

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 11th meeting of 2023 to be held remotely via video conferencing on 23rd November 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 Education, the Environment and Climate Change)

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 C Freeland
(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 Minutes of the 7th meeting of 2023 held on 29th June 2023 and approval of Minutes of the 10th meeting of 2023 held on 7th September 2023

Major Developments

2. **O/18702/23** West Place Of Arms, Corral Road & Devonport Apartments -- Proposed demolition of the existing apartment block, exposure of underlying fortifications, creation of new historic urban beautification area including cafes, restaurants and commercial units and, construction of a new residential development.

Other Developments

3. **Ref. 1569** Hassans Centenary Terraces -- Proposed enclosure of balconies with window units.
4. **F/17971/21** Blossom House, 12/3 Buena Vista Road -- Proposed attic conversion and associated external and internal alterations, installation of new window and door openings, addition of a plunge pool with decking and a seating area within existing external garden area, erection of a terrace on the 1st floor level and the conversion of a lower ground floor area into a summer room.
5. **F/18473/22** 16-18 Witham's Road -- Proposed internal refurbishment, internal alterations, rear extension and garage conversion.
6. **F/18530/22** Glacis Estate -- Proposed installation of photovoltaic panels.
7. **F/18531/22** Airport Facilities Building, Gibraltar International Airport -- Proposed installation of photovoltaic panels.
8. **F/18638/23** Flat 2, 1 Tudury's Steps -- Proposed construction of terrace level to building including installation of a spiral staircase, blocking up of an existing window opening, creation of a new window opening, installation of two x air conditioning units and cladding of the building envelope with an external wall insulation.
9. **F/18688/23** Rear of Watergardens, Block 6 Watergardens, Waterport Road -- Proposed construction of a new metal fence with gate.
10. **O/18755/23** 21 Moorland Mews, Ordnance Wharf, Queensway -- Proposed extension and roof access.
11. **F/18797/23G** 8 British Lines Road -- Proposed relocation of bureau de change.

GoG Application

12. F/18808/23 14/15 The Island, Queensway Quay -- Proposed garden refurbishment including new private swimming pool and outdoor dining area.

Minor and Other Works– not within scope of delegated powers

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

13. F/17271/20 4 Georges Lane -- Proposed two storey extension as well as refurbishment of common areas of building including installation of lift in courtyard.
Follows on from Outline application.
14. F/18759/23 10 Little Genoa, 21 Sir Herbert Miles Road -- Proposed conversion and refurbishment of dwelling including side extensions.
15. F/18839/23 St. Andrew's Manse, 29 Scud Hill -- Proposed replacement of the existing pitched roof with a new pitched roof to include loft accommodation and incorporate roof skylights and solar roof panels.
16. F/18859/23 Victoria Residency, Brympton, Europa Road -- Proposed restoration and structural repairs of external balconies and introduction of new glass balustrading to balconies in the entire building.

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

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

17. F/17869/21 Block 2, 22/24 Willis's Road -- Proposed re-development of building including extension and refurbishment throughout.
Consideration of colour samples and finishes to discharge Condition 3 of Planning Permission No. 8307.
18. F/18349/22 1 Highcliffe House, Europa Road -- Proposed internal alterations and installation of glass curtains to terrace.
19. F/18428/22 806A Ocean Heights -- Proposed refurbishment of existing apartment including replacement windows.
20. F/18429/22 806 Ocean Heights, Queensway -- Proposed internal alterations and change of windows.
21. F/18430/22 3 Shaker's Passage -- Proposed minor alterations and refurbishment of apartment.

22. **F/18484/22** 207-209 Main Street -- Proposed minor works for internal refurbishment and terrace enclosure.
Consideration of grille to screen air conditioning units located on facade of building to discharge Condition 4 of Planning Permission No. 8520.
23. **F/18491/22** 12 - 18 Cemetery Road -- Proposed encapsulation of warehouse roofs (roof repairs).
24. **F/18643/23** Midtown Coach and Car Park -- Proposed installation of mobile radio equipment deployment.
25. **F/18662/23** 108 Main Street -- Proposed new shopfront, signage and internal alterations.
26. **F/18676/23** 4, 36 Old Brympton Close, South Barrack Road -- Retrospective application for terrace conversions on patio and roof terrace levels.
27. **F/18720/23** 26 Admiral's Place, Naval Hospital Road -- Proposed loft conversion and other house alterations.
28. **F/18731/23** 17 Fremantle Court, Harbour Views Road -- Retrospective application for internal alterations and the replacement of windows.
29. **F/18743/23** 5 Old Brympton Close -- Proposed extension of first floor dining room.
30. **F/18750/23** Cepsa Petrol Filling Station, 20 Winston Churchill Avenue -- Proposed relocation of existing signage totem.
31. **F/18774/23G** South District Senior Citizens Social Club, 7 Naval Hospital Road -- Proposed installation of access ramp and rearrangement of parking.
GoG Application
32. **F/18780/23** 305 Basha Lodge, Mons Calpe Mews -- Retrospective application for the installation of glass curtains.
33. **F/18806/23** 190-192 Main Street -- Proposed refurbishment of shop.
34. **F/18827/23** 8-10 St Joseph Road -- Proposed dismantling of garage and building of perimeter wall.
35. **F/18829/23** 56 Governor's Street -- Proposed installation of a lift in the internal lightwell of the building.
36. **F/18832/23** 224 Peninsular Heights -- Proposed installation of glass curtains.
37. **F/18834/23** 1 Rosia Court, 21-23 Rosia Road -- Proposal internal alterations and installation of roofing sheets.

38. **F/18836/23** Unit 17A Ragged Staff Wharf, Queensway Quay -- Proposed replacement of glass curtains on a like-for-like basis.
39. **F/18838/23** Second Floor, 12 North Mole Road -- Proposed installation of VHF antenna.
40. **F/18840/23** Flat 2 Poppy House, Waterport Terraces -- Proposed installation of an awning.
41. **F/18842/23** 9 Tuckeys Lane -- Proposed installation of exterior awning.
42. **F/18848/23** 9 Calpe Barracks -- Proposed loft conversion to residence and ancillary works including the installation of sky lights and photovoltaic panels.
43. **F/18852/23** Unit A, 19 North Commercial Estate, Neil Pinero Road -- Proposed minor internal and external alterations to existing structure.
44. **F/18856/23** 51 Main Street Stores -- Proposed conversion of four stores in an office.
45. **F/18862/23** 38 Cormorant Wharf, Queensway -- Retrospective application for changing two x terrace doors to two x fixed windows.
46. **F/18874/23** House 4, The Island Queensway -- Proposed internal alterations, minor external adjustment to windows (kitchen and living room), installation of new glazed screen to rear terrace and realignment of rear bedroom window at first floor.
47. **F/18875/23** Curry and Sushi, Block 1, Watergardens -- Proposed change of use from public highway to tables and chairs area.
48. **F/18877/23** Unit 53, Harbours Deck, New Harbours -- Proposed refurbishment and refit of unit and installation of air conditioning units.
49. **F/18879/23** Flat 1001, Forbes 1848, 44-46 Devil's Tower Road -- Proposed installation of glass curtains.
50. **F/18880/23** 7 Cormorant Wharf Queensway -- Proposed installation of glass curtains.
51. **D/18789/23** The Showroom, 1A The Square, Marina Bay -- Proposed demolition of a single storey former car showroom.
52. **D/18853/23G** 9 Catalan Bay -- Proposed demolition of industrial unit.
53. **A/18102/22** Music Corner Ltd, 114 Main Street -- Retrospective installation of shop signage.
54. **A/18600/23** 13 Engineers Lane -- Retrospective installation of projecting sign.
55. **A/18726/23** Cooperage Lane between Cafe Roxy/ICC Irish Town -- Proposed installation of banner to advertise Pancreatic Cancer

Awareness Gibraltar.

56. **A/18776/23** Get Joost, Kiosk 4 Casemates Square -- Proposed sandwich board.
57. **A/18828/23** Turicum, 315 Main Street -- Proposed installation of fascia and projecting sign.
58. **A/18841/23** 241 Main Street -- Proposed installation of shop sign.
59. **A/18866/23** 65 Governors Street -- Proposed installation of shop sign.
60. **A/18914/23** Casemates Balcony -- Proposed installation of banner to advertise World Pancreatic Cancer Day.

61. **MA/17355/21** House 1, 8 Naval Hospital Hill -- Proposed refurbishment of house.

Consideration of Minor Amendments including:

- *proposed landscaping works in rear garden to create patio and decking areas.*

62. **MA/18553/22** British Lines Road -- Proposed construction of a new Cepsa petrol filling station.

Consideration of Minor Amendments including:

- *new perimeter wall design;*
- *new cladding;*
- *additional external door to rear façade;*
- *new glazed recessed main entrance;*
- *new height limitation barrier to eastern side parking bays;*
- *increased vehicular entrance width between pavements;*
and
- *re-location of totem.*

63. **MA/18716/23** 14 Mount Road -- Proposed demolition of existing dwelling and construction of new single dwelling.

Consideration of Minor Amendments including:

- *garage slab extension;*
- *ground floor plant room alterations;*
- *first floor balcony extension;*
- *roof level planters; and*
- *roof level toilet, plant room and kitchen area.*

64. **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.

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; and
- Vertical slats to south elevation of oak houses removed.

Consideration of permeable pavement details to discharge Condition No. 13 of Supplemental Planning Permission No. 8128C.

65. **MA/18775/23** 3 Irish Place -- Proposed works to building including extension/enclosure of existing third floor terrace, change of use of office unit (Class A2) to residential (Class C3), creation of new toilet on lower ground floor, relocation of utility services to front of entrance of building and subdivision of existing first floor office into three office units.

Consideration of Minor Amendments including:

- proposed extension/enclosure of existing 3rd floor terrace;
- change of use of office unit to residential; and
- subdivision of existing first floor office in to three individual office units.

66. **MA/18804/23** 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 Minor Amendments including:

- Installation of in situ concrete staircase from first to second floor level; and
- proposed internal reconfiguration of second floor level.

67. **1555/P/049/23** 12 George's Lane -- Proposed refurbishment and re-rendering of north elevation to property and surrounds.

68. **1555/P/051/23** 5 College Lane -- Proposed refurbishment, re-rendering and repainting of façade to property and surrounds.

69. **Any other business**

Chris Key
Secretary to the

Development and Planning Commission