

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 8th meeting of 2023 to be held remotely via video conferencing on 27th July 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)

Mr J Celecia
(Minute Secretary)

Approval of Minutes

1. Approval of Minutes of the 6th meeting of 2023 held on 18th May 2023 and approval of the Minutes of the 7th meeting of 2023 held on 29th June 2023.

Matters Arising

2. **MA/18481/22** Europa Business Centre and Old Power Station, Chimney Corner, Dockyard -- Proposed refurbishment of three areas of the dockyard for use as workshops and storage.

Consideration of proposed Minor Amendments including:

- *increase of the three height between slabs;*
- *extension of slab area at mezzanine level in AADS Building;*
- *incorporation of a new staircore;*
- *removal of the double height in the entrance area;*
- *incorporation of a plant room on ground floor and a chimney;*
- *ventilation chimneys through the roof now added as well as paint booth ventilation;*
- *general layout re-arranged in PFC building;*
- *floor area increased due to new offices floor proposal;*
- *annex building now fully maintained keeping first floor level shape cantilever; and*
- *three of the existing openings located in the external wall to be reused for windows.*

Major Developments

3. **F/18746/23** The Showroom, 1A The Square (and Car Park) Marina Bay -- Proposed construction of a 150 room hotel over existing car park with resort area and suite offices.
4. **O/18752/23** Site to the rear of The Cross of Sacrifice Monument and space above the existing Park & Ride building on Devil's Tower Road -- Proposed development comprising a new educational establishment (Class D1), offices (Class A2), a cafeteria at ground floor (Class A3), a new level of parking to accommodate the new homes and offices with three to five floors of residential units (Class C3) above the car park to include rooftop amenities and pool. The proposals also include lift accesses to residential units at ground level and upgrading and enhances landscaping of the façade of the existing parking facing Devils Tower Road.

Other Developments

5. **F/14995/17** 16 Europa Mews, Europa Road -- Proposed construction of single storey pergola hut.
6. **F/17548/21** My Wines, 11 & 12 Chatham Counterguard -- Proposed installation of bioclimatic pergolas to rooftop terrace.

7. O/18171/22 1 Fraser's Ramp And 9 Shakery's Passage -- Proposed refurbishment and extension of existing residential building.
8. F/18225/22 4 Demaya's Ramp -- Proposed extension, conversion and refurbishment of building.
9. F/18404/22 62B Flat Bastion Road -- Proposed refurbishment and re-modelling of house and garden including construction of additional floor.
10. F/18628/23 St Michael's Cabin -- Proposed conversion of the existing flat roof to be used as an accessible roof terrace.
11. F/18630/23 Flat 5, Cheshire House, Buena Vista Estate -- Proposed construction of a single storey residential extension.
Follows on from Outline application.
12. D/18745/23 Fortress House, 7/9 Cathedral Square -- Proposed demolition of garages and ancillary constructions.
13. D/18794/23 9-15 Bayside Road -- Proposed demolition of nine buildings.
14. MA/18650/23 House 2, Atlas Views, 8 Naval Hospital Road -- Proposed extension, alterations and refurbishment of property.
Consideration of retrospective Minor Amendments including:
- *Installation of window on property boundary; and*
 - *Installation of glass balustrading within balcony terraces.*
15. MA/18721/23 7 Europa Road -- Proposed demolition of derelict casino and bund wall to provide a new apartment block of 111 high quality residences with multi storey car park and amenities.
Consideration of Minor Amendments including:
- *removal of lower and upper basement car parking;*
 - *redesign of car parking levels including half levels and one additional level of parking;*
 - *adjusted section heights for car park and accommodation levels so overall height is within the height approved in the original planning;*
 - *removal of rear condenser terraces; and*
 - *lower level planter added to Europa Road in front of the historic tanks.*

Minor and Other Works– not within scope of delegated powers

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

16. F/18580/22 Kiosk 1, 156 Main Street -- Proposed refurbishment of kiosk with shading umbrellas and tables and chairs.

Follows on from Outline application.

17. **F/18699/23** 32 Line Wall Road -- Proposed refurbishment of premises including extension to existing office areas at second floor level.
18. **F/18732/23** Old Mole Head Vaults, Waterport Road -- Proposed conversion of existing vaults into cafe with change of use from stores (Class B3) to food and drink (Class A3).
19. **F/18785/23G** Room opposite entrance to MOD just beyond Landport Tunnel -- Proposed Melon Diesel street art mural with associated repairs to the facade of the room.
GoG Application
20. **F/18801/23G** Plot of land North of Eastern Beach -- Proposed construction of a dog park facility.
GoG Application

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

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

21. **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 No. 7905.
22. **F/17400/21** Northern End of Eastern Beach, Eastern Beach Road -- Proposed timber kiosk.
Consideration of request to renew Supplemental Planning Permission No. 7979A.
23. **F/18032/22** 1B Engineer Road -- Proposed construction of swimming pool and roof garden.
24. **F/18328/22** Flat 1, 37 New Passage -- Proposed internal alterations and replacement of windows on a like-for-like basis.
25. **F/18484/22** 207-209 Main Street -- Proposed minor works associated with internal refurbishment, refurbishment of façade and terrace enclosure to property.
Consideration of details to discharge Conditions 2, 3 and 4 of Planning Permission No. 8520.
26. **F/18590/23** Bella Vista, 9 Mount Road -- Proposed refurbishment works

and ground floor extension.

27. **F/18602/23** 8 and 9 Cornwall's Court -- Proposed subdivision of one flat into two.
28. **F/18606/22** Carrick House, 6 St Christopher's Alley -- Proposed external works to stone boundary wall and installation of pergola in open terrace area.
29. **F/18618/23G** Camp Bay -- Proposed construction of a replacement storage hut.
- GoG Application*
30. **F/18637/23** 17, 18-19 Devil's Tower Road & 5 Forbes Road -- Proposed mixed used development comprising commercial, storage, car parking, residential accommodation and ancillary uses.
- Consideration of revised plans omitting projecting balconies on east elevation and replacement with Juliet Balconies in line with Commission's decision on application.*
31. **F/18655/23** 2 Cathedral Square -- Proposed construction of an extension at the rear of existing bedroom on the fourth floor, replace existing damaged fire escape stairs and associated ancillary works to include new stair flight from the second floor to third floor landing.
32. **F/18657/23G** Lathbury Windmill Hill Road -- Proposed installation of new balustrades (wood) and picnic tables.
- GoG Application*
33. **F/18660/23** 1019 Oleander Court, Sir William Jackson Grove -- Proposed installation of air conditioning unit.
34. **F/18662/23** 108 Main Street -- Proposed installation of shopfront, signage and internal alterations.
35. **F/18666/23G** Southport Gates -- Proposed installation of two new interpretation panes.
- GoG Application*
36. **F/18671/23** 2 Ebony Lodge, Montagu Gardens -- Retrospective application for minor alterations and refurbishment of apartment premises.
37. **F/18674/23** 293 Main Street -- Proposed conversion of roof deck into maintenance area.
38. **F/18684/23** Forbes Ground Floor Cafe -- Proposed fit-out of café and installation of signage.
39. **F/18685/23** 801 Grand Ocean Plaza, Ocean Village -- Proposed installation

of glass curtains.

40. **F/18692/23** 209 Rosia Plaza, Rosia Parade -- Proposed internal alterations and installation of external air conditioning units.
41. **F/18693/23** 21 Seashell House, Beach View Terraces -- Proposed installation of wooden pergola.
42. **F/18694/23** 17 Seashell House, Beach View Terraces -- Proposed installation of wooden pergola.
43. **F/18711/22** 403 Imperial Ocean Plaza -- Proposed installation of glass curtains.
44. **F/18723/23** 1102 Ocean Spa Plaza -- Proposed installation of glass curtains.
45. **F/18724/23** 1302 Majestic Ocean Plaza -- Proposed installation of glass curtains.
46. **F/18737/23** Jetty 3 and 4, North Mole, Main North Mole Road -- Proposed undertaking of essential works including fuel line replacement and diversion to related infrastructure.
47. **F/18758/23** Flat 61, Quay 29, King's Wharf -- Proposed extension to apartment.
48. **F/18763/23** 2.4.07 Rosemary Court -- Proposed installation of air conditioning unit.
49. **F/18767/23** 13C Elliott's Battery, Elliott's Close -- Proposed installation of a sun shade/awning with metal frame.
50. **F/18786/23G** Central Hall -- Proposed replacement of the current windows and door from main entrance with automatic doors.
51. **D/18744/23** 37 Line Wall Road -- Proposed demolition works to existing five storey building in line with approved applicaiton.
52. **MA/18716/23** 14 Mount Road -- Proposed demolition of existing dwelling and construction of new single dwelling.

Consideration of Minor amendments including:

- *Replace straight staircase back to spiral from first to second floor;*
- *Change eastern wall from glass balustrade to blockwork and construct new toilet and plant room additions to lift overrun at roof level;*
- *Minor fenestration changes to windows and doors at each level; and*
- *Reconfigured internal layout across different floors.*

53. **MA/18725/23** Europa Business Centre & Old Power Station, Chimney Corner, Dockyard -- Refurbish three areas of the dockyard for use as

workshops and storage.

Consideration of Minor amendments including:

- *Decrease in total sq m due to original mezzanine extension now removed (522 sq m)*
- *Extension towards training centre to accommodate secondary escape route (37 sq m)*
- *General layout rearrangement;*
- *Annex building layout now included (storage, office, changing rooms and toilets)*
- *Roof ventilation chimney removed from AADS building.*

54. **MA/18769/23** North Gorge, Europa Road -- Proposed construction of an eco-sustainable residential development comprising x 48 no. residential units, access roads, storerooms, extensive landscaping and other associated site works.

Consideration of Minor amendments including:

- *Small internal reconfiguration of houses 1-2, 8, 21, 22, 43 and 44.*
- *Updated layouts for house number 15, with basement added.*
- *Communal stores layout reconfigured as a result of this.*
- *Communal gym/pool building layout updated.*
- *External access stairs adjacent to dragon tree removed, with maintenance stair added below.*

Vertical slats to south elevation of oak houses removed.

55. **1555/049** 263 Main Street -- Proposed re-rendering of west elevation to property to replace tiling on entrance and surrounds on a like-for-like or similar basis.

56. **Any other business**

Chris Key
Secretary to the
Development and Planning Commission