

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 2nd meeting of 2025 to be held remotely via video conferencing on 20th February 2025 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

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 P Cosquieri
(Acting Deputy Town Planner)

Mr J Neale
(Minute Secretary)

Approval of Minutes

1. Approval of Minutes of the 1st meeting of 2025 held on 16th January 2025

Matters Arising

2. None

Major Developments

3. None

Other Developments

4. **A/19190/24** Ocean Village Main Entrance (Waterport Road) -- Proposed advertisement of Ocean Village and local eating establishments.
5. **F/19220/24** Units D & E 36 Rosia Road -- Proposed extension and replacement of roof.
6. **O/19291/24** 16 Flat Bastion Road -- Proposed conversion of residential building into three Town Houses with single storey extension, landscape roof, car park and access bridge.
7. **F/19308/24** Filomena House, Devils Tower Road -- Proposed installation of radio mobile equipment on the roof.
8. **F/19369/24** 3 - 4 Straits View Terrace Europa Point -- Proposed merging of no. 3 and 4 straits view into a single dwelling including the refurbishment and extension of the existing property.
9. **F/19436/24** North East & North West Stair Cores Leisure Island Business Centre -- Proposed construction of two staff apartments within the stair cores.
10. **F/19441/24** Cormorant Camber Boat Owner's Club Marina -- Proposed new berth extension.
11. **F/19453/24** 5 Straits Views Europa Point -- Proposed extension and subdivision of building into two residential units.
12. **F/19524/24** Road To The Lines -- Proposed single storey extension and refurbishment of buildings.
13. **F/19472/24** 24 West Walks, Europa Walks -- Proposed conservatory with

roof terrace.

14. F/19473/24 10 East Walk, The Walks -- Retrospective extension to property and patio.
15. F/19477/24 62B Flat Bastion Road -- proposed refurbishment and remodelling of house.

Minor and Other Works– not within scope of delegated powers

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

16. F/18505/22 2, Ashbourne Ramp, Buena Vista Estate -- Proposed front and rear extension with basement conversion and internal alterations.
17. F/19298/24 La Mamela Restaurant -- Proposed installation of telecommunications equipment.
18. F/19300/24 Sunrise View House, Eastern Beach -- Proposed installation of telecommunications equipment.
19. F/19301/24 Rock Hotel, 3 Europa Road -- Proposed installation of telecommunications equipment.
20. F/19360/24 Both Worlds Complex -- Proposed installation of telecommunications equipment.
21. F/19383/24 13 College Lane -- Proposed installation of telecommunications equipment.
22. F/19522/24 25 Admiral's Place -- Proposed extension and internal alterations works
23. F/19523/24 Elliot Hotel, 10-12 Governor's Parade -- Proposed deployment of mobile radio equipment for 4G, 5G and emergency communication services including the erection of three antenna masts.
24. MA/19411/24 22-24 Town Range -- Proposed refurbishment and redevelopment with new residential units, stores, swimming pool and ancillary areas.

Consideration of Minor Amendments including:

- *Extension on fourth floor towards Town Range which has been set back creating an additional residential unit;*
- *Relocation of swimming pool and pump room from ground floor to roof terrace;*
- *Relocation of solar panels;*
- *Inclusion of glass balustrade; and*

- *Relocation of AC units.*

25. **Any other business**

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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|-----|--------------------|---|
| 26. | F/16355/19 | 12 South Walk Europa Walks Estate -- Proposed extension and internal alterations. |
| 27. | F/16894/20 | Units 12,14,16 & 18 Cemetery Road -- Proposed demolition of existing warehouse to allow extension of adjacent warehouse including new offices.

<i>Renewal request of full planning permission no.7750a</i> |
| 28. | F/18427/22 | 51B Europa Road -- Proposed loft conversion, extension and other works to residence.

<i>Discharge of condition 2 (colour scheme) of planning permission no.8544</i> |
| 29. | F/18494/22 | 23 Shrine Walk, Europa Walks Estate -- Proposed replacement of existing external door, conversion of window to patio door and creation of new window of residential property. |
| 30. | F/19196/24G | Scud Hill Adjacent to Scud Hill Steps -- Proposed construction of an electrical/meter cabinet.

<i>Consideration of updated plans to address commission feedback.</i> |
| 31. | F/19259/24 | Unit G15, Europa Business Centre Queensway -- Proposed minor works and mezzanine deck. |
| 32. | F/19261/24 | Unit 3, 18 Castle Street -- Proposed change of use of store B3 to residential premises C3. |
| 33. | F/19273/24 | Villa 2, The Sanctuary, 3 Maida Vale Engineer Road -- Proposed modifications to the pool area, including landscaping and the addition of a free-standing sauna and steam room.

<i>Ratification of final landscaping plans in conjunction with F-19281-24</i> |
| 34. | F/19281/24 | Villa 2, The Sanctuary, 3 Maida Vale Engineer Road -- Proposed rooftop pergola and extension including landscaping.

<i>Ratification of final landscaping plans in conjunction with f-19273-24.</i> |
| 35. | O/19310/24 | 55 Europa Road -- Proposed social club with restaurant, gym, |

recreational, residential and sporting facilities.

Consideration of revised plans omitting nw balconies and creating a setback as requested by dpc.

36. **F/19336/24** Flat 2a, Second Floor, 16 Main Street -- Proposed internal alterations and refurbishment of premises
37. **F/19346/24** 30 Shrine Walk, Europa Walks Estate -- Proposed alterations to existing external door, window openings, installation of new windows and construction of a new first floor ensuite bathroom extension.
38. **F/19354/24** Flat 802, Basha Lodge, Mons Calpe Mews North Mole Road – Proposed installation of glass curtains and internal alterations.
39. **F/19355/24** Flat 707, Seagull Lodge, Mons Calpe Mews North Mole Road -- Proposed internal changes to the property and retrospective balcony enclosure with glass curtains
40. **F/19367/24** 20 Governor's Street -- Retrospective change of use from shop A1 to office A2.
41. **F/19387/24** Pent House 2d Cormorant Wharf -- Proposed Installation Of Glass Curtains.
42. **F/19403/24** Waterport Terraces, North Mole Road, Phase 2 Central Motorcycle Parking -- Proposed removal of low-level brickwork wall surrounding motorcycle parking in order to increase parking capacity.
43. **F/19412/24** Rodney House Unit 1A&B, Laguna Estate -- Proposed installation of two single ac condenser units above entrance canopy and signage.
44. **F/19418/24** Unit 5.27/5.29, World Trade Center, Bayside Road -- Proposed amalgamation of two office units.
45. **F/19420/24** 5C Cornwall's Parade -- Proposed change of use from residential C3 to office B1/storage B3.
46. **F/19421/24** 501 Forbes 1848 Devils Tower Road -- Proposed installation of glass curtains.
47. **F/19422/24** Flat 47, Cormorant Wharf Queensway -- Proposed installation of glass curtains.
48. **F/19425/24** 21, Main Street -- Proposed division of one residential unit into two.
49. **F/19434/24** 7 Ocean Village Promenade -- Proposed refurbishment and change of use from class A3 (food and drink) to an office in

class A2 (financial and professional services).

50. **F/19439/24** 1 Casemates House, Casemates Square -- Proposed replacement of existing windows.
51. **F/19440/24** Flat 808, Basha Lodge, Mons Calpe Mews North Mole Road -- Proposed installation of glass curtains.
52. **F/19446/24** 207 Both Worlds, Sandy Bay -- Proposed change of door and windows.
53. **F/19451/24** 20 Walnut Lodge, Montagu Gardens -- Proposed changes to balcony door and internal alterations.
54. **F/19456/24** Flat 208, Aegean Sea, 43 Marina Club Ocean Village Promenade -- Proposed installation of glass curtains.
55. **F/19464/24** 23 Melbourne Court, Harbour Views -- Retrospective application for double-glazed windows and internal alterations.
56. **F/19465/24** 10 Library Gardens -- Proposed conversion of cistern below the patio adjacent to house into habitable space.
57. **F/19468/24** 121-122 Mauritania House, Sandy Bay -- Proposed change of front door and windows.
58. **F/19469/24** Flat 618, Seashell House, Beach View Terraces Devil's Tower Road -- Proposed installation of glass curtains.
59. **F/19478/24** 1 West Walk, Europa Walks -- Proposed internal & external alterations.
60. **F/19485/24** 4 Abyla Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
61. **F/19493/24** 5/2 Jumper's Building Witham's Road -- Retrospective application for glass curtains, balustrade and internal alterations.
62. **F/19501/24** 117 & 119 Main Street -- Proposed shop front refurbishment.
63. **F/19502/24** Flat 303, Neptune House, Marina Bay Bayside Road -- Proposed installation of glass curtains and glass balustrade.
64. **F/19504/24** Flat 901, Ocean Spa Plaza, 17 Bayside Road -- Proposed installation of glass curtains.
65. **F/19506/24** Flat 211, West One, Europort Road -- Proposed installation of glass curtains.
66. **F/19511/24** 9, Grafton House, Ordnance Wharf, Queensway Quay -- Proposed installation of glass curtains.

67. **F/19512/24** Unit 802, Euro Plaza -- Proposed installation of glass curtains.
68. **F/19519/24** The Shack Kiosk, 6 Harbour Views Road, Westview Park -- Proposed extension of use to include the sale of hot and cold food and drink for consumption (Class A3).
69. **F/19533/24** 30 Kings Wharf, Quay 27 -- Proposed installation of glass curtains.
70. **F/19539/25** Flat 14a, Elliott's Battery Elliott's Close -- Proposed installation of air conditioning unit.
71. **F/19546/25** 1b Engineer Road -- Proposed lift extension to access roof terrace.
72. **A/19482/24** Bell Lane -- Proposed sandwich board (only during working hours).
73. **A/19492/24** Unit 9, Casemates House -- Proposed replacement of shop signage as per existing signage.
74. **A/19567/25** Fencing Children's Park Cathedral Square -- Proposed event banner placed from 01 May to 04 July 2025.
75. **A/19568/25** Gustavo Bacarisas Gallery Casemates -- Proposed banner for event during the week of the event 21-27th April 2025.
76. **MA/19408/24** 19 Prince Edward's Road -- Proposed construction of additional storey, roof terrace with decking and metal railings, pergola structure and shed, as well as alterations to façade and fenestration.

Consideration of Minor Amendments including:

- *Addition of external kitchen on roof terrace;*
- *Omission of window at third floor level within bedroom;*
and
- *Proposed window facing Johnstone's Passage.*

77. **MA/19415/24** North Gorge, Europa Road -- Proposed construction of a new eco-sustainable residential development, comprising 48 no. residential units, access roads, footpaths, storerooms, landscaping and other associated site works.

Consideration of Minor Amendments including:

- *Amendment to design of the family pool area updated to suit existing topography, including access arrangement.*

78. **MA/19429/24** 56 Governor's Street -- Proposed installation of a lift to the residential units.

Consideration of Minor Amendments including:

- *Removal of door and window and block up the openings;*
- *Removal of window in patio;*
- *Remove the section of wall at bottom of window to form new door opening*

79.

Any other business

Peter Cosquieri

Secretary to the

Development and Planning Commission