

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 3rd meeting of 2024 to be held remotely via video conferencing on 29th February 2024 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 1st meeting of 2024 held on 10th January 2024 and Approval of Minutes of the 2nd meeting of 2024 held on 25th January 2024.

Matters Arising

2. **F/18350/22** Acelia Cottage, 59 Europa Road -- Proposed refurbishment and extension to dwelling.

Major Developments

3. **O/18766/23** Victualling Yard Storehouse, Rosia Bay -- Proposed refurbishment of the property and change of use to provide an oceanic display and research centre in Victualling Yard Storehouse including the proposed extension of the building to provide an additional floor.
4. **F/19030/23** 9-15 Bayside Road -- Proposed construction of Phase 1 of the Bayside Central Development comprising the construction of the basement car parking and ancillary facilities, with access/egress via Bayside Road.
5. **O/19022/23G** North Mole Road (Adjacent to Gea Power Station) -- Proposed removal of existing back up diesel generator and replacement with new battery energy storage system (class b2) and new south boundary wall.

GoG Application

Other Developments

6. **O/18565/22** 7 Morello's Ramp -- Proposed redevelopment of existing residential villa and the construction of three additional town houses to provide four town houses on the site.
7. **F/18869/23** 6 Prince Edwards Gate Views -- Proposed extension to building on existing roof terrace to form an additional apartment.
8. **F/18916/23** 2 Governor's Parade -- Proposed installation of pergola with glass curtains to cover existing ground floor veranda terrace.

Minor and Other Works– not within scope of delegated powers

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

9. **F/18719/23** 1 Library Villas, 14 Library Gardens -- Proposed internal and external alterations to property including construction of roof

- level terrace and conversion of second floor attic into habitable room with en-suite and proposed dormer window to allow access onto proposed terrace as per approved arrangement on adjacent property.
10. **F/18851/23** 3 Phillimore House, Buena Vista Estate -- Proposed installation of awning and side awning on front balcony of the property.
 11. **O/18953/23** 4 Alma House, 311 Main Street -- Proposed conversion and change of use of the residential duplex apartment (Class C3) into offices (Class B1) for Turicum Bank including refurbishment and roof extension, with new link connection to Turicum House.
 12. **F/19040/24** Cathedral of St Mary the Crowned, 215 Main Street -- Proposed roof replacement and installation of roof access hatch.
 13. **A/18934/23** 3 Engineer Lane -- Proposed installation of 3D lettering and Coat of Arms

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

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

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14. **F/16357/19** 18-20 Town Range -- Proposed conversion of ground floor rear workshop and rear storage unit to residential use, construction of extension and associated internal and external alterations to refurbish property.

Consideration of railings and landscaping to discharge Condition 2 and Condition 8 of Planning Permit No. 7475B.
 15. **F/17637/21** Flat 2, 55 Flat Bastion Road -- Proposed loft conversion and storey extension involving refurbishment of building, new solar panels and green roof elements and new terraces.

Consideration of revised proposed plans to comply with Subcommittee recommendations.
 16. **F/18404/22** 62B Flat Bastion Road -- Proposed refurbishment and re-modelling existing house and garden with additional floor.

Consideration of revised plans omitting encroaching windows.
 17. **F/18405/22** 602 Basha Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
 18. **F/18542/22** Flat 4, 15-19 South Barrack Road -- Proposed single storey extension with roof terrace.

Consideration of revised proposals for parapet wall to discharge Condition 2 of Planning Permission No. 8593.

19. **F/18740/23G** Europort Avenue, Europort Road and Eurocity Passage -- Proposed pedestrianisation and beautification works, converting Europort Avenue into one-way road, introducing bicycle lane, amenity spaces, kiosks, lighting, landscaping and further improvements.
- GoG Application*
- Consideration of details to discharge of conditions 6, 8, 16 and 18 of Planning Permission No. 8749.*
20. **F/18865/23** Camp Bay Road -- Proposed construction of new refuse bin enclosure containing 4 x 1100 litre refuse bin containers.
21. **F/18870/23** 14/15 The Island, Queensway Quay -- Proposed removal of second floor balcony partition wall.
22. **F/18968/23** Commercial Units, Eurocity Passage -- Proposed change of use of existing units to shops (Class A1) and/or food and drink (class A3) and external alterations including installation of shop fronts.
23. **F/18970/23** House 14, Shorthorn Farm Estate Europa Road -- Proposed removal of existing landmass in private garden replaced with a new reinforced concrete structure for supporting the existing retaining wall and installation of a new metal staircase to access St Bernard's Road.
24. **F/18978/23** 12/1 City Mill Lane -- Proposed conversion of office premises into a residential unit.
25. **F/18982/23** 19 Horse Barrack Lane -- Proposed change of use from barber shop to patisserie shop.
26. **F/18986/23** 43/2A Governor's Street -- Proposed conversion works of store and apartment into single residential unit.
27. **F/18987/23** 43/6 Governor's Street -- Proposed minor internal alterations and refurbishment including new windows.
28. **F/18988/23** 51/4 Governor's Street -- Proposed subdivision of existing apartment into two apartments.
29. **F/18990/23** 4 Marigold House, Waterport Terraces -- Proposed installation of air conditioning units.
30. **F/18991/23** 1 Clifftop House, Windmill Hill Road -- Retrospective application for the formation of a small-tiled terrace and the proposed installation of a sturdy railing fence around the terrace.
31. **F/18992/23** 10 Quay 27, King's Wharf -- Proposed installation of awning on balcony.

32. **F/19011/23** Unit G6, Ground Floor, ICC Casemates -- Proposed refurbishment and subdivision of the existing commercial unit including minor internal fitting out alterations and installation of fascia signage.
33. **F/19013/23** 401 Forbes 1848, 44-46 Devil's Tower Road -- Proposed installation of glass curtains.
34. **A/18965/23** Holland & Barrett, 160 Main Street -- Proposed installation of replacement fascia sign and projecting sign.
35. **A/18983/23** NP Estates, 31/33 City Mill Lane -- Proposed installation of fascia sign.
36. **A/19053/24** 9-15 Bayside Road -- Proposed hoarding advertisement.
37. **A/19063/24** Café Louis, 184 Main Street -- Retrospective application for installation of sandwich board.
38. **A/19083/24** Parson Lodge, Rosia Road (Natural History Museum) -- Proposed installation of banner to promote a World Wildlife Day event.
39. **MA/18898/23** Europlaza Building Rear Service Road -- Proposed construction of stores for residents of Europlaza.
- Consideration of minor amendments including:*
- *addition of four additional stores.*
40. **MA/18901/23** House 10, 8 Naval Hospital Hill, Atlas Views -- Proposed extension, alterations and refurbishment of property.
- Consideration of Minor Amendment including:*
- *reconfiguration of residential unit throughout due to incorporation of new lift.*
41. **Any other business**

Chris Key

Secretary to the

Development and Planning Commission