

## THE DEVELOPMENT AND PLANNING COMMISSION

### AGENDA

Agenda for the 7th meeting of 2023 2023 to be held remotely via video conferencing on 29th June 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 4th meeting of 2023 held on 23rd March 2023, approval of the Minutes of the 5th meeting of 2023 held on 26th April 2023 and approval of the Minutes of the 6th meeting of 2023 held on 18th May 2023.

## Major Developments

2. **F/18637/23** 17 - 19 Devil's Tower Road and 5 Forbes Road -- Proposed construction of mixed used development comprising commercial, storage, car parking, residential accommodation and ancillary uses.  
*Follows on from Outline application.*
3. **D/18636/23** 17 - 19 Devil's Tower Road and 5 Forbes Road -- Proposed demolition of buildings.
4. **O/18665/23** 9-15 Bayside Road -- Proposed construction of a mixed-use development to include residential, retail and commercial facilities and car parking spaces and amenities.

## Other Developments

5. **O/18137/22** The Old Married Quarters, 4 Castle Road -- Proposed refurbishment and extension of the existing building into residential and store rooms.
6. **F/18239/22** St Andrew's Manse, 29 Scud Hill -- Proposed two storey top floor extension, replace existing two storey extension at the rear with new enlarged extension, associated internal alterations as well as external swimming pool with associated ancillary works.  
*Consideration of revised proposals following feedback from the Commission.*
7. **O/18247/22** Ragged Staff Magazine, 53 Queensway Road -- Proposed refurbishment of magazines and conversion for use as a commercial storage facility.
8. **F/18477/22** Westside/Bayside School, 45 North Mole Road -- Proposed installation of 4g micro radio equipment deployment.
9. **F/18543/22** 1A Line Wall Road -- Proposed single storey extension to existing building for residential units and ancillary works.
10. **O/18633/23** Lewis Battery (Former Pig and Poultry Farm), Queens Road Upper Rock -- Proposed construction of four rural cabins for touristic use.

11. **F/18740/23G** Europort Avenue, Europort Road And Eurocity Passage -- Proposed pedestrianisation and beautification works converting Europort Avenue into one way road, introduction of bicycle lane amenity spaces, kiosks, lighting, landscaping and other further improvements.

*GoG Application*

*Follows on from Outline application.*

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

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

12. **MA/18696/23G** 1 Bishop Caruana Road -- Proposed new elderly care nursing home to cater for 182 beds.

*GoG Application*

*Consideration of Minor amendments including:*

- *general alterations to the ground floor level with the removal of parking and vehicular access and addition of 9 x double bedrooms;*
- *removal of the main kitchen at first floor level with further addition of 9 x double bedrooms extra bedrooms (an increase from 182 to 200 bedrooms in total);*
- *relocation of restaurant to roof terrace level with extended area for kitchen; and*
- *updated elevations in order to modify the building from a traditional to a modular construction while maintaining the aesthetical appearance of the building as a whole.*

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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.**

13. **F/17658/21** 8 Admiral's Place Naval Hospital Road -- Proposed minor works including attic conversion and installation of new windows.

*Consideration of request to relax Part K Building Regulations to convert an attic to habitual room.*

14. **F/17676/21** 83 Irish Town -- Proposed internal reconfiguration of ground and first floor levels including the replacement of windows and shutters. Additional internal modification of upper floor levels as well as the construction of a new centralized plant and equipment room at roof level and rooftop pergola.

*Consideration of alternative uPVC window material to discharge*

*Condition 5 of Planning Permit No. 8117.*

15. **F/17834/21** 20 Prince Edward's Road -- Proposed refurbishment works to existing residential premises.  
*Consideration of colour scheme to discharge Condition No. 4 of Planning Permission No. 8214.*
16. **F/18039/21** 3 City Mill Lane -- Proposed internal refurbishment of third floor and communal areas, refurbishment of the building and proposed new extension at the roof level  
*Consideration of colour scheme to discharge Condition 2 of Planning Permission No. 8371.*
17. **F/18347/22** Unit 2, 113 Main Street -- Proposed conversion and change of use of office premises (Class A2) into a residential unit (Class C3).
18. **F/18461/22** 1/1 King's Street -- Proposed flat refurbishment including replacement of windows on a like-for-like basis and installation of ventilation grills.
19. **F/18488/22** Europa Road -- Proposed reinstatement of a section of collapsed retaining wall on east side of Europa Road.  
*Consideration of proposed cladding to discharge Condition 2 of Planning Permit No. 8584.*
20. **F/18510/22** 29 and 30 Rosbay Court, Naval Hospital Road -- Proposed amalgamation of two residential units.
21. **F/18521/22** 12 Gustavo Bacarisa, Glacis Estate -- Proposed change of use from takeaway to nursery.
22. **F/18557/22** 11 Parliament Lane -- Proposed refurbishment of ground floor stores.
23. **F/18558/22** 14 Flat Bastion Mews -- Proposed enclosure of patios on ground floor of residential building.
24. **F/18559/22** Flat B, Aston House, 13 Cumberland Road -- Proposed installation of new windows within terrace.
25. **F/18569/22G** Inces Hall Courtyard -- Proposed replacement of windows and doors at the old theatre cafe.  
*GoG Application*
26. **F/18579/22G** 1 Blackwatch House, Laguna Estate -- Proposed new extension to the rear and internal alterations to accommodate access requirements for resident with limited mobility.  
*GoG Application*

27. **F/18587/23** 10 Brympton Estate, South Barrack Road -- Proposed internal alterations and replacement of windows.
28. **F/18588/22** 908 Seashell House -- Enclose balcony with glass curtains.
29. **F/18591/23** Flat 5, 19 Cornwall's Lane -- Proposed internal alterations and replacement of windows.
30. **F/18598/23** 2a King's Yard Lane -- Proposed construction of utility room at roof level, roof terrace with pergola alterations to facade and fenestration and associated internal alterations.
31. **F/18608/23** External landlord area, Ocean Spa Plaza -- Retrospective application for the construction of storage cupboards.
32. **F/18616/23** Flat 4, 51 Main Street -- Proposed flat refurbishment including change of front door.
33. **F/18617/23** 3 Europa Road -- Proposed repairs to the damaged boundary wall between the Rock Hotel and the Alameda Gardens.
34. **F/18623/23** Promenade 44, Queensway Quay Marina -- Proposed relocation and refurbishment of four x historical cannons.
35. **F/18629/23** First Floor Mezzanine, Forbes 1848 -- Proposed creation of internal treatment rooms within the mezzanine area above the café and installation of feature wall signage.
36. **F/18641/23G** 308 Main Street -- Proposed refurbishment of restaurant (Class A3) and change of use to a flexible use of a bookshop (Class A1) and cafeteria (Class A3).
- GoG Application*
37. **F/18648/23G** Four Corners Residential Estate -- Proposed demolition and subsequent re-building of the guard house for safety reasons and associated access changes to the Estate
- MOD Project*
38. **F/18654/23** 182 Main Street -- Proposed refurbishment of façade.
39. **F/18668/23** 3 Gavino's Court -- Proposed small extension and internal alterations.
40. **F/18673/23** Unit 1220, Eurotowers -- Proposed replacement of existing windows and frames to feature two tilt and turn window per window set.
41. **F/18695/23** 405 Endeavour, 41 Both Worlds -- Retrospective application for installation of existing air-conditioning installation, removal of built in wardrobe and replacement of front door and windows.
42. **F/18708/23** Unit 6 Ocean Village Promenade -- Retrospective application

for internal refurbishment and replacement external signage.

43. **F/18709/23** Flat 24, Quay 29, 34 King's Wharf Queensway -- Proposed installation of an awning.
44. **F/18710/23** Flat 22, Quay 31, King's Wharf Queensway -- Proposed installation of a pergola and awnings.
45. **F/18747/23** 16 Poppy House, Waterport Terraces -- Proposed installation of a 2.04 x 1.38m aluminum window to close off an open utility room.
46. **F/18749/23** 518 Sand Dune House, Beach View Terraces -- Proposed installation of glass curtains
47. **F/18751/23** 4 Genista House, Europa Road -- Proposed replacement of all existing wooden framed windows and terrace doors with uPVC windows and terrace doors.
48. **MA/18353/22** 5A and 5B Hargraves Parade -- Proposed internal reconfiguration to convert two x existing dwellings into a single one as well as a rooftop extension includes swimming pool, garden and additional accommodation.

*Consideration of Minor amendments including:*

- *amendments to roof to incorporate sedum roof and solar panels together with the final lift overrun;*
- *internal layout amendments; and*
- *landscaping reconfiguration.*

49. **MA/18363/22** House 9, Atlas Views, 8 Naval Hospital Hill -- Proposed alterations extension and refurbishment of property.

*Consideration of Minor amendments including:*

- *installation of a new green wall and temporary privacy fence to garden.*

50. **MA/18624/23** 23 Willis's Road -- Proposed extension and associated works.

*Consideration of Minor amendments including:*

- *change of entrance to ground floor flat; and*
- *modification to entrance of property occupying first and second floors of the building.*

51. **1555/ P/044/23** Ince's Hall, 310 Main Street -- Refurbishment and painting of façades to entire building including removal of street art.

52. **1555/ P/045/23** 18/2 Castle Steps and 2C Willis's Road -- 18/2 Castle Steps and 2C Willis's Road -- Refurbishment including render and painting of north and west elevations of property.

53. **1555/ P/046/23** 62-74 Governor's Street -- Refurbishment, rendering and

- painting of north and east elevations of property.
54. **1555/ P/047/23** 63 Governor's Street -- Refurbishment, rendering and painting of west elevation of property.
55. **Any other business**

**Chris Key**

**Secretary to the**

**Development and Planning Commission**