

Consideration of balcony railings details to discharge Condition 3 of Full Planning Permission No. 8042.
13. **F/17593/21** 1 Phillimore House, Buena Vista Estate -- Proposed minor alterations to residence and garage works.
14. **F/17619/21** Prevost House, Buena Vista Estate -- Proposed extension of rear balconies on east facade of building.
15. **F/17674/21** House 9, 8 Naval Hospital Hill -- Proposed alterations, extension and refurbishment of property.

16. **F/17687/21** 1104 Block 1, Europlaza -- Proposed internal alterations and installation of glass curtains.
17. **F/17694/21** 30 Rosia Court, Rosia Road -- Proposed minor alterations, extension to rear patio and installation of new pergola.
18. **F/17697/21** Trends Coffee Shop, 84/90 Main Street -- Proposed external seating area, canopies and alterations to signage.
19. **F/17701/21** 614 and 615 Sand Dune House, Beach View Terraces -- Proposed amalgamation of 2 x three bedroom flats into 1 x five bedroom flat.
20. **F/17704/21** 34 - 36 Ocean Village Promenade, Ocean Village -- Proposed subdivision of commercial unit into two x commercial units (revert to original configuration of units).
21. **F/17705/21** Apartment 6, 19 Cornwall's Lane -- Proposed internal alterations and change of windows.
22. **F/17725/21** 1-6 Phillimore House, Buena Vista Estate - Proposed balcony extensions, garage works and change of windows on front elevation of building.
23. **F/17730/21** 1 North Pavilion Road -- Proposed installation of timber fence atop of the existing masonry boundary basement walls and roof terrace.
24. **F/17731/21** 6 Phillimore House, Buena Vista Estate -- Proposed minor alterations to residence and garage works.
25. **F/17734/21** Sunnymede House, 4 Red Sands Road -- Proposed extension and beautification of the existing swimming pool terrace, construction of an external kitchen and installation of two outdoor pergolas.
26. **F/17742/21** 2.6.8 and 9 Rosemary Court, Sir William Jackson Grove -- Proposed installation of an air conditioning unit.
27. **F/17744/21** 202-204 Main Street -- Retrospective application for internal alterations, change of use from Class A1 to Class A1/A3 and installation of fascia signage.
28. **F/17745/21** Units 26, 28 & 30 Ocean Village Promenade, Ocean Village -- Proposed refit of existing Chestertons rental office and expansion to the adjoining units 26 + 28 ocean village promenade to provide one x amalgamated commercial unit (Class A2)
29. **F/17746/21** Penthouse B9, The Arches, Castle Road -- Proposed minor lateral extension to west-facing terrace.
30. **F/17752/21** 227 and 228 Resolution, Both Worlds -- Proposed minor alterations and amalgamation of two apartments to create 1 x

one bedroom apartment.

31. **F/17755/21** Unit 8a Pitman's Alley -- Proposed change of use from office (Class A2) to 1 x two bedroom flat (Class C3).
32. **F/17767/21** 1 Redwood Lodge, Montagu Gardens -- Proposed replacement of flat windows and door.
33. **F/17768/21** 2.0.18 Rosemary Court, Sir William Jackson Grove -- Proposed installation of air conditioning unit.
34. **F/17773/21** 623 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
35. **F/17778/21** McDonald's, Europort Roundabout -- Proposed changes to McAuto drive-thru lane.
36. **F/17791/21** 1-5B Canton House, Varyl Begg -- Proposed massage parlor and beauty care.
37. **F/17797/21** 408 Arcadia, Both Worlds -- Retrospective application for the installation of three x retractable awnings to the front windows and one to the side attached to bedroom wall.
38. **F/17798/21** 19 Quay 31, King's Wharf -- Proposed installation of an awning.
39. **F/17848/21** 7 Ragged Staff Wharf, Queensway -- Proposed installation of windows.
40. **F/17852/21** 807 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
41. **A/17815/21** Across/by The General Post Office Building, Main Street -- Proposed installation of banner to promote World Pancreatic Cancer Awareness Month.
42. **A/17859/21G** (TV) adjacent Vault 3 Wellington Front and (Radio) between Vault 18 and 19 Wellington Front -- Proposed installation of interpretation/ information plaques.
43. **T/17796/21** The Convent, Main Street -- Proposed removal of Eucalyptus globalus in three stages due to the trees close proximity to a building.

This tree application was seeking to remove a medium sized Eucalyptus globalus of poor form and health which is the subject of a TPO and has dead or dying branches and limbs and will die in the next few years. It was considered that the dead limbs should be removed, then slowly bring the branches back and eventually remove the tree. There are replacements for the tree within the garden, where trees are planted regularly.
44. **MA/17678/21** Flat 9, 19 Rodgers Road -- Proposed minor internal alterations to existing flat with proposed enclosure to existing terrace

porch with glass curtain system.

Consideration of proposed Minor Amendments including:

- *revised roof terrace enclosure;*
- *removal of proposed sliding patio doors;*
- *retention of existing open sided access;*
- *retention of 3x tilt and turn inward opening windows; and*
- *replacement of proposed windows to south, north and east elevation with permanent louvre.*

45. **MA/17685/21** House 6, 1 South Pavilion Road -- Proposed alterations to residence and works to terrace.

Consideration of proposed Minor Amendments including:

- *improvements to the house distribution including study area at basement level and other internal alterations; and*
- *alterations to external area including installation of water feature, additional planting and covered terrace area.*

46. **MA/17739/21** 4 St. Christopher's Alley, Europa Point -- Proposed refurbishment of property, including new extensions, external works and swimming pool.

Consideration of proposed Minor Amendments including:

- *removal of paved terraces area, provision of more green garden area, relocation and provision of larger swimming pool and provision of larger pool building of a similar scale to that approved at 6 St. Christopher's Alley in garden area;*
- *small single storey extensions to the rear of the building to provide pantry and utility room and gym with small single storey extension in front of garage to provide enlarged garage to house two cars;*
- *provision of three covered terraces above ground floor extensions;*
- *installation of chimney and relocation of skylight and photovoltaic panels at roof level; and*
- *changes to the fenestration of building elevations including change of some window designs and front door to south elevation, removal of approved window on west elevation; installation of doors to access terraces on rear elevation and rear garage access door and additional windows and access door on east elevation.*

47. **MA/17747/21** 306 Seamaster Lodge, Mons Calpe Mews -- Proposed Installation of Glass Curtains.

Consideration of proposed Minor Amendments including:

- *Installation of glass curtains to enclose additional balcony.*

48.

Any Other Business

Paul Naughton-Rumbo

Secretary to the

Development and Planning Commission