

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 11th meeting of 2025 to be held remotely via video conferencing on 13th November 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 C Key
(Deputy Town Planner)

Mr J Celecia
(Minute Secretary)

Approval of Minutes

1. Approval of Minutes of the 10th meeting of 2025 held on 16th October 2025.

Matters Arising

2. None

Major Developments

3. None

Other Developments

4. **F/19833/25** 15 Scud Hill -- Proposed residential refurbishment and extension including ground floor garage.
5. **F/19838/25** House 4, The Quarters, 2 Hospital Ramp -- Proposed roof-top extension.
6. **F/19916/25** 8 Transport Lane -- Proposed creation of a landscaped garden and deck area within the adjacent open land, extending the existing patio parapet and fence to enclose the area.
7. **F/19945/25** Piece of Cake, Unit 2, The Residence – Proposed enclosure of external terrace with fixed glazing.
8. **F/19992/25** St. Andrew's Church, Governor's Parade -- Proposed refurbishment and redevelopment of the existing building and conversion into a multi-faith centre.

Minor and Other Works– not within scope of delegated powers

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

9. **F/19909/25** 13 Sunrise View and Garage/Workshop -- Proposed conversion of existing duplex apartment into 3 x maisonettes.
10. **F/19969/25** Unit 24, Lathbury Industrial Park -- Proposed extension to the existing warehouse.
11. **MA/19062/24** 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 minor amendments including:

Lower Station:

- *removal of basement level;*
- *internal reconfiguration on all levels (public circulation route remains similar to previous design);*
- *provision of sheltered space before entering and/or after exiting the building;*
- *clearer and more direct access to the refuse store;*
- *more transparent and open façade allowing for passive cross-ventilation;*
- *regular vertical façade elements as opposed to varying pattern on previous design;*
- *600mm high perimeter planter as opposed to street-level;*
- *extensive planters introduced on the west side of the building; and*
- *beautified external areas (increased landscaping and feature access staircase/promenade).*

Upper Station:

- *reduction of basement level and thus, excavated rock;*
- *clearer and intuitive public circulation via new feature staircase and glass, panoramic lifts (exposed rock in the feature staircase);*
- *inclusion of compliant staircases everywhere;*
- *exclusion of construction for new road for train;*
- *all road access to be via existing roadways;*
- *reduction of gift shop to optimise internal space and reduce excavation;*
- *level floor from internal to external;*
- *no stepped slabs, thus providing a more accessible design whilst simplifying detailing and construction time;*
- *removal of top-level viewing deck, reducing construction material, time and disruption; and*
- *plant equipment located on sunken roof.*

Consideration of request to renew Supplemental Planning Permission 7922B for an additional year.

12. **MA/20047/25G** Moorish Castle Complex (Willis' Road Access, Tower of Homage and Former Garrison Prison and 1st Castle Battery -- Part of the Outer Keep) -- Proposed enhancements to Moorish Castle Complex visitor experience.

Consideration of minor amendments including:

- *reconfiguration of entrance area;*
- *substantial reduction of approved building in dungeons area; and*
- *modifications to food and beverage station located in the 1st Castle Battery.*

GoG Application

13. 1555/P65/25 Sacred Heart Church, 1 Lime Kiln Steps -- Proposed re-rendering and repainting of the south facing façade.

Applications Granted by Sub Committee under delegated powers (For Information Only and Not For Discussion)

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

14. F/17772/21 Fire Station, 8 Grand Parade -- Retrospective application for an aluminum hut built at the terrace for the purpose of selling chicken and churros.
15. F/19532/24 House 8 South Barrack Mews South Barrack Road -- Retrospective application for minor works to residence, including patio areas.
- Consideration of Timber Fence details to discharge Condition 3 of Planning Permission No. 9416.*
16. F/19672/23 3/5 Bomb House Lane -- Proposed amalgamation of units.
17. F/19853/25 Unit E, Canton House, Varyl Begg Estate -- Proposed refurbishment of unit as a barber shop including internal alterations and replacement of existing window and entrance door.
18. F/19928/25 6 Amsterdam Court, Harbour Views -- Proposed internal alterations and installation of window.
19. F/19953/25 6 West Place of Arms -- Proposed extension of conservatory.
- Consideration of revised plans limiting replacement conservatory to footprint of existing conservatory in line with Modification Order.*
20. F/19957/25 4 East Walk, Europa Walks -- Proposed alterations to boundary walls enclosing patio garden.
21. F/19959/25 5 East Walk Europa Walks -- Proposed alterations to external

walls and gate enclosing existing patio garden.

22. **F/19971/25** 26 Gibraltar Heights -- Proposed replacement of existing windows with uPVC double glazed windows.
 23. **F/19979/25** 11 South Walk -- Retrospective application for installation of windows on the west elevation of the property and installation of an air conditioning unit.
 24. **F/19980/25** 7 Rosbay Court -- Retrospective application for the installation of replacement windows.
 25. **F/19982/25** 609 Neptune House, Marina Bay -- Retrospective application for the construction of an extension on the existing terrace to form a sunroom.
 26. **F/19983/25** Flat 5, 51 Main Street -- Proposed refurbishment and decontrol of existing flat.
 27. **F/20002/25** 505 Grand Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.
 28. **D/19476/24** Bell House, No.9 Bell Lane -- Proposed demolition of timber joist slabs and over masonry load bearing walls.
 29. **D/19922/25** 10/11 Carrera's Passage -- Proposed demolition of existing buildings and car park floor slab.
 30. **D/19977/25G** Admiralty Tunnel -- Proposed demolition of electrical sub-station and masonry load bearing structure.
- GoG Application*
31. **A/19988/25** Unit 4, 3 Irish Place -- Proposed installation of signs to advertise business.
 32. **A/20009/25** Unit C, 2 Crutchett's Ramp -- Proposed installation of acrylic sign to advertise business.
 33. **A/20021/25** 12 Glacis Road, Gibraltar -- Proposed installation of LED lit pharmacy cross.
 34. **A/20033/25** Across Metal Barriers of Morrisons Roundabout – Entrance to Morrisons, Ragged Staff Roundabout and Cathedral Square -- Proposed advertisement to promote a music event in Gibraltar.
 35. **MA/19475/24** Unit 14 Europa Pass -- Proposed extension into light well, with ancillary works and balcony works.

Consideration of minor amendments including:

- *conversion of stores to bedrooms at basement level; and*

- *removal of balcony works and alterations to master bedroom area.*
36. **MA/19725/25** 7C Engineer Road -- Proposed construction of a new detached villa.
- Consideration of minor amendments including:*
- *change to stairs geometry; and*
 - *other interior layout upgrades.*
37. **MA/19785/25** House 13, St Christopher's Court St Christopher's Alley -- Proposed conversion, extension and refurbishment of residence.
- Consideration of minor amendments including:*
- *internal layout changes including ground floor areas, new ground floor conservatory and second floor balcony.*
- Consideration of revised plans to comply with Modification Order.*
38. **MA/19935/25** 43/6 Governor's Street -- Proposed minor internal alterations, refurbishment and de-control of apartment premises.
- Consideration of minor amendments including:*
- *redesign of apartment layout.*
39. **MA/19958/25** House 4, Atlas Views, 8 Naval Hospital Hill -- Proposed alterations and extension to residence.
- Consideration of minor amendments including:*
- *basement conversion; and*
 - *internal alterations.*
40. **MA/19972/25G** St John's Court, Witham's Road -- Proposed refurbishment works including installation of external wall insulation and render, enclosure of roof terrace to make way for domestic stores, replacement of old windows, removal of slim windows, installation of new dry riser on west façade and provision for relocating air conditioning units on roof terrace gallery.
- GoG Application*
- Consideration of minor amendment including:*
- *AC unit baskets on the façade and located within the courtyard for ground floor apartments.*
41. **MA/19976/25G** Varyl Begg Estate, Europort Road -- Proposed refurbishment of Royal Sovereign House, Royal Oak House, Hermes House and Valiant house. Works including external wall insulation

and render plus a new set of windows and doors for the facade. enclosures for the ac units plus new additional balconies for a more harmonious look.

GoG Application

Consideration of minor amendment including:

- *installation of awnings on ground floor apartments.*

42. **MA/20010/25G** Macmillan House, Tank Ramp -- Proposed refurbishment of Macmillan House. works to include external wall insulation and render, new windows and a new mono pitch roof, minor reparations for the patio and new open 'baskets' for the ac units and dryline clothes.

GoG Application

Consideration of minor amendments including:

- *installation of clothing line baskets on the southern elevation.*

43. **1555/P64/25** Catholic Community Centre, Zoca Flank Battery, Line Wall Road -- Proposed re-rendering and repainting of the east facing façade of building including replacement of doors on a like-for-like basis.

44. **Any other business**

Chris Key

Secretary to the

Development and Planning Commission