

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 1st meeting of 2026 to be held remotely via video conferencing on 22nd January 2026 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 R Laposi
(Minute Secretary)

Approval of Minutes

1. Approval of Minutes of the 12th meeting of 2025 held on 11th December 2025.

Major Developments

2. **O/19529/24** 47 Line Wall Road -- Proposed partial demolition of existing building, retain and reinstate traditional facades, and construction of a new office development.

Other Developments

3. **F/19339/24** Unit 14, 3 South Dockyard Approach -- Proposed light industrial unit / workshop.
4. **F/19821/25** 4/4 Crutchett's Ramp -- Proposed removal of the existing front window to be replaced with a new entrance and doorway.
5. **F/19995/25** 9A Gardiner's Road -- Proposed partial storey to existing property with roof terrace.
6. **F/20085/25** 2 Governor's Parade -- Proposed reconfiguration of external terrace area, including displacement of monument and new covered seating area.

Minor and Other Works– not within scope of delegated powers

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

7. **F/19385/24G** West of the Cradle Of History Monument, off Winston Churchill Avenue -- Proposed new pumping station.
GoG Application
8. **F/20020/25** 12 Dexterous House -- Proposed extension and alterations.
9. **D/20130/25G** Waterport Reverse Osmosis Seawater Intake Facility – Proposed demolition of existing facility.
GoG Application
10. **A/20072/25** 114 Main Street -- Retrospective application for the display of a mannequin outside shop front.
Referred by Subcommittee with recommendation for refusal as contrary to policy.
11. **MA/20115/25** Road To The Lines -- Proposed single storey extension and refurbishment of buildings.

Consideration of proposed Minor Amendments:

- the removal or the originally planned additional floor construction for buildings 3, 5, 7, 9 and 11-15 Road To The Lines;
- reducing the number of proposed apartments by 7 from 28 to 21;
- the removal of the pitched roof construction for buildings 3, 5, 7, 9 and 11-15 Road To The Lines; and
- amendments to plans to refurbish existing buildings and repair/refurbishment of existing roofs only with no additional construction.

12. **MA/20116/25G** Gibraltar Parliament, 156 Main Street -- Proposed refurbishment of building, including installation of an internal passenger lift.

GoG Application

Consideration of proposed Minor Amendments:

- illustration of basement level, not previously captured in survey;
- relocation of internal lift, to be sited within the volume of the existing staircase to the north of the building;
- internal layout updates based on end user requirements; and
- details of proposed entrance lettering to the Main Street 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.

13. **F/17665/21** 2/1 Cumberland Steps -- New internal entrance door and the installation of a new timber double door to the main entrance lobby of the building.

Consideration of request to Relax the Building Control Regulations.

14. **F/19651/25G** The Sunrise Hostel and DH Ceramics Store, 78 -- 82 Devils Tower Road -- Proposed refurbishment and extension of the building.

GoG Application

Consideration of colour scheme to discharge Condition 2 of Planning Permission No. 9384.

15. **F/19739/25** 32 Shrine Walk, Europa Walks Estate -- Proposed

refurbishment and extension.

Consideration of revised proposals to accommodate air-conditioning unit.

16. **F/19883/25** Both Worlds, Sir Herbert Miles Road -- Proposed replacement of external walkway.
17. **F/19941/25** Flat 3, 11 George's Lane -- Proposed internal alterations, installation of a new external door to the terrace balcony and replacement balustrading.
18. **F/19955/25** 1 Main Street -- Proposed change of use and conversion of vacant unit from Class A1 (retail) to Class A3 (takeaway and café) including external seating and associated furniture and reprovision of existing bicycle parking and other street furniture currently located on the site.

Consideration of alternative location for re-provision of cycle parking following DPC consideration of application.

19. **F/19996/25** Fifth Floor Terrace, St Bernard's Hospital -- Proposed terrace improvements including the installation of glazed screens and retractable awnings.
20. **F/20000/25** 12A Unit B, North Mole Road -- Proposed internal fit-out and installation of air conditioning and plant.
21. **F/20001/25** 28 Admiral's Place Naval Hospital Road -- Proposed installation of Velux roof windows in accordance with outline approval for the development, internal alterations and replacement of external doors and windows with frames on a like-for-like basis.
22. **F/20004/25** Flat 5, 6 South Barrack Ramp -- Proposed minor alterations and replacement of windows.
23. **F/20005/25** Flat 7, 6 South Barrack Ramp -- Proposed minor alterations and replacement of windows and shutters.
24. **F/20006/25** 4-8 Hospital Steps -- Retrospective application for minor alterations to the property and the painting of windows and shutters.
25. **F/20015/25** 46 Cormorant Wharf Queensway -- Proposed installation of glass curtains.
26. **F/20018/25** 11/9 Castle Street -- Proposed internal alterations and replacement windows.
27. **F/20034/25** 213-214 Ocean Heights, Montagu Place -- Retrospective application for subdivision of existing apartment into 1 x studio

- flat and 1 x one-bedroom apartment.
28. **F/20037/25** 58 New Harbours -- Proposed mezzanine deck and alterations to premises.
 29. **F/20038/25** Unit 48 Royal Ocean Plaza -- Proposed fit out of unit and installation of signage.
 30. **F/20039/25** 5/4 Jumpers Building, Witham's Road -- Proposed internal alterations, replacement/alterations to external windows and doors and installation of pergolas on west facing terrace.
 31. **F/20043/25** 8 British Lines Road -- Proposed installation of green roof.
 32. **F/20044/25** Fish Market Steps Bus Stop -- Proposed installation of green roof.
 33. **F/20045/25** 1205 Imperial Ocean Plaza -- Proposed installation of glass curtains.
 34. **F/20050/25** 303 Grand Ocean Plaza -- Proposed installation of glass curtains.
 35. **F/20051/25** 33 Gibraltar Heights -- Proposed internal works, installation of uPVC windows and air conditioning unit.
 36. **F/20056/25** 27 Bergen Court, Harbour Views -- Proposed internal refurbishment and replacement of windows.
 37. **F/20059/25** Unit 5.1B & 5.2 Waterport Place -- Proposed amalgamation of two office units into one.
 38. **F/20063/25** Unit 57 New Harbours -- Proposed installation of air conditioning units on the facade of the unit.
 39. **F/20086/25** Unit G24, Ground Floor, ICC -- Proposed change of use from retail (Class A1) to restaurant (Class A3) and refit of unit.
 40. **F/20091/25** 11 Cornwall's Parade and 5A Benzimra's Alley -- Proposed refurbishment of unit and installation of replacement signage.
 41. **F/20094/25** 18-20 Garrod Road -- Proposed change of use from workshop to gym and associated alterations.
 42. **F/20111/25** Carrara, Murano and Porcelana, Eurocity -- Proposed change of main entrance doors to buildings from swing opening doors to automatic sliding entrance doors.
 43. **D/20069/25** Both Worlds, Sir Herbert Miles Road -- Proposed demolition of existing walkway structure.
 44. **A/20121/25** Morrisons Petrol Station Barriers -- Proposed installation of banner to advertise 'Bonkers' event.

45. **MA/19061/24** 9 Devils Tower Road, 5 Lady Williams Close -- Proposed construction of a 10 x storey hotel/ aparthotel.

Consideration of proposed Minor Amendments:

- *updates to ground floor layout including occupiers lounge area;*
- *updates to first floor layouts including reduced area and changed layout to communal toilets and additional offices in approved occupier's lounge which has moved to the ground floor;*
- *minor internal layout changes in some apartments throughout building;*
- *added plant area at eleventh floor; and*
- *change of colours to the façade of the building.*

46. **MA/19970/25** House 18, The Island, Queensway -- Proposed construction of external staircase from basement to rear garden.

Consideration of proposed Minor Amendments:

- *replacement of first floor rear bedroom patio doors and reposition outer archway as per neighboring properties.*

47. **MA/20036/25** 3-4 Straits View Terrace, Europa Point -- Proposed refurbishment and extension of the existing property.

Consideration of proposed Minor Amendments:

- *internal layout alterations to the kitchen, bathrooms, and bedrooms, with updated room uses and associated window adjustments;*
- *external changes comprising the replacement of the retractable awning with a pergola, revisions to the entrance porch and main door, updates to the landscape strategy, and the introduction of a bird-safe balustrade to the swimming pool;*
- *refined design of outbuilding with additional detailing, new windows, and roof modifications including shading on the south elevation which has been revised to a traditional style to match new pergola; and*

use of the existing part of the basement as an underground plant room.

48. **Any other business**

Chris Key
Secretary to the
Development and Planning Commission