

## THE DEVELOPMENT AND PLANNING COMMISSION

### AGENDA

Agenda for the 3rd meeting of 2022 to be held via video conferencing on 31st March 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 2nd meeting of 2022 held on 17<sup>th</sup> February 2022.

## Matters Arising

2. **F/17486/21G** The site known as ex-Eastern beach public car park forming part of crown property no. 1534 -- the coastal protection works associated with the north and north eastern sea defences of the Eastside site which is required to protect the HCT site future buildings and infrastructure from coastal flood damage.  
*To record approval by 'round robin' of amendment to planning condition to allow working during bathing season due to change in construction methodology.*
3. **F/17894/21** Eastern Beach, Eastern Beach Road – To develop a pedestrian promenade and stores at Eastern Beach  
*To report on outcome of discussions to address previous concerns.*

## Major Developments

4. None

## Other Developments

5. **F/17843/21** 26 Prince Edward's Road -- Proposed alterations and extension to residence
6. **F/17888/21** No. 4 Clock Tower House, Castle Road -- Proposed block wall with fire escape door in communal patio.
7. **F/17873/21** 1/7 College Lane -- Proposed roof terrace conversion works
8. **F/17910/21** 5 Straits View -- Retrospective application for terrace extensions to property and ancillary items and new works to chimney stack
9. **F/17958/21** 70-72 Devil's Tower Road – Remodeling and demolition of existing showroom and construction of new showroom, workshop and car park (Ground +3 and roof level)

## Minor and Other Works– not within scope of delegated powers

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

10. **O/17883/21** 25 Admiral's Place, Naval Hospital Road -- Proposed construction of an extension to the existing dwelling.

11. F/17918/21 3 St. Christopher's Court, St. Christopher's Alley -- Proposed internal alterations and construction of first floor terrace to house, with plunge pool in patio.
12. F/17944/21 7 Shakery's Passage -- Proposed conversion, extension and refurbishment of residence and construction of new swimming pool.
13. F/17994/21 2 St Christopher's Alley -- Proposed side extension to residence.  
*Recommend approval subject to condition requiring roof of previous extension to incorporate a green or sedum roof as per previous planning permission.*
14. A/18046/22 Ragged Staff Gates Curtain Wall, Queensway -- Commemorative plaque (40th anniversary Falklands war)

#### 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/13804/15 3 Africa Views, Europa Road -- Proposed removal of fence construction of dwarf wall with timber fence.
16. F/16293/19 5A and 5B Hargraves Parade -- Proposed internal reconfiguration to convert two existing dwellings into a single dwelling as well as rooftop extension to include swimming pool, garden and additional accommodation.  
*Consideration of proposed colour scheme to discharge Condition 2 of Planning Permit No. 7343.*
17. F/16376/19 86-92 The Riviera Promenade, Catalan Bay – Proposed change of use of vacant units (Class A3) to residential units (Class C3) together with the refurbishment and extension of the external public promenade.  
*Consideration of proposed colour scheme to discharge Condition 2 of Planning Permission No.7495*
18. O/17023/20 8-10 Bishop Rapallo Ramp -- Proposed refurbishment of four storey mixed use building to include external repainting, to have commercial use on the lower two floors and residential above, together with the construction of two additional residential floors.  
*Consideration of request to renew Outline Planning Permission No. 7893 for an additional year.*
19. F/17720/21 Flat 2, 281 Main Street -- Proposed internal alterations and replacement of windows.

20. **F/17740/21** 4 St Christopher's Alley -- Proposed conversion of approved and existing flat roof areas to provide residential amenity space.  
*To consider revised plans following DPC recommendations.*
21. **F/17763/21** House 19 The Island -- Proposed ground floor alterations and refurbishment of affected areas.
22. **F/17869/21** Block 2, 22/24 Willis' Road -- Proposed re-development of building including extension and refurbishment.  
*Consideration of proposals for revised roof design to address DPC feedback.*
23. **F/17900/21** 3 Africa Views, Europa Road -- Proposed external alterations to residence including re-roofing, new windows and new balustrading to match the original design.
24. **F/17901/21** Penthouse, Westone, Europort Road -- Proposed installation of retractable awning on penthouse elevation.
25. **F/17911/21** North Front Cemetery, Halifax Road -- Proposed ground floor extension to florist shop.
26. **F/17913/21** Unit 5, 39/41 Line Wall Road -- Proposed change of use from office (Class A2) to retail (Class A1).
27. **F/17931/21** 301 Europlaza -- Proposed replacement of existing window in main bedroom to double glazed window.
28. **F/17936/21G** Alameda Wildlife Conservation Park, Gibraltar Botanical Gardens -- Proposed replacement of existing timber pergola structure with new steel pergola.  
  
*GoG Project*
29. **F/17951/21** 21 Irish Town -- Proposed change of use from retail (Class A1) to restaurant (Class A3), replacement of windows with glass curtains and installation of retractable awning.
30. **F/17953/21** Suite 3, 9/15 Horse Barrack Lane -- Proposed change of use from office (Class A2) to retail (Class A1).  
  
*Subcommittee approved Class A2 use which can operate as commercial.*
31. **F/17956/21** Cancer Relief Day Care Centre, 5 South Barracks Road -- Proposed removal of existing block wall and replace with steel balustrade to match existing.
32. **F/17963/21** Units G21 & G22, I.C.C., 6 Main Street -- Proposed refurbishment of façade and installation of new signage.
33. **F/17982/22** 218 Castle Street -- Proposed minor alterations and refurbishment to create maisonette.

34. **F/17983/22** 418 Castle Street -- Proposed minor alterations and refurbishment to convert studio into a 1 x one bedroom apartment.
35. **F/17988/22** 48-50 Prince Edward's Road -- Proposed height alteration to approved plans, extending staircase and lift shaft to rooftop to provide access for maintenance purposes.
36. **F/17995/22** 409 Neptune House Marina Bay – Retrospective application for alterations to apartment.
37. **F/18000/22** No. 2 Sunset Close Windmill Hill Road -- Proposed internal alterations and replacement of windows.
38. **F/18019/21** Flat 23, Quay 31, Kings Wharf -- Proposed installation of glass curtains.
39. **F/18022/22** 116/01C/2 116 Main Street -- Proposed change of use from office (Class A2) to residential (Class C3).
40. **F/18023/22** 6B Elliott's Battery Elliott's Way -- Retrospective application for the installation of glass curtains.
41. **F/18028/22G** Commonwealth Park -- Proposed installation of an 8m flag mast.

*GoG Project*

42. **F/18035/22** 303 Royal Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.
43. **F/18040/22** Flat 43, Quay 31, King's Wharf -- Proposed installation of awning.
44. **F/18041/22** 3 Turnbull's Lane –Proposed removal of three balconies on east façade of building.
45. **F/18053/22** 73 Rosia Dale -- Retrospective application to replace the original steel framed windows and balcony door for new uPVC double glazed windows and door.
46. **A/17867/21** 132 - 136 Main Street -- Proposed installation of shop front signage.
47. **A/18012/22** The Health Store, 49 Irish Town -- Proposed installation of a fascia sign.
48. **T/17795/21** The Convent -- Proposed pollarding and bracing of Ceratonia siliqua.

*This tree application sought to reduce the crown of a very large and old Ceratonia siliqua which is the subject of TPO and is a prominent feature of the garden. The tree has been pollarded in the past due to falling, decayed limbs and inspection has shown that some of the limbs are decayed and hollow with chicken mushroom growing in them. It was considered that the crown should be reduced to remove*

*all decayed sections of limbs and that the remaining limbs should be braced if necessary. Subsequently annual monitoring and management of the tree should take place.*

49. **MA/17800/21** House 1 Atlas Views, 8 Naval Hospital Hill -- Proposed refurbishment of house.

*Consideration of proposed Minor Amendments including:*

- *proposed erection of a self-standing fence on both northern and southern parts of the garden for privacy purposes; and*
- *the Subcommittee did not approve proposals to enlarge as built windows as they went against DPC's original decision regarding amenity of adjacent property.*

50. **MA/17906/21** Jewish Care Home Line Wall Road -- Proposed refurbishment of Jewish Care Home.

*Consideration of proposed Minor Amendments including:*

- *addition of a MEP plant enclosure on second floor roof including a louvered screen;*
- *demolition and rebuilding of existing canopies found to be in a condition beyond repair;*
- *installation of electrical cabinet at entrance;*
- *installation of internal partitions and doors to create three separate kitchens to align with Jewish cooking arrangements;*
- *widening of door openings to bedrooms to allow easier access;*
- *installation of insulation to external walls and roof; and*
- *installation of blockwork lift shaft walls.*

51. **MA/17941/21** House 6, 1 South Pavilion Road -- Proposed alterations to residence and works to terrace.

House 6, 1 South Pavilion Road -- Proposed alterations to residence and works to terrace.

*Consideration of proposed Minor Amendments including:*

- *re-siting of the toilet on the first floor and;*
- *minor alterations to the terrace area including new study area.*

52. **MA/17977/22** Flat 16, 40 Engineer Lane -- Proposed refurbishment and conversion and extension to approved scheme at third floor level to provide additional accommodation and new roof terrace over for maintenance only.

*Consideration of proposed Minor Amendments including:*

- *proposed minor internal alterations to layout of apartment.*

53. **MA/17997/22** 92 Devil's Tower Road -- Proposed development of a multi - storey residential development including ancillary and commercial accommodation and automated car-parking system.

*Consideration of proposed Minor Amendments including:*

- *update to rock-fall protection measures to residential roof updated from cellular damping modules to sand layer protection; and*
- *proposed internal reconfiguration of top floor penthouse apartment reducing it from a four-bedroom apartment to a three-bedroom apartment; and*
- *proposed installation of additional portion of glazing to balcony.*

54. **MA/18009/22** Europarking, Europort Avenue -- Proposed 339 residential units in three towers with associated retail and commercial space, car & bike parking, and public realm.

*Consideration of proposed Minor Amendments including:*

- *update to rock-fall protection measures to residential roof updated from cellular damping modules to sand layer protection; and*
- *proposed internal reconfiguration of top floor penthouse apartment reducing it from a four-bedroom apartment to a three-bedroom apartment; and*
- *proposed installation of additional portion of glazing to balcony.*

55. **1555/P/024/20** Wellington Court, Devil's Tower Road -- Proposed refurbishment and painting of facades.

48. **Any Other Business**

**Paul Naughton-Rumbo**

**Secretary to the**

**Development and Planning Commission**