

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 13th meeting of 2024 to be held remotely via video conferencing on 12th December 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 12th meeting of 2024 held on 14th November 2024.

Matters Arising

2. None

Major Developments

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

Other Developments

4. **BA 9186** 16/18 Main Street -- Proposed Shop Refurbishment.
5. **F/18355/22** 1B Paradise Ramp -- Proposed refurbishment and extension to the existing property for use as a single dwelling.
6. **O/19006/23** 9A Gardiner's Road -- Proposed partial storey to existing property with roof terrace.
7. **F/19391/24** 9A Gardiner's Road -- Retrospective planning garden modifications and proposed wall, garden room and parking deck.
8. **O/19310/24** 55 Europa Road -- Proposed social club with restaurant, gym, recreational, residential and sporting facilities.
9. **F/19319/24** 4 Demaya's Ramp -- Proposed extension and refurbishment of building.
10. **F/19362/24** Ashtead Cottage, 10 Willis's Road -- Proposed alterations to existing house, outbuildings and garden, including re-construction of the car parking area.
11. **F/19373/24** 601 Arengo's Gardens, 10 Arengo's Palace Lane -- Retrospective installation of a pergola.
12. **F/19400/24** 607 Arengo's Gardens, 10 Arengo's Palace Lane -- Retrospective installation of a pergola and proposed installation of opaque glazed panels.
13. **F/19444/24** 602 Arengo's Gardens, 10 Arengo's Palace Lane -- Retrospective installation of a pergola.

Minor and Other Works– not within scope of delegated powers

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

14. **F/19384/24** Pizza Express, Ocean Village -- Proposed change of use from Sui Generis to (Class A3) food and drink involving the erection of an additional deck structure to increase terrace size and installation of new pergola to match existing.
15. **F/19404/24** 18 Shrine Walk, Europa Walks Estate -- Proposed construction of a first floor extension and associated internal and external alterations.
16. **F/19413/24** 21 South Walk, Europa Walks -- Proposed construction of a first floor extension and enlargement of windows.
17. **F/19432/24G** Varyl Begg Estate, Europort Road -- Proposed refurbishment of Malaya House, Ramilies House, Alert House and Repulse House including installation of external wall insulation and render and replacement of windows and doors as well as the provision of enclosures for air conditioning units plus additional balconies.
GoG Application
18. **F/19443/24G** Europa Point Sports Complex -- Proposed expansion of spectator seating.
GoG Application

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/18189/22** 24 Willis's Road -- Proposed refurbishment of an existing residential dwelling.
Consideration of revised West and North elevation omitting shutters and proposed solar panel on roof to discharge Conditions 2 and 3 of Planning Permission no. 8596
20. **F/18968/23** Commercial Units on Eurocity Passage, Eurocity -- Proposed change of use of existing units to shops (Class A1) and-or food and drink (Class A3), fitting shop front and shelf on core fit-out.
Consideration of shopfront sample to discharge Condition 4 of Full Planning Permission No. 8838.
21. **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

Consideration of installation of additional screening baskets on east and west elevations to discharge Conditions 2 and 3 of Planning Permission No. 8913.

- 22. **F/19141/24** 33 Admiral's Place, Naval Hospital Road -- Proposed loft alterations and installation of velux roof window.
- 23. **F/19193/24** 18 Admiral's Place, Naval Hospital Road -- Proposed installation of velux roof window.
- 24. **F/19200/24** Flat 1C, 116 Main Street -- Proposed change of use from office (Class B1) to Residential (Class C3) and associated internal and external alterations.
- 25. **F/19251/24** 18 and 19 The Island, Queensway Quay -- Proposed erection of boundary wall between the properties.
Consideration of revised plans to comply with Modification Order.
- 26. **F/19285/24** Commercial Unit B, Hassan Centenary Terraces -- Proposed fit-out of commercial premises into a nursery.
- 27. **F/19303/24** The Elliott Hotel, 2 Governors Parade -- Proposed conversion of conference facilities within hotel into a spa and wellness centre.
- 28. **F/19321/24** 16 South Walk, Europa Walks -- Proposed extensions and alterations to property.
Consideration of revised plans to comply with Modification Order.
- 29. **F/19325/24** Commercial Unit, Eurocity, Europort Avenue -- Proposed fit-out of vacant commercial unit into a Spa and Wellness Centre.
- 30. **F/19328/24G** 9 Devil's Tower Road -- Proposed enlargement of sub-station.
GoG Application
Consideration of revised plans reducing the size of the enlarged sub-station.
- 31. **F/19332/24** 21 East Walk, Europa Walks -- Proposed extension and alterations to residence.
- 32. **F/19333/24** 7 Bell Lane -- Proposed renovation of existing food and drink take-away and installation of signage.
- 33. **F/19344/24** House 8 Shorthorn Farm Estate, Europa Road -- Proposed extension, conversion and ancillary works.

34. **F/19347/24** 73 Rosia Dale -- Proposed loft conversion.
35. **F/19350/24** 902 Europlaza, Harbour Views Road -- Proposed installation of glass curtains.
36. **F/19366/24** 94-95 Ragged Staff Wharf -- Proposed amalgamation of two units and installation of safety grill on windows.
37. **F/19370/24** 6-12 Cannon Lane, Gibraltar -- Proposed Installation of a new pergola structure on existing rooftop open terrace.
38. **F/19381/24** Willis's Magazines, Willis's Road -- Proposed reinstatement of passive ventilators to roof and re-sealing of cracks on concrete roof structure.
39. **F/19388/24** 3 Vancouver Court, Harbour Views -- Retrospective application for internal alterations and enclosure of balcony with windows.
40. **F/19393/24** 17 Trafalgar Heights, Europa Road -- Proposed installation of glass curtains.
41. **F/19395/24** 1602 Grand Ocean Plaza, Ocean Village Ocean -- Proposed installation of glass curtains on balcony and a glass partition wall in the middle.
42. **F/19396/24** 4 Rock Rose House, Waterport Terraces -- Proposed replacement of windows and balcony doors.
43. **F/19397/24** Cafe Cyberworld, Unit 14-16 Ocean Heights Gallery -- Proposed extension of current kitchen facilities to include hot food preparation area and the installation of an extraction unit.
44. **F/19423/24** 19 East Walk, Europa Walks Estate -- Proposed installation of a fence within the north-facing patio.
45. **F/19435/24G** Harding's Battery Lookout -- Proposed installation of meteorological and visibility sensor with one microwave dish.
- GoG Application*
46. **A/19353/24** Opposite Cathedral of the Holy Trinity and Balustrade End of Queensway, Bottom of Ragged Staff -- Proposed installation of banner to advertise music festival.
47. **A/19447/24G** Ragged Staff Fences -- Proposed installation of banner to advertise Magic festival.
- GoG Application*
48. **A/19448/24G** Morrisons Roundabout -- Proposed installation of banner to advertise Magic festival.

- GoG Application*
49. **A/19449/24G** St Joseph's Road -- Proposed installation of banner to advertise Magic festival.
- GoG Application*
50. **A/19450/24G** Children's Park by Holy Trinity -- Proposed installation of banner to advertise Magic festival.
- GoG Application*
51. **A/19474/24** 22-24 Town Range -- Proposed installation of signage on building façade to advertise building project.
52. **MA/18551/22** Eastern Beach, Eastern Beach Road -- Proposed pedestrian promenade and stores.
- Consideration of minor amendments including:*
- *raising the proposed promenade and stores up to the existing parapet wall level.*
53. **MA/18721/23** 7 Europa Road -- Proposed demolition of derelict casino and bund wall to provide a new apartment block of 111 high quality residences with multi storey car park and amenities.
- Consideration of Minor Amendments including:*
- *removal of lower and upper basement car parking;*
 - *redesign of car parking levels including half levels and one additional level of parking;*
 - *adjusted section heights for car park and accommodation levels so overall height is within the height approved in the original planning;*
 - *removal of rear condenser terraces; and*
 - *lower level planter added to Europa Road in front of the historic tanks.*
- Consideration of render sample for approved concrete elements of eastern façade to partially discharge of Condition 7 of Supplemental Planning Permission No. 7506B.*
54. **MA/18899/23** 49-51 Engineer Lane -- Proposed extension, conversion and refurbishment work to building.
- Consideration of minor amendments including:*
- *addition of railings to roof;*
 - *amendments to stair core; and*
 - *change of colour scheme.*

55. **MA/19120/24** 107 - 108 Cumberland Terraces -- Proposed amalgamation of two apartments and associated internal alterations.
- Consideration of minor amendments including:*
- *retention of flats as a single dwelling and associated internal alterations.*
56. **MA/19268/24** 94 Devil's Tower Road -- Proposed construction of a two storey protective canopy with an adjoining 'link tunnel' providing pedestrian access from Devil's Tower Road to the entrance of the inner rock tunnels.
- Consideration of minor amendments including:*
- *removal of planter to mezzanine level; and*
 - *replacement of the translucent curtain wall with block-work wall on ground floor level.*
57. **MA/19352/24** Europa Business Centre & Old Power Station, Chimney Corner, Dockyard -- Proposed refurbishment of three areas of the dockyard for use as workshops and storage.
- Consideration of minor amendments including:*
- *various internal alterations to the layout of the buildings.*
58. **Any other business**

Chris Key

Secretary to the

Development and Planning Commission