

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 5th meeting of 2023 to be held remotely via video conferencing on 26th April 2023 at 9.30am

Mr P Naughton-Rumbo (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 C Key
(Deputy Town Planner)

Mrs L Gonzalez
(Minute Secretary)

Approval of Minutes

1. Approval of Minutes of the 3rd meeting of 2023 held on 9th March 2023 and approval of Minutes of the 4th meeting of 2023 held on 23rd March 2023.

Matters Arising

2. None

Major Developments

3. **F/18592/22** 1/7 Bayside Road -- Proposed ground plus twelve storey residential building with associated car park and amenities plus a commercial unit (Class A1, A2 and A3) on the ground floor.

Follows on from Outline application.

Other Developments

4. **O/18171/22** 1 Fraser's Ramp And 9 Shakery's Passage -- Proposed refurbishment and extension of existing residential building.
5. **O/18319/22** Atlas Views, Naval Hospital Hill -- Proposed community Masterplan for the development of external rear garden areas.
6. **F/18341/22** 41 Admiral's Place, Naval Hospital Road -- Proposed refurbishment of existing property as well as proposed construction of single story ground extension to the rear together with the construction a small outbuilding, a gazebo and enhancement to the garden.
7. **F/18385/22** 4-8 Morello's Ramp -- Proposed single storey extension to building.
8. **F/18440/22** 6/6 Castle Road -- Proposed construction of a new apartment building to incorporate a mix of 1, 2 and 3 bedroom apartments with terraces, lower level private parking, and associated ancillary works
9. **MA/18612/23** 1 Corral Road -- Proposed redevelopment of the existing 'Eurolife building' to provide a 120 bedroom hotel with restaurant and rooftop bar.

Consideration of proposed Minor Amendments including:

- *removal of all construction on the ninth floor level other than the south staircase walls and conversion to green roof/plant area instead of the approved roof terrace with a bar area.*

- *modification of the eighth floor level footprint to help compensate for the built-up area lost on the ninth floor and to incorporate the re-sited bar area;*
 - *reconfiguration of internal footprints throughout building to have a better use of space and increase the number of rooms in the hotel to 135.*
10. **MA/18642/23** 29 Devil's Tower Road, Lady Williams Centre and Anes Site -- Proposed construction of an aparthotel/serviced apartments building.

Consideration of proposed Minor Amendments including:

- *omission of basement level;*
- *amendments to ground floor layout, including the annex building as a separate space for additional storage areas and the incorporation of additional amenities such as enhanced bike store, a swimming pool, a gym, plus food and beverage areas;*
- *amendments to first floor layout including the addition of business office suites and occupiers' lounge amenities;*
- *updates to typical floor level layouts;*
- *top floor level layout updates with 15 additional units and a bio-solar roof replacing previously approved open bar with large sail covers and other areas;*
- *re-sited location for the two principal staircases and a reduction of the number of lifts from five to three;*
- *maintenance of overall building height, however, floor heights within this reduced in order to incorporate revised accommodation to compensate for the lost of the basement; and*
- *the introduction of large areas of green roof and plant area within an open roof deck.*

Minor and Other Works– not within scope of delegated powers

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

11. **F/18479/22** Little Bay Kiosk, Little Bay -- Proposed construction of replacement takeaway restaurant.
12. **F/18552/22** 1A Paradise Ramp -- Proposed construction of a roof terrace and external stair, as well as installation of a pergola and construction of a small additional extension into patio from kitchen at ground floor level.
13. **F/18554/22** 1107 Forbes 1848, 44-46 Devil's Tower Road -- Proposed installation of glass curtains.
14. **D/18613/23** 1/7 Bayside Road -- Proposed demolition of existing building.

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/18208/22** Penthouse 1, Nimbus House, Tradewinds -- Proposed removal of ducted HVAC system, replacing with multi-spit ac. conversion of redundant plant area into home office.
- Consideration of request to relax Building Regulations (A12).*
16. **F/18409/22** 4 South Barrack Mews, South Barrack Road -- Proposed refurbishment of existing property and installation of plunge pool in exterior patio.
17. **F/18446/22** 1 Carter House, Naval Hospital Road -- Proposed extension and minor internal alterations.
18. **F/18462/22** Flat 2, 6 Parliament Lane -- Proposed alterations and refurbishment of apartment premises.
19. **F/18519/22** House 7, 1 South Pavilion Road -- Proposed alterations to house.
20. **F/18574/22** 1A Ocean Heights -- Proposed change of use from office to storage units/stores.
21. **F/18583/22** 40 Kingston Court, Harbour Views -- Proposed installation of window behind honeycomb bricks in utility room and associated internal alterations.
22. **F/18595/23** McDonald's Restaurant, Europort -- Proposed alterations and refurbishment to play area/terrace.
23. **A/18599/23** Superdry, 42-44 Main Street -- Proposed replacement fascia sign.
24. **MA/18524/22** 2 Europa Mews, Europa Road -- Proposed minor alterations and extension to dwelling including new terrace.
- Consideration of proposed Minor Amendments including:*
- *less extensive scheme including enclosing the covered terrace area with glass curtains and adding another bathroom to the downstairs.*
25. **MA/18529/22** 10 and 11 The Island, Queensway -- Proposed internal and external alterations including replacement windows and enlarged swimming pool.
- Consideration of proposed Minor Amendments including:*
- *replacement of balustrade on back of building;*
 - *external landscaping amendments; and*

- *installation of glazed screen on the front of building*
26. **MA/18539/22** 345 Watergardens, Waterport Road -- Proposed extension conversion and minor alterations to penthouse apartment.
- Consideration of proposed Minor Amendments including:*
- *proposed change of material from glass to railings, to ensure the balustrade complies with the required height.*
27. **1555/ P/042/22** 115 Main Street -- Painting of ground floor façade and removal of dangerous damaged tiles.
28. **Any other business**

Chris Key

Secretary to the

Development and Planning Commission