

## THE DEVELOPMENT AND PLANNING COMMISSION

### AGENDA

Agenda for the 6th meeting of 2024 to be held remotely via video conferencing on 25th April 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 the Minutes of the 3rd meeting of 2024 held on 29th February 2024, Approval of the Minutes of the 4th meeting of 2024 held on 21st March 2024 and Approval of the Minutes of the 5th meeting of 2024 held on 27th March 2024.

## Major Developments

2. **MA/19061/24** 9 Devil's Tower Road, 5 Lady Williams Close -- Proposed construction of an aparthotel.

*Consideration of minor amendments including:*

- updates to ground floor layout including occupiers lounge area;
- updates to first floor layouts including reduced area and changed layout to communal toilets and additional offices in approved occupier's lounge which has moved to the ground floor;
- minor internal layout changes in some apartments throughout building;
- added plant area at eleventh floor; and
- change of colours to the façade of the building.

3. **F/19084/24** 9 Devils Tower Road, 5 Lady Williams Close -- Proposed twelfth floor extension over part of the building footprint

## Other Developments

4. **F/18330/22** Flat 1, 6 Gavino's Passage -- Proposed change of use of a garage to an office space.

*Referred by Subcommittee*

5. **F/18538/22** 3A Gardiner's Road -- Proposed demolition and redevelopment of dwelling into apartments

*Follows on from Outline application.*

6. **O/18952/23** Garrison House, 3 Library Ramp -- Proposed one storey extension including roof terrace with green roof and photovoltaic panels and new lift in light well.

7. **F/18999/23** St. Paul's Church, Varyl Begg -- Proposed extension into the southern patio area to create a parish hall and ancillary rooms.

8. **F/19033/24** 7 Red Sands Road -- Proposed addition of new canopy roof to padel courts with aluminum frame and canvas cover.

9. **F/19059/23** Unit G26, Europa Business Centre Queensway -- Proposed minor internal and external alterations comprising of the removal of existing stairwell, creating a new entrance, relocation of existing palm and yucca trees, addition of a porta cabin and a ramp and relocation/re-incorporation of naval artifacts with associated alterations to existing premises/site.

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

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

10. **F/15668/18** Signal Hill Upper Rock Cable Car Station and Grand Parade Lower Station and Upper Rock Intermediate Towers -- Proposed demolition of existing upper and lower cable car stations and three intermediate towers and replace with new station buildings and two intermediate towers and installation new cable car system.
- Consideration of request to renew Planning Permission No. 7922.*
11. **F/19081/24** 2 South Walk, Europa Walks Estate -- Proposed minor alterations and refurbishment to premises.
12. **F/19086/24** Loreto Convent School -- Proposed refurbishment of the performance hall.
13. **F/19092/24** Penthouse 1804, E1, 92 Devil's Tower Road -- Proposed installation of box awning.
14. **F/19096/24** Archbishop Amigo House, Glacis Estate -- Proposed installation of photovoltaic panels.
15. **F/19125/24G** Macmillan House, Tank Ramp -- Proposed refurbishment works installation of external wall insulation and render, installation of new windows and a new mono pitch roof, installation of new open 'baskets' for the air conditioning units and dryline clothes and minor reparations for the patio.
- GoG Application*
16. **F/19126/24G** Tankerville House, Tankerville Road -- Proposed refurbishment works installation of external wall insulation and render, installation of new windows and a new mono pitch roof, installation of new open 'baskets' for the air conditioning units and dryline clothes and minor reparations for the patio.
- GoG Application*
17. **MA/18994/23** House 2 The Arches, 11/2 South Barrack Road -- Proposed

extension to building and new lift access.

*Consideration of retrospective minor amendments including:*

- *modified accesses around lift areas and new terrace/flat roof.*

18. **MA/19023/23** House 3 The Arches, 11 South Barrack Road -- Proposed single storey extension to dwelling with new stairs and lift and ancillary works.

*Consideration of retrospective minor amendments including:*

- *creation of a new family room as part of covered roof terrace.*

19. **MA/19123/24** 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 minor amendments including:*

- *updated design of house 40;*
- *house 42 typology changed to a fig type without a lift;*
- *houses 39 - 48 stairwell volume revised;*
- *updated layout and terrace extension to house 9; and*
- *perimeter screening along Europa Road added.*

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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.**

20. **F/17860/21** 6 Convent Ramp -- Proposed studio apartment with swimming pool and parking areas / garage for extended family use.
21. *Consideration of application following Ministerial approval of parking arrangements.*
22. **F/17985/22** Units 1 and 2, 9 Hargraves Parade -- Proposed change of use from residential to storage use.
23. **F/17986/22** Unit 3, 9 Hargraves Parade -- Proposed change of use from residential to storage.
24. **F/18530/22** Glacis Estate -- Proposed installation of photovoltaic panels on the roof areas.

*Consideration of Aeronautical issues to discharge Condition No. 2 and Condition No.4 of Planning Permission No. 8793A relating to glare and glint issues on the Airfield.*

25. **F/18548/22** 36 City Mill Lane -- Proposed barber shop.  
*Consideration of completed facade works retaining timber fenestration.*
26. **F/18680/23** 15 Scud Hill – Proposed residential refurbishment and extension.  
*Consideration of revised plans omitting Juliet balconies and reducing top floor overhang as requested by the Commission.*
27. **F/18727/23** 29 Admiral's Place, Naval Hospital Road -- Proposed erection of pergola on rear patio.
28. **F/18779/23** 115 Main Street -- Proposed refurbishment of shop premises, including new signage and shop-front.
29. **F/18791/23** 240-248 Main Street -- Proposed refurbishment of external building facades, including installation of new render, removal of redundant services and installation of new windows and shutters.
30. **F/18817/23** Cloister House, 1 Fountain Ramp -- Proposed full facade renovation on both northern and western elevations including the refurbishment of all existing balconies, window and shutters.  
*Consideration of revised plans following site meeting with Town Planning and heritage bodies.*
31. **F/18958/23** 12/13 Trafalgar House -- Retrospective application for amalgamation of two residential units.
32. **F/18962/23** 54 Governor's Street -- Proposed amalgamation of two units and change of use from shop (Class A1) to food and drink (Class A3).
33. **F/18985/23** 203 Express Lodge, Mons Calpe Mews -- Proposed installation of glass curtains and internal alterations.
34. **F/19002/23G** Knights Court, Upper Witham's Road -- Proposed refurbishment works including installation of external wall insulation and render, enclosure of roof terrace to make way for clothes drying areas, construction of new bin store and relocation of motorcycle spaces, replacement of old windows and provision for relocating air conditioning units to proposed balcony 'baskets' on west façade of building.  
*Consideration of colour scheme and sense of place considerations to discharge Condition No. 2 of Planning Permission No. 8823.*

35. **F/19035/23** 10 Library Gardens -- Proposed ground floor conservatory extension and ancillary works to residence and new courtyard access points.
36. **F/19038/23** Unit 2 And 5, 11 Castle Street -- Proposed refurbishment of restaurant.
- Consideration of proposed signage*
37. **F/19055/24** 101 Mayflower, 41 Both Worlds, Sir Herbert Miles Road -- Proposed minor alterations to form a new covered terrace.
38. **F/19056/24** House 4, Woodford Cottage, 22 Europa Road -- Proposed rear alterations to existing dwelling including plunge pool, terrace on ground floor with a wraparound balcony and side enclosure at first floor.
39. **F/19060/24** 1204 Ocean Spa Plaza, 17 Bayside Road -- Proposed installation of glass curtains.
40. **F/19064/24** Flat 13, 52 St. Jago's, Town Range -- Proposed extension of residential dwelling onto covered patio.
41. **F/19072/24** Triangular Area adjacent to The Anchorage -- Proposed provision of new GEA infrastructure to facilitate the previously approved swimming pool modification to parking layout and relocation of lamp post.
42. **F/19076/24** 26-30 Town Range -- Proposed internal works and external alterations.
43. **F/19077/24** 46 Gardiner's View, Europa Road -- Proposed extension to kitchen, removal of small balcony, installation of air conditioning and replacement and upgrade of existing windows and balcony doors.
44. **F/19091/24** 242, Block 2, Water Gardens -- Proposed replacement of lounge and bedroom doors and windows and kitchen window with uPVC ones with external colour to match existing.
45. **F/19094/24** 1 Trafalgar Heights, 50 Europa Road -- Retrospective application for the installation of glass curtains.
46. **F/19099/24** 2 Trafalgar Heights, 50 Europa Road -- Proposed installation of glass curtains.
47. **F/19101/24** Unit A Jumpers Building, Withams Road -- Proposed change of use from shop to gym including proposed signage.
48. **F/19112/24** 52 City Mill Lane -- Proposed change of use from beautician (Class A1) to bakery (Class A3).

49. **F/19122/24** 6 Gardiner's View, Europa Road -- Proposed installation of two x air conditioning units and associated screening.
50. **D/19066/24** 3 Secretary's Lane and 12 Governor's Lane -- Proposed demolition of existing building.
51. **A/18756/23** Unit 4, 4 Crutchett's Ramp -- Proposed installation of shop sign and projecting sign.
52. **A/19067/24** Gustavo Bacarisas Gallery Balcony -- Proposed installation of banner to advertise Gibraltar Body Art Festival to be displayed between 13<sup>th</sup> – 21<sup>st</sup> April 2024.
53. **A/19100/23** Opposite The Cathedral of Holy Trinity, Secretary's Lane -- Proposed installation of banner to advertise Ecofest 3.
54. **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.*

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

- *Condition No. 2 – pedestrian crossing details; and*
- *Condition No. 4 – external finish details for upper cladding of Buckthorn houses.*

55. **Any other business**

**Chris Key**

**Secretary to the**

**Development and Planning Commission**