

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 11th meeting of 2021 to be held via video conferencing on 16th December 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)

Mrs L Gonzalez
(Minute Secretary)

Approval of Minutes

1. Approval of Minutes of the 10th meeting of 2021 held on 18th November 2021

Matters Arising

2. **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.

To consider condition on working hours
3. **F/17698/21** 3 King George V Ramp -- Proposed refurbishment and extension of vacant premises into a single family dwelling.

Consideration of revised plans to address feedback of the Commission.

Agent available to answer any questions

Major Developments

4. **1281/59** Eastside Project-- Proposed Coastal Protection works

GoG Project

To consider Town Planner's Draft Scoping Opinion in respect of Environmental Impact Assessment.
5. **1380/26** Eastside Project – Proposed Waterside development

To consider Town Planner's Draft Scoping Opinion in respect of Environmental Impact Assessment
6. **F/17850/21** Western Arm, 1C North Mole Road -- Proposed construction of the new Gib Oil Terminal.

Agent/applicant/engineers will be available to answer any questions

Other Developments

7. **F/17481/21** 3 Maida Vale Mews, Maida Vale, Engineer Road -- Proposed three storey side extension with double garage, passenger lift and accessible green roof.
8. **O/17527/21** 5 Cheshire House, Buena Vista -- Proposed single storey extension over an existing multi-occupied residential building.
Agent available to answer any questions
9. **F/17630/21** Icom House, 1-5 Irish Town -- Proposed single storey office extension over an existing building.
Agent available to answer any questions
10. **O/17760/21** Unit 7 Ocean Village Promenade -- Proposed external enclosure.
11. **F/17783/21** Rosetree Cottage, 8 North Pavilion Road -- Proposed partial extension over the existing cottage and associated internal changes and construction of a new pottery workshop in the garden.

Minor and Other Works– not within scope of delegated powers

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

12. **F/17659/21** House 10, 8 Naval Hospital Hill -- Proposed extension, alterations and refurbishment of property.
13. **F/17824/21** 10 St Joseph's Road – Proposed change of use with alteration to visitor centre/interpretation centre for Witham's Cemetery.
14. **D/17632/21** 3 King George V Ramp – Proposed demolition works to property.
Demolition works in line with full planning application.

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

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

15. **F/15043/17G** Europa Point -- Proposed sports facility building and pitch for rugby, cricket, squash, and darts and for many other sports and performing arts.

GoG Project

Consideration of security gate and fence details for Zone 1 and 2.

16. **F/17695/21G** Bayside and Westside Schools -- Proposed installation of additional fire exit doors to sports hall.

GoG Project

17. **F/17717/21** 1205 Grand Ocean Plaza, Ocean Village -- Proposed minor alterations to apartment premises and installation of glass curtains.

18. **F/17719/21G** Gun Wharf, HM Naval Base -- Proposed reconfiguration, extension and modification of pontoons and services.

MoD Project

19. **F/17735/21** Units 22B and 23B, First Floor, 1 Casemates Square -- Proposed conversion/refurbishment of Units 22b and Unit 23b.

20. **F/17770/21** 1001, Block 3, Europlaza -- Proposed replacement of two x bedroom windows with new ones with same colour and design.

21. **F/17777/21** 32 Rosia Court, Rosia Road -- Proposed loft conversion, extensions and minor alterations to residence.

22. **F/17780/21** 1/7 Serfaty's Passage -- Proposed change of use from residential (Class C3) to office (Class A2).

23. **F/17784/20** Entrance to tunnel via East Side, Brian Navarro Way -- Proposed installation of emergency backup generator for existing main mobile current site in case of power outage.

24. **F/17785/21** 14 Block 3, Eurotowers -- Proposed renewal and extension of existing pergola.

25. **F/17786/21** 6 Prevost House, Buena Vista Estate -- Proposed interior alterations and extensions.

26. **F/17787/21** East Side slopes under Water Catchments opposite Caleta Palace Hotel -- Proposed installation of a new GSM/emergency services network antenna

27. **F/17788/21** 10 Grafton House, Ordnance Wharf -- Proposed refurbishment of apartment including, replacement fenestration and installation of awning.

28. **F/17790/21** Unit 1, Eaton Park -- Retrospective change of use from offices (Class A2) to retail (Class A1).

29. **F/17792/21** Flat 68, 33 The Anchorage, Rosia Road -- Proposed installation of glass curtains.

30. **F/17814/21** 6 Gardiner's View, Europa Road -- Proposed raising of patio

wall.

31. **F/17826/21** House 9, The Island Queensway Quay -- Proposed minor internal alterations, replacement of rear curtain wall glazing and creation of new covered porch at second floor level with new glazing.
32. **F/17831/21** 48 Devil's Tower Road -- Proposed replacement of existing window with garage-style door.
33. **F/17832/21** House 9, 1 South Pavilion Road -- Proposed alterations to residence and basement works.
34. **F/17834/21** 20 Prince Edward's Road -- Proposed refurbishment works to existing residential premises.
35. **F/17841/21** 280 - 282 Main Street -- Retrospective application for the subdivision of a shop (Class A1) into a shop and store.
36. **F/17856/21** 115 Portland House -- Proposed internal alterations , replacement of living room window with door and widen patio door from double panel to triple, replacing sliding door with bi-folding glass doors.
37. **F/17865/21** 15 - 21 John Mackintosh Square -- Proposed installation of access ramp to main Gibtelecom offices.
38. **F/17880/21** 903, Block 4, Europlaza -- Proposed installation of glass curtains.
39. **N/17782/21** Montagu Gardens -- Proposed removal of Tipuana tipu.

This tree application was seeking to remove a medium sized Tipuana tipu in Montagu Gardens with many such trees, some of which have been managed very poorly. The tree had been topped, negatively impacting its growth and was planted too close to the adjacent building for a species of this size. It was considered that due to the topping, the crown spouts as multiple, weak and very dense branches that require constant management and that the proximity to the building encroaches onto people's windows and that in view of this the tree will never improve its form and should be replaced with a smaller, decorative tree that is better suited to the location such as a Erythrina crista-galli.

40. **MA/17591/21** No's 10 & 12 Arengo's Palace Lane -- Proposed construction of apartments, car parking and roof gardens.

Consideration of proposed Minor Amendments including:

- *removal of ramp in car park, installation of car lifts and associated reconfiguration of car parking levels;*
- *new platform and level arrangement in the south west corner of site at basement level and associated elevational changes associated with these amendments on west and*

- south facing elevations;
- relocated bin room and gym at ground floor level and reconfigured parking associated with new car lifts and omission of ramps;
- relocation of communal laundry at second floor level;
- construction of toilet at roof level to service pool;
- installation of glass balustrading at third floor level;
- reconfiguration of window apertures on sixth to seventh floors; and
- installation of solid wall to louvre wall at seventh floor level.

Consideration of public access and fencing details to discharge Condition 3 of Supplemental Planning Permit No. 6279B

41. **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.

Consideration of alternative location for air conditioning units to discharge Condition 8 of Supplemental Planning Permit No. 6576C.

42. **MA/17779/21** 345 Watergardens, Waterport Road -- Proposed extension, conversion and minor alterations to penthouse apartment.

Consideration of proposed Minor Amendment:

- installation of safety balustrading to terrace 1 and 2 of 15cm and 20cm height in security glass.

43. **MA/17793/21** 441, Block 4, Water Gardens -- Proposed internal refurbishment of penthouse apartment and extension of roof overhang and onto existing terraces.

Consideration of proposed Minor Amendment:

- installation of safety balustrading to terrace 1 and 2 of 15cm and 20cm height in security glass.

44. **MA/17810/21** 12 Willis's Road -- Proposed extension, redevelopment and refurbishment of building as well as construction of a new parking deck and associated amenities.

Consideration of proposed Minor Amendments including:

- retaining more existing structural elements of the building including timber joists and façade walls which were indicated as new within the original scheme;

- retention of the exterior arches at ground floor level on the east façade of the building;
 - removal of some windows in existing blocked up openings on the west façade of the building at first to third floor levels; and
 - removal of roof terrace and plunge pool at roof level.
45. **MA/17794/21** 16 Lower Castle Road -- Proposed internal refurbishment including installation of door on façade of building.
- Consideration of proposed Minor Amendment:*
- omission of proposed storage platform.
46. **MA/17827/21** Unit 15A, Block 5, Water Gardens -- Proposed conversion of shop into part-cafeteria and associated refurbishment of unit and external alterations including façade and signage works.
- Consideration of proposed Minor Amendments:*
- omission of proposed pizza area at the front of the unit and replace with a desert takeaway area;
 - relocation of fire exit to the right of the unit;
 - grouping the kitchen and toilets in same area for easier drainage;
 - replacing glazing with masonry wall;
 - enlarging banquet seating area and larger bar area; and
 - changing right section of front façade in order for it to be in three sections and openable in the centre for the desert café takeaway.
47. **MA/17857/21** House F, Devil's Gap Battery, Green Lane -- Proposed construction of side extension to property and redevelopment of terraced areas.
- Consideration of proposed Minor Amendments:*
- first floor extension including kitchen living room stair and deck to be removed and to be replaced with landscaping;
 - proposed outhouse toilet and small store;
 - minor adjustments to pool and sunken seating layout;
 - minor adjustments to new stair;
 - new slightly larger opening from the kitchen facing west to the terrace;
 - new canopy pergola and parapet wall west from kitchen;
 - ground floor stair to first floor extension removed and replaced with a small living space;
 - minor adjustments to laundry and pool plant room; and
 - gym skylights removed and replaced with high level fixed translucent windows.
48. **MA/17890/21** Laguna Bar, 19 Laguna Estate -- Proposed refurbishment and

extension.

Consideration of proposed Minor Amendments:

- *proposed terrace enclosure and proposed awnings.*

49.

Any Other Business

Paul Naughton-Rumbo

Secretary to the

Development and Planning Commission