

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 5th meeting of 2024 to be held remotely via video conferencing on 27th March 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 Neale
(Minute Secretary)

Approval of Minutes

1. Approval of the Minutes of the 3rd meeting of 2024 held on 29th February 2024 and Approval of the Minutes of the 4th meeting of 2024 held on 21st March 2024.

Matters Arising

2. **F/18809/23** 6/6 Castle Road -- Proposed construction of new private and commercial storage units and associated ancillary works.

Major Developments

3. **F/19028/23** 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 *Follows on from Outline application.*
4. **O/19075/24** 20/22 Queensway -- Proposed construct a mixed use development comprising of residential, commercial, retail and a park with amenities.

Other Developments

5. **F/19003/23** 33 Ocean Village Promenade -- Proposed internal refurbishment, replacement of awnings with glass curtains and replacement of signage.

Minor and Other Works- not within scope of delegated powers

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

6. **F/18843/23** Tradewinds, Bayside Road -- Proposed facade remediation works including removal of existing cladding, re-installation of fire barriers, and installation of new cladding to match existing.

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

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

7. **O/18282/22** Rock Gardens Main Building -- Proposed extension to building with 2 additional residential units, providing a new lift, plus

new gym and ancillary works.

Consideration of request to renew Outline Planning Permission No 8561.

8. **F/18848/23** 9 Calpe Barracks -- Proposed loft conversion to residence and ancillary works.

Consideration of revised proposals to introduce a new window on main elevation to address GFRS objection to proposed development and Subcommittee feedback.

9. **F/19058/24** 3 Europa View Terrace, 73 Europa Road -- Retrospective application for extension involving patio enclosure and new toilet.

10. **F/19103/23G** Sundial Roundabout, John Mackintosh Square, Trafalgar Cemetery, Pillars of Hercules and Europa Point -- Proposed installation of selfie posts.

GoG Application.

11. **A/19090/24** Unit A, The Tower, Marina Bay -- Retrospective change of existing fascia signage.

12. **MA/18716/23** 14 Mount Road -- 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.*

Consideration of render sample to discharge Conditions 2 and 3 of Supplemental Planning Permission No 4636B.

13. **MA/18951/23** North Gorge, Europa Road -- Proposed construction of an eco-sustainable residential development comprising 48 no. residential units, access roads, storerooms, extensive, landscaping and other associated site works.

Consideration of proposed minor amendments including:

- *displacement of Houses 26 - 28 westwards to observe more distance to the existing tree;*
- *design updates to House 40;*
- *design updates to bin store;*
- *internal layout update to House 12;*
- *definition of boundary wall rebuild between North Gorge*

- and Buena Vista Estate; and
- internal layout of stores updated.

and

Consideration of information to discharge the following conditions of Supplemental Planning Permission No. 8128C:

- Condition No 10 - Landscaping Phase 1 (partial);
- Condition No 19 - Nesting Boxes; and
- Condition No 25 - External Lighting.

14. **MA/19042/24** 9 Cannon Lane -- Proposed refurbishment of building and construction of a two-storey extension.

Consideration of Minor Amendments including:

- installation of fixed glazed Crittal styled windows in newly formed archway to match existing style to enclose walkways overlooking the internal court;
- reconfiguration of internal layouts to provide five x hotel rooms on each level from first to fourth floors (total 20 rooms);
- installation of bespoke fixed bar by specialists on the roof terrace level;
- installation of feature down-lighters; and
- adjustment to rear fire exit stairs and at ground floor level change to the opening direction of main entrance hall door and the entrance to the enclosed main staircase.

15. **MA/19093/24** Eurocity, Europort Avenue -- Proposed mix use development comprising 366 residential units in three towers with associated retail and commercial space, vehicular access, car parking, motorcycle and cycle parking, amenity areas, landscaping and public realm.

Consideration of Minor Amendments including:

- change of stamps to stairs on main access stairs to the commercial areas.

16. **1555/ P/053/24** 4B Maida Vale -- Refurbishment, re-rendering and repainting of façade columns to property and surrounds on a like-for-like basis.

17. **1555/ P/054/24** 17 Chatham Counterguard -- Refurbishment, re-rendering and repaint of façade of property and surrounds on a like-for-like basis.

18. **Any other business**

Chris Key
Secretary to the
Development and Planning Commission