

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 12th meeting of 2024 to be held remotely via video conferencing on 14th November 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 11th meeting of 2024 held on 10th October 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. **O/18943/23** 1C, 1D and 1E Europa Road -- Proposed demolition of three x existing dwellings and construction of a new residential development.

4. **F/19374/24G** 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

Follows on from Outline application.

5. **D/19306/24** Victoria Stadium, Winston Churchill Avenue -- Proposed demolition of sports stadium, petrol station, pumping station building and miscellaneous small structures.

Other Developments

6. **F/18170/22** 9 South Walk, Europa Walks Estate -- Proposed internal works, extension to property and patio alterations including new plunge pool.

7. **F/19098/24G** 4 Bishop Caruana Road -- Proposed construction of parcel post facility building.

GoG Application

8. **O/19237/24** Ottawa Chambers, 20 Dudley Ward Way -- Proposed fit-out of vacant chambers to be used as a shooting range and ancillary facilities.

9. **F/19251/24** 18 and 19 The Island, Queensway Quay -- Proposed erection of boundary wall between the properties.

10. **O/19288/24** 72-79 Catalan Bay -- Proposed single storey extension over an existing two x storey residential building with retention of existing commercial unit at ground floor level and a further extension to the rear to allow for a new circulation core.
11. **F/19294/24** 4 Stagoni Restaurant, Rosia Road -- Proposed installation of removable awning and decking to existing paved area to west elevation of existing kitchen area.
12. **F/19323/24** 17 South Walk, Europa Walks Estate -- Retrospective installation of window and proposed extension.
13. **D/19376/24G** Moorish Castle, Off Willis's Road -- Proposed demolition of 20th century prison blockwork with timber joisted roof covered with cement sheets and associated staircases and walls.

GoG Application

Minor and Other Works– not within scope of delegated powers

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

14. **F/18969/23** 19 West Walk, Europa Walks Estate -- Proposed installation of conservatory.
15. **F/19171/24** 16 Europa Mews, Europa Road -- Proposed extension and refurbishment works.
16. **F/19293/24** 4 Rosia Residence, 43 Rosia Road -- Proposed renovation of residential building, construction of two x small extensions and two x small outbuildings.
17. **F/19406/24** Laguna Youth Club, Glacis Estate -- Proposed refurbishment of existing youth club facilities and extension to provide a multi-purpose hall to the external terrace area above.
18. **F/19426/24** Eurocity, Europort Avenue -- Proposed change of use of ground floor commercial unit (Class A1/A2/A3) to office (Class B2).

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

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

19. **F/18324/22** 16 Seashell House, Beach View Terraces -- Proposed installation of a pergola.
20. **F/18489/22** Unit C, 67 Prince Edward's Road -- Proposed installation of

- roller garage door for use of void as storage and motorcycle parking.
21. **O/18633/23** Lewis Battery (Former Pig and Poultry Farm), Queens Road Upper Rock -- Proposed construction of four rural cabins for touristic use.
Consideration of request to renew Outline Planning Permission No 8643.
 22. **F/18714/23** Blocks 4, 5 and 6 Watergardens, Waterport Wharf -- Proposed remedial maintenance works including the application of new rendered façades of building as well as façade repairs, balcony repairs and waterproofing.
Consideration of proposed colour scheme.
 23. **F/18779/23** 115 Main Street -- Proposed refurbishment of existing shop premises, including new signage and shop-front.
Consideration of tile sample to discharge Condition 2 of Planning Permission No. 8933.
 24. **F/19036/24** Blocks 1, 2 and 3 Watergardens, Waterport Road -- Proposed remedial maintenance works and the application of new rendered facades of building and commercial units as well as façade repairs, balcony repairs and waterproofing.
Consideration of proposed colour scheme.
 25. **F/19086/24** Loreto Convent School -- Proposed refurbishment of the performance hall.
Consideration of partial discharge of Conditions 2 and 3 of Full Planning Permission No. 8930 relating to roof colour and finish and material of window shutters.
 26. **F/19249/24** Units 7A & 8 Ocean Heights Gallery -- Proposed amalgamation of units (Class A1 and Class A3) to create larger restaurant (Class A3) and new external area for tables and chairs.
 27. **F/19255/24** 5 Straits View Terrace, Europa Point -- Proposed replacement of dilapidated RC balustrade with glass balustrading.
 28. **F/19257/24** 8 East Walk, Europa Walks Estate -- Proposed relocation of windows and patio door and proposed internal alterations.
 29. **F/19266/24** Area Adjacent to 94 Devil's Tower Road -- Proposed removal of existing gate and replacement with a new vehicular and pedestrian gate in a set-back location.
 30. **F/19305/24** 50 Ragged Staff Wharf, Queensway Quay -- Proposed

refurbishment of existing apartment and replacement of all external windows and doors.

31. **F/19318/24** 41 Northview Terrace, Devil's Tower Road -- Proposed replacement of windows and installation of roller shutters.
32. **F/19392/24** Flat 3, 180 Main Street -- Proposed general refurbishment and subdivision of a two x bedroom flat into apartment into 1 x one bedroom and 1 x two bedroom flat.
33. **MA/18967/23** 3 King George V Ramp -- Proposed refurbishment and extension of vacant premises into a single family dwelling.

Proposed minor amendments including:

- *modifications to the interior layouts to suit client requirements;*
- *provision of an additional stop to the lift, with a 90° door to provide direct access to the rear garden;*
- *set-back to the south boundary of the premises to create a service corridor area;*
- *updated rear garden layout arrangement, with terraced areas to contain the steeply sloped terrain; and*
- *roof treatment to building extension changed from decking to a green roof.*

Consideration of discharge of condition 9 (meters relocation) and condition 11 (tree protection measures) of Supplemental Planning Permission No. 8220A.

34. **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-lighter; 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.*

Consideration of partial discharge of Conditions 3 and 4 of Full Planning Permission No. 8878 relating to materials and finishes.

35. **MA/19159/24** 29 and 30 Rosbay Court, Naval Hospital Road -- Proposed amalgamation of two residential units.

Consideration of Minor Amendments including:

- *reconfiguration of internal layouts.*

36. **Any other business**

Chris Key

Secretary to the

Development and Planning Commission