

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 11th meeting of 2024 to be held remotely via video conferencing on 10th October 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 R Laposi
(Minute Secretary)

Approval of Minutes

1. Approval of Minutes of the 10th meeting of 2024 held on 5th September 2024.

Matters Arising

2. **F/19245/24** 2 Rosia Cottage, 38 Rosia Road -- Proposed construction of a side extension to the house as well as associated minor internal and external alterations.

Consideration of revised plans.

Major Developments

3. **F/19295/24** 9-15 Bayside Road -- Proposed construction of phase 2 of the development comprising the mixed-use development of residential accommodation, commercial office space, retail units and associated amenities.

Follows on from Outline application.

Other Developments

4. **F/19033/24** 7 Red Sands Road -- Proposed addition of new canopy roof to padel courts with aluminum frame and canvas cover.
Consideration of revised plans following Member's initial consideration of application.
5. **O/19204/24** Flat 1, 15-19 South Barrack Road -- Proposed two storey extension to building to provide two x additional two flats and the installation of a lift.
6. **O/19290/24** Parminter Place, 20 Hole In The Wall Road -- Proposed fit-out of vacant chambers for use as a secure storage facility including ancillary uses.
7. **F/19299/24** Atlantic Suites -- Proposed installation of telecommunications equipment on the roof of the building.
8. **F/19332/24** 21 East Walk, Europa Walks Estate -- Proposed extension and alterations to residence.
9. **MA/19361/24** Winston Churchill Avenue -- Proposed construction of a new residential building with apartments and day care center, an elevated playground area and a car park.

Consideration of Minor Amendments including:

- *reallocation of youth club, day care centre and offices;*
- *increased number of residential units from 40 to 58;*
- *updated access and egress via sortie road; and*
- *transformation of the elevated playground into a garden space.*

Minor and Other Works– not within scope of delegated powers

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

10. **F/19089/24** Cruise Liner Terminal -- Proposed installation of photovoltaic panels.
11. **F/19105/24** Northern End, Eastern Beach -- Proposed beachside bar and restaurant.
12. **F/19254/24** Atlas Views, Naval Hospital Hill -- Proposed community Masterplan for the development of external rear garden areas.
Follows on from Outline application.
13. **F/19260/24** 13 South Walk, Europa Walks -- Proposed alterations and extension to residence.
14. **F/19232/24** 69C and D Prince Edwards Road -- Proposed extension and alterations to residence.
15. **F/19328/24G** 9 Devil's Tower Road -- proposed enlargement of sub-station.
GoG Application.
16. **D/19306/24** Victoria Stadium, Winston Churchill Avenue -- Proposed demolition of sports stadium, petrol station, pumping station building and miscellaneous small structures.
Follows on from Outline application.
17. **MA/19324/24** Fortress House, 7/9 Cathedral Square -- Proposed development of an art gallery, children's art centre and café.

Consideration of Minor Amendments including:

- *interior alterations that have arisen as a result of site testing and design developments following the strip-out of the site including proposals to demolish various additional walls with mitigation measures proposed;*
- *improvements in construction strategy which minimize disruptions to the neighbors; and*

- *further setbacks in key areas of the site adjacent to neighbouring properties.*

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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| 18. | F/16313/19 | 50 Marina Court, Glacis Road -- Proposed replacement of windows throughout the property from aluminum to uPVC. |
| 19. | F/18687/23 | 13 Winston Churchill Avenue -- Proposed upgrade and refurbishment of existing fuel station including improved infrastructure, additional support services, rebranding and installation of new advertising. |
| 20. | F/19143/24 | Flat 2, 8-12 Danino's Ramp -- Proposed internal and external alterations. |
| 21. | F/19163/24 | O'Reilly's Bar, Leisure Island, Ocean Village -- Proposed construction of an external bar counter and canopy. |
| 22. | F/19226/24 | Unit 1C and 1D, Trafalgar House, Rosia Road -- Proposed internal refurbishment and conversion from motor shop and workshop (Sui Generis) into a leisure indoor children's recreational space (Class D2) with food and beverages/cafeteria area (Class A3).

<i>Consideration of discharge of Condition 2 (colour scheme), Condition 4 (fascia board details), Condition 5 (ship sign and signage), Condition 10 (predictive EPC) and Condition 13 (operational hours) of Planning Permission No. 8995.</i> |
| 23. | F/19287/24 | 10 Genista House, 53A Europa Road -- Proposed replacement of all windows. |
| 24. | F/19289/24 | GBC Broadcasting House, 22 Rosia Road -- Proposed installation of two microwave antennae on the roof. |
| 25. | F/19307/24 | Signal Hill -- Proposed installation of two new antennae on the transmitter mast replacing the two existing antennae. |
| 26. | F/19309/24 | 6 and 10, 1A Irish Town -- Proposed conversion and change of use of a residential apartment (Class C3) into a lawyers' office (Class A2) and extension to existing ground floor office. |
| 27. | F/19315/24 | Apartment 22, Quay 31 King's Wharf, Queensway -- Proposed installation of awnings to terraces. |
| 28. | F/19326/24 | 1400 Eurotowers -- Proposed replacement of single pane glass windows with uPVC double glazed units. |

29. **F/19327/24** Unit G7, Ground Floor, ICC -- Retrospective application for change of use from shop (Class A1) to food and drink (Class A3), internal fit-out and installation of external signage.
30. **F/19358/24** 42 Governors Street -- Proposed internal alterations and retrospective permission for terrace conversion works including installation of pergola and awning.
31. **A/19330/24** 88 Irish Town -- Proposed replacement of fascia sign.
32. **MA/18541/22** Ground Floor, 184 - 188 Main Street -- Proposed refurbishment of shopfront and carry out conversion of bar/cafe into bakery.
- Consideration of Minor Amendments including:*
- *removal of non-load bearing partition wall between admin offices and food preparation store; and*
 - *changing rear administration offices back to kitchen.*
33. **MA/19224/24** 2/2 Serfaty's Passage -- Proposed conversion of maisonette premises into three x residential units including extension.
- Consideration of proposed Minor Amendments including:*
- addition of a roof terrace accessible via the installation of a new spiral staircase.*
34. **MA/19313/24** 21 Willis's Passage -- Proposed extension to residence and associated alterations.
- Consideration of Minor Amendments including:*
- *omission of proposed extension and all associated works.*
35. **MA/19314/24** 2A King's Yard Lane -- Proposed construction of utility room at roof level, roof terrace with pergola alterations to facade and fenestration and associated internal alterations.
- Consideration of Minor Amendments including:*
- *Inclusion of habitable room and shower room at roof level; and*
 - *minor modifications to fenestration and internal layouts.*
36. **Any other business**

Chris Key

Secretary to the

Development and Planning Commission