

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 2nd meeting of 2022 to be held via video conferencing on 17th February 2022 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 1st meeting of 2022 held on 20th January 2022.

Matters Arising

None

Major Developments

2. **O/17802/21G** The Mount, Europa Road -- Masterplan proposal for the site, to include outdoor activity areas, flexible event spaces, landscaped areas and reinstated footpaths.
GoG Project
3. **F/17804/21G** The Mount, Europa Road -- Proposed refurbishment of Porter's Lodge and Events Hall Pavilion (Phase I of Masterplan proposal of site).
GoG Project
4. **O/17807/21G** The Northern Defenses -- Masterplan proposal for the site, to include outdoor activity areas, reinstated footpaths and access routes and wider interpretative and way-finding signage.
GoG Project
5. **F/17808/21G** The Northern Defenses -- Proposed works to create new access stairs to the Northern Defenses at Casemates Square (Phase I of Masterplan proposal of site).
GoG Project
6. **O/17821/21G** John Mackintosh Hall, 308 Main Street -- Proposed partial demolition and refurbishment of existing John Mackintosh Hall to allow construction of New National Theatre
GoG Project
Agent available to answer questions.
7. **D/17917/21** Caleta Hotel, Sir Herbert Miles Road -- Proposed demolition of building.
Applicant/agent available to answer questions.

Other Developments

8. **O/16527/19** 7B Engineer Road -- Proposed demolition of an existing dwelling/structure and construction of new development of three town houses/mews.

To report to the Commission on the DAT Judgement

9. **F/17342/21** 29 - 33 Governor's Parade and 5, 7 and 9 Town Range -- Proposed hotel development.
Awaiting confirmation of applicant/objectors wishing to address Commission.
10. **F/17871/21** Seabed of the Outer Marina Waters South-West of the Airport Runway Revetment (RAF Gibraltar) -- Proposed installation of a 30 linear metre piled wave attenuator.
Consideration of Town Planner's Screening Opinion.
11. **A/17875/21** Unit 4, Casemates House, 19 Casemates Square -- Proposed installation of balcony sign.
Referred by Subcommittee with a recommendation for refusal as contrary to policy.
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/17869/21** Block 2, 22/24 Willis' Road -- Proposed re-development of building including extension and refurbishment.
13. **F/17903/21** 94 Devil's Tower Road -- Proposed change of use of interior Vault 1 to a micro-brewery, including visitor areas.
14. **F/17961/21** 17 Prince Edward's Road -- Proposed construction of two storey residential extension.
Follows on from outline planning permission.
15. **F/17962/21G** Scenic Platform, Europa Point – Proposed siting of salvaged and refurbished 100 Ton Gun.
GoG project

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

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

16. **F/14994/17** Vault 17 And 18 Wellington Front -- Proposed internal alterations.
17. **F/15265/17** 40 Engineer Lane -- Proposed refurbishment of unit for use as

a showroom for office furniture/products.

18. **F/15344/18** Elliott's Battery, Elliott's Close -- Proposed enclosure and roof on the upper landing of the stairwell.
19. **F/15361/18** Unit F14, I.C.C., 2A Main Street -- Retrospective application for the amalgamation of unit F13 and F14.
20. **F/15783/18** No.11 Genista House -- Proposed construction of external structure in existing open terrace.
Consideration of request to renew Planning Permit No. 6971.
21. **F/15935/18** Apartment 02, Level 2, 17 Main Street, Level 01 -- Proposed internal alterations.
Consideration of request to renew Planning Permit No. 6963.
22. **F/15936/18** Apartment 01, Level 01, 7 Bishop Rapallo's Ramp -- Proposed internal alterations.
Consideration of request to renew Planning Permit No. 6964.
23. **F/15937/18** Apartment 03, Level 03, 7 Bishop Rapallo's Ramp -- Proposed internal alterations.
Consideration of request to renew Planning Permit No.6965
24. **F/17194/20** 1 Engineer Lane -- Proposed refurbishment, formation of roof terrace and conservatory; alterations to ground floor facade.
Consideration of proposed colour scheme to discharge Condition 3 of Planning Permission No. 7926.
25. **F/17722/21G** RAF Gibraltar, Western Hangar -- Proposed upgrade of existing passenger handling facility at western hangar.
MoD Project
26. **F/17753/21** Flat 2, 6 Parliament Lane -- Proposed subdivision of 1 x two bedroom flat into 1 x one bedroom flat and 1 x studio apartment and associated refurbishment works.
27. **F/17818/21** Unit 5, The Boardwalk, Tradewinds Bayside Road -- Proposed change of use to A3 hot food and drink.
Consideration of awning colour to discharge condition 3 of Permit No. 8210.
28. **F/17833/21G** North Mole -- Proposed resurfacing of container berth and ancillary facilities.
GoG Project
29. **F/17842/21** Ex-Garrison Gym Premises at Europa Road -- Proposed minor alterations and refurbishment of premises.

30. **F/17846/21** Car Park Levels Basement -1 and -2, Lathbury Barracks Sports Complex -- Proposed new auxiliary office, small workshop, wash bay and storage within parking level.
31. **F/17872/21** 6 Europa Mews, Europa Road -- Proposed townhouse refurbishment and minor alteration works comprising replacement of exterior windows and replacement of timer pergola to match existing and installation of new pergola at rear terrace.
32. **F/17892/21** Private garden of House 14 and 15 Shorthorn Farm Europa Road -- Retrospective construction of a new reinforced concrete block boundary wall with timber paneling.
33. **F/17897/21** 5 Calpe Barracks -- Proposed provision of stair access and windows to loft level storage.
34. **F/17899/21** 13/2 College Lane -- Proposed replacement of windows and installation of new air conditioning unit.
35. **F/17915/21** Ground Floor Entrance, Royal Ocean Plaza, Ocean Village -- Proposed replacement of double entrance doors with automatic sliding doors.
36. **F/17916/21** Calpe Rowing Club, Europort Road -- Proposed refurbishment of the rear poolside area.
37. **F/17924/21** 2/3 Casemates Square -- Proposed external extract flue encased to blend in with rear facade of building.
38. **F/17926/21** Unit G11, I.C.C, Main Street -- Proposed change of use from retail (Class A1) to restaurant (Class A3) as well as table and chairs area and new signage.
39. **F/17928/21** Unit 98 Harbours Walk, New Harbours -- Proposed installation of air conditioning units.
40. **F/17929/21** Unit G06, Westone, Europort Road -- Proposed change of use from office (Class B1) to a laundry (Class A1) and installation of 3D illuminated logo and vinyl branding on windows.
41. **FB/17932/21** Unit 104, 1st Floor Royal Ocean Plaza -- Proposed office fit-out and installation of vinyl's on windows.
42. **F/17935/21** 203 Royal Ocean Plaza, Ocean Village -- Proposed installation of glass curtains on balcony.
43. **F/17945/21** Parking Floor 1, Europlaza -- Proposed change of use from store to garage.
44. **F/17950/21** Flat 26, Quay 27, King's Wharf -- Proposed installation of roller blinds on terrace.
45. **F/17966/21** 2 Phillimore House, Acland Avenue, Buena Vista Estate -- Proposed internal and external alterations to existing flat.

46. **F/17975/22** Unit 25, Ragged Staff Wharf, Queensway Quay -- Proposed refurbishment of existing offices including relocation of main entrance.
47. **F/17989/22** 1123 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
48. **A/16640/20** Casemates 1st Floor Balustrade -- Proposed installation of banner to advertise Gibraltar Face and Body Art festival from the 14th June to 28th June.
49. **A/17861/21** North Gorge, Europa Road -- Proposed installation of project sign for an on-going development.
50. **A/17978/22** Unit 12B, Glacis Road -- Proposed installation of shop sign.
51. **A/17984/22** Suite 3.0.3 Eurotowers -- Proposed installation of shop signage including window display and projecting sign.
52. **A/18006/22G** Winston Churchill Bridge -- Proposed installation of two banners on bridge to advertise international snooker event.
- GoG Project*
53. **MA/17726/21** Europarking, Europort Avenue -- Proposed mix use development comprising 339 residential units in three towers with associated retail and commercial space, vehicular access car parking motorcycle and cycle parking amenity areas landscaping and public realm.
- Consideration of proposed Minor Amendments including:*
- *relocation and consolidation of roof top temporary generations into approved ground floor plant room.*
54. **MA/17884/21** Rock Cottage, 1 South Barrack Road -- Proposed remedial/strengthening works to existing Brienco retaining wall to garden due to ground movement including construction of terrace.
- Consideration of proposed Minor Amendments including:*
- *construction of cantilevered timber structure with steel bracing over newly constructed retaining wall.*
55. **MA/17907/21** 55 Prince Edward's Road -- Proposed extension and refurbishment of property.
- Consideration of proposed Minor Amendments including:*
- *proposed conversion of approved Juliet balcony to a projecting balcony;*
 - *proposed installation of sky lights;*
 - *proposed replacement of green roof with PV panels; and*
 - *other internal alterations.*

56. **MA/17973/22** 317 Main Street -- Follow up from in-principal approval for proposed change of use from class b1 to class c3, demolition of the existing pitched roof and construction of a new two storey extension and associated internal and external alterations including the conversion of a window to a door.

Consideration of proposed Minor Amendments including:

- *Main Street ground level windows and doors to remain as existing;*
- *proposed access to apartments adjusted to suit;*
- *proposed adjustment to lift location;*
- *proposed internal alterations to bathrooms following change to access;*
- *proposed increase in window openings to first floor terrace;*
- *proposed small extension from study to terrace at first floor level and*
- *proposed installation of PV panels on flat roof.*

57. **MA/18026/22** 284 Main Street -- Proposed change of shop entrance from non-see through shutter to transparent see through door of the same colour as the adjacent window.

Consideration of proposed Minor Amendments including:

- *removing existing shutters and above panel and replace with glass door and fixed glass panel above door;*
- *removing existing panel behind iron accent above window and replace with glass;*
- *painting arch and column around door and window in white paint;*
- *painting remaining area (currently cream) in fine matt exterior paint in grey (7047); and*
- *installing two x exterior light fittings on other side of facade.*

58. **Any Other Business**

Paul Naughton-Rumbo
Secretary to the
Development and Planning Commission