

## THE DEVELOPMENT AND PLANNING COMMISSION

### AGENDA

Agenda for the 4th meeting of 2022 to be held via video conferencing on 22nd April 2022 at **10.00am**

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 3rd meeting of 2022 held on 31st March 2022

## Matters Arising

2. None

## Major Developments

3. **O/18038/22** The area located between Eastern Beach and Catalan Bay known as The Eastside -- Proposed mixed-use development to include residential, retail, commercial, private and public car parking and a new marina including reclamation works and a public green area and associated infrastructure and accompanying coastal protection works.

*Architect, EIA Consultant and objector to address Commission.*

## Other Developments

4. None

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

5. None

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

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

6. **F/15183/17G** Waterport Road, Next To The Industrial Park Site -- Proposed stores/ target shooting club and car park

*GoG Project*

*Consideration of changes to access arrangements to site.*

7. **O/17051/20** "Bella Vista Cottage", No.10 Bella Vista Close -- Proposed refurbishment of property including demolitions of existing elements, proposed constructions of new build extensions and external works including the construction of a new swimming pool.

*Consideration of request to renew Outline Planning Permission.*

8. **F/17495/21** North Gorge -- Proposed construction of a new eco-sustainable residential development, comprising 48 x residential units, access roads, footpaths, storerooms, landscaping and other associated site works.
- Consideration of request to vary Condition 10 of Planning Permission No. 8128.*
9. **F/17601/21** First Floor, 19 Line Wall Road -- Proposed subdivision of one x 6 bedroom flat into 1 x two bedroom flat and 1 x three bedroom flat.
10. **F/17716/21G** Rock Gun -- Proposed replacement of existing radar equipment at RAF Gibraltar with new radar equipment.
- MOD Project*
- Consideration of revised proposals including the installation of a No. 2 MW Antenna to create a direct link between Rock Gun and ATC.*
11. **F/17732/21** 312 Discovery, Both Worlds -- Proposed erection of three awnings.
12. **F/17922/21** Sacred Heart Church -- Proposed installation of mobile phone antenna equipment on the bell tower of Sacred Heart Church.
13. **F/17929/21** Unit G06, West One, Europort Road -- Proposed conversion of the office (Class B1) into a laundry (Class A1) and installation of 3D illuminated logo and vinyl branding on windows.
- Consideration of proposed signage to discharge Condition 6 of Planning Permission No. 8258.*
14. **F/17940/21** Roof of Grand Ocean Plaza and Majestic Ocean Village -- Proposed installation of mobile phone antenna equipment.
15. **F/17969/21** Unit 20 Ocean Village Promenade Ocean Village -- Proposed conversion of existing commercial unit in to new laser hair removal clinic.
16. **F/17972/22** 68 and 70 Main Street -- Proposed amalgamation of two x retail units (Class A1) to create a single retail unit as well as external alterations and shop refurbishment works.
17. **F/17976/22** Flat 2, No. 10, Road To The Lines -- Retrospective application for refurbishment, internal alterations and construction of plunge pool.
18. **F/18010/22** 7 Plata Villa St. Joseph's Road -- Proposed single storey extension at the rear of the ground floor apartment.
19. **F/18027/22** 13 Line Wall Road -- Proposed replacement of existing roof deck with light gauge steel frame and profiled roof sheets.

20. **F/18031/22** 12/9 Armstrong Steps -- Proposed minor alterations to loft conversion/refurbishment and ancillary works to apartment premises.
21. **F/18049/22** 108 Ragged Staff Wharf, Queensway Quay -- Proposed installation of glass curtains.
22. **F/18050/22** 270 Main Street -- Proposed change of use from restaurant (Class A3) to medical clinic (Class D1) and refurbishment of the existing property.
23. **F/18054/22** 504 Portland House, Glacis Road -- Proposed internal alterations and replacement of fenestration.
24. **F/18058/22** 1018 Sand Dune House, Beach View Terraces -- Proposed internal alterations and installation of glass curtains.
25. **F/18065/22** Basketball/Football Pitch, Waterport Terraces -- Proposed conversion of north and south fences to solid wall.
26. **F/18067/22** 43 A1 Rosia Road -- Proposed installation of a lift and associated alterations to balconies, ground floor toilet and store.
27. **F/18069/22** 5 Gibraltar Heights, Bishop Rapallo's Ramp -- Proposed refurbishment of an existing apartment.
28. **F/18076/22** 704 Basha Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
29. **F/18082/22** 6/1 City Mill Lane -- Proposed conversion of office premises (Class A2) into a one bedroom flat (Class C3) and associated refurbishment works.
30. **F/18083/22** 227 + 228 Resolution, Both Worlds -- Proposed amalgamation 1 x studio and 1 x one bedroom flat into 1 x one bedroom flat.
31. **F/18087/22** 70 Quay 31 Kings wharf -- Retrospective application for the installation of an awning to the external terrace.
32. **D/16697/20** North Gorge, Europa Road -- Proposed demolition of 11 x single story buildings and sheds.
- Consideration of proposals to demolish three x buildings now supplemental Demolition Method Statement submitted.*
33. **MA/17887/21** Ocean Village Marina, Ocean Village Promenade -- Proposed demolition of existing piers and pier office, provision of new floating pontoons and reconfiguration of Marina layout.
- Consideration of proposed Minor Amendments including:*
- *minor alterations to the configuration of the pontoons and position of the floating office structure to a better location for wind/tide direction and to maximize berthing.*

34. **MA/17905/21** 78 Queensway -- Phase 3 of 3 refurbishment of existing warehouse building into car showroom and workshop building.

*Consideration of proposed Minor Amendments including:*

- *Proposed reconfiguration of internal layouts;*
- *Proposed reconfiguration of roof layout;*
- *Omission of approved canopy; and*
- *Renovation and refurbishment of vacant adjoining outbuilding into building.*

*Consideration of revised plans following Subcommittee feedback*

35. **MA/17908/21** 52/58 Flat Bastion Road and 3/5 and 9/11 Bado's Passage -- Proposed extensions and re-development of residential scheme and ancillary areas.

*Consideration of proposed Minor Amendments including:*

- *realignment of entrance to provide one single access and egress to car park;*
- *associated reconfiguration of car parking spaces;*
- *relocation of footpath around car park;*
- *relocation of bin store for development from roadside to inside development;*
- *relocation of PV panels to other green roof leaving open green roof to western extent of site;*
- *construction of roadside electrical cabinet on roadside of similar extent to previously approved bin store;*
- *relocation of planter and installation of railings along part of frontage wall;*
- *change of windows on lift shaft not seen for public views; and*
- *use of hardstanding under structural columns to provide nine stores for residential properties with development ( green permeable surface still to be provided in approved landscape.*

36. **MA/17942/21** 49-51 Engineer Lane -- Proposed extension conversion and refurbishment works to building.

*Consideration of proposed Minor Amendments including:*

- *changes to the top floor terrace to stop it from being a usable area other than for services; and*
- *installation of integrated bird/bat boxes.*

37. **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; and proposed enlargement of two windows.*

Consideration of amended plan and window specification.

38. **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:*

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

Consideration of proposed signage to discharge Condition 2 of Supplemental Planning Permission No. 7977A

39. **MA/18047/22** 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 Minor Amendments including:*

- *window re-arrangement of the east elevation of the building.*

40. **MA/18062/22** Ex Ready Mix Site, Devils Tower Road -- Proposed mixed-use multi-storey development.

*Consideration of proposed Minor Amendments including:*

- *alteration of existing rear stair and installation of a new fire escape stair.*

41. **MA/18077/22** Queensway Nursery and Pre-School, 25 Queensway – Proposed internal alterations and loft conversion with new staircase structure

*Consideration of proposed Minor Amendments including:*

- *approved loft area classroom space to reduce in size slightly in order to accommodate a staffroom and WC for the nursery users;*

- *approved staircase designed to access the new loft area is to be increased in size to increase minimum stair width to 1200mm;*
  - *length of enclosed staircase from eastern elevation of the nursery is increased slightly from 3680mm to 4150mm; and*
  - *external width of staircase increased from 2300mm to 3150mm.*
42.    **MA/18106/22**    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.
- Consideration of proposed Minor Amendments including:*
- *re-positioning new kitchen in its original location;*
  - *widening both balcony doors; and*
  - *installation of new door to enter the open plan living room/kitchen space.*
43.    **1555/P/032/20**    15 Cooperage Lane -- Proposed refurbishment and painting of facades.
44.                    **Any other business**

**Paul Naughton-Rumbo**  
**Secretary to the**  
**Development and Planning Commission**