

## THE DEVELOPMENT AND PLANNING COMMISSION

### AGENDA

Agenda for the 6th meeting of 2026 to be held remotely via video conferencing on 25th June 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 5th meeting of 2026 held on 28th May 2026.

## Matters Arising

2. **F/19591/25** The area of land and sea located between Eastern Beach and Catalan Bay, known as "The Eastside" -- Proposed coastal protection works, reclamation and marina structures.  
  
*Consideration of request to temporarily vary Condition 29 of Planning Permission No. 9239 to allow 24 hour working operations associated with the coastal protection works.*

## Other Developments

3. **F/19833/25** 15 Scud Hill -- Proposed refurbishment and extension including proposed garage at ground floor level.
4. **F/20269/26** Unit 6, 52 Flat Bastion Road -- Proposed conversion of roof terrace.
5. **F/20314/26** Unit 12, 1 Casemates Square -- Proposed change of use from a hairdressing salon (Class A1) to office for the bulb creative agency (Class A2).
6. **F/20317/26** Kiosk 4, Casemates Square -- Retrospective alterations comprising new business name with 3D signage, new fascia board and aluminum paneling as well as external lighting.

## Minor and Other Works– not within scope of delegated powers

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

7. **F/20305/26G** Signal Hill Road, Upper Rock, Nature Reserve -- Proposed construction of an electrical transformer and switchgear substation to provide electrical supply to the new Upper Rock Cable Car Station and other consumers in the Upper Rock  
  
*GoG Application*
8. **F/20321/26** John Snow House, 35 Europa Road -- Proposed construction of a glass lift.
9. **F/20354/26G** Champion Park -- Proposed installation of a COVID memorial sculpture.  
  
*GoG Application*

10. **D/20183/26G** Tovey Cottage, 6 Queen's Road -- Proposed demolition works.  
*Follows full application.*  
*GoG Application*
11. **MA/20343/26G** Tovey Cottage, 6 Queen's Road -- Proposed redevelopment of the site to provide a conservation, education and touristic centre.  
*Consideration of proposed Minor Amendments including:*
- *realignment of the first-floor structure;*
  - *minor elevational changes;*
  - *revisions to the ground floor deck arrangement and levels;*  
*and*
  - *changes to the construction and finish of the amphitheatre seating area.*
- GoG Application*

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**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.**

12. **O/19217/24** Eastern frontage of Europort adjacent to Europort Road -- Proposed beautification including landscaping of underutilized space at ground floor and podium level, commercial units and a cycle lane.  
*Consideration of request to renew Outline Planning Permission No.9316 for an additional year.*
13. **F/19901/25** Unit G.07, Eurocity -- Proposed fit out of unit as a nursery.  
*Consideration of signage details to discharge Condition 4 of Planning Permission No. 9524.*
14. **F/19955/25** 1 Main Street -- Proposed conversion of vacant unit from previous use class A1 to A3 as a Starbucks cafe, including external seating and associated furniture.  
*Consideration of proposed ramp to meet accessibility requirements.*
15. **F/20025/25** Flat 1, 13 Lynch's Lane -- Retrospective planning application to enable access to other side of flat by creating access via existing wall, replacement of windows and installation of air-conditioning units.
16. **F/20087/25** 6 Shrine Walk, Europa Walks Estate -- Proposed ground floor

extensions, installation of a pergola, alterations to terrace boundary walls, installation of skylights and internal alterations.

17. **F/20101/25** Townhouse 2, Ordnance Wharf, Queensway Quay -- Proposed alterations to property including recessed first floor terrace and installation of internal lift.  
*Consideration of revised plans incorporating minor design changes to aesthetics of balcony following DPC approval.*
18. **F/20220/26** Marble Arc, 10 Main Street -- Proposed modifications to shopfront.
19. **F/20252/26** 19 West Walk, Europa Walks -- Proposed paving of area with flat grey paving stones.
20. **F/20263/26** 13 Jasmine House, Waterport Terraces -- Retrospective application to replace bedroom window to sliding window and balcony door to sliding door.
21. **F/20267/26** 4 Asphodel House, Waterport Terraces -- Proposed minor internal alterations to flat and replacement of window to door.
22. **F/20271/26** Unit 1, First Floor, 244 Main Street -- Application to revert "temporary change of use" from residential back to original office use.
23. **F/20272/26** 27 Shrine Walk, Europa Walks -- Proposed enlargement of existing ground floor toilet into a shower room and installation of extractor fan adjacent or above exiting toilet window.
24. **F/20275/26** 21B Eliotts Battery -- Proposed alterations and refurbishment works to dwelling.
25. **F/20281/26G** Alectoris Lane -- Proposed construction of pump house.  
*GoG Application*
26. **F/20285/26** 12 - 18 Cemetery Road -- Proposed replacement of asbestos roof finish over apartments with modern metal insulated roof panel system.
27. **F/20291/26** 409 Ocean Heights, Montagu Place -- Proposed subdivision of one x two bedroom apartment to three x studio apartments
28. **F/20296/26** 808 Sand Dune House, Beach View Terraces -- Proposed installation of glass curtains.
29. **F/20297/26** Flat 1B, Rulander House, Vineyards -- Retrospective application for the installation of six double-glazing windows replacing the original single glazed windows.

30. **F/20298/26** Upper-level garden of Town House 6, The Anchorage -- Proposed construction of a new swimming pool.
31. **F/20299/26** Units 4/5 Ragged Staff Wharf, Queensway Quay -- Proposed refurbishment and interior fit-out of existing restaurant premises, including the replacement of external doors and the like-for-like reconstruction of the conservatory and pergola structures.
32. **F/20301/26** 1401 Europlaza Block 1, Harbour Views Road -- Proposed installation of awning.
33. **F/20302/26** 602 Express Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
34. **F/20303/26** Part of First Floor, Leisure Island, Ocean Village -- Proposed conversion of bingo hall to offices.
35. **F/20307/26** Unit A, 17-21 Cannon Lane, Gibraltar -- Proposed change of use of existing office space into a leisure facility to be used as a Pilates studio.
36. **F/20322/26** 17 Aloe House, Waterport Terraces -- Proposed minor alterations to apartment.
37. **F/20327/26** 1402 Grand Ocean Plaza, Ocean Village -- Proposed installation of glass curtains
38. **F/20331/26** Trafalgar Lodge 1b Europa Road -- Proposed installation of a 20m long railing along the west edge of the ramp.
39. **F/20340/26** 5A and 5B Hargraves Parade -- Proposed installation of awning at roof terrace.
40. **D/20191/26** 8A-10 Bishop Rapallo's Ramp -- Proposed demolition works.  
*Follows full application.*
41. **D/20219/26** 55 Europa Road -- Proposed demolition of building.  
*Follows full application.*
42. **A/19823/25** Waterport Place Unit G1 -- Proposed installation of signage and sandwich board to advertise business.  
  
*Consideration of revised signage proposals following Commission feedback on original submission.*
43. **A/20231/26** Unit A, The Old Bank, 17-21 Cannon Lane -- Proposed installation of signage.
44. **A/20338/26** Ragged Staff Roundabout, Kings Way Tunnel Roundabout, Morrisons Roundabout, Queensway Roundabout and Picadilly

Roundabout -- Proposed installation of four x banners to advertise 'The Decade' music event.

45. **MA/19870/25** 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 proposed Minor Amendments including:*

- *re-instatement and slight increase in total units to 115 units due to structural design development and private stores reconfiguration;*
- *re-location of substation on the north side of the site within the site boundary; and other minor adjustments due to design development.*

*Consideration of signage details to discharge Condition 13 of Supplemental Planning Permission No.7506D.*

46. **MA/20270/26** Cafe 54, Tercentenary Sports Hall, Bayside Road -- Proposed interior renovations, a small extension and the installation of moveable planters to enclose the terrace with vegetation.

*Consideration of proposed Minor Amendments including:*

- *internal reconfiguration to incorporate storage areas, toilet facilities, and a new kitchen;*
- *replacement of a window within the extension with a door;*
- *increase in external tables and chairs area.*

47. **MA/20294/26** Redroofs, 29 Devil's Tower Road, Lady Williams Centre -- Proposed construction of Apart/Hotel.

*Consideration of Minor Amendments including:*

- *internal reconfiguration of first floor office layout.*

48. **MA/20315/26** Fifth Floor Terrace, St Bernard's Hospital -- Proposed terrace improvements including the installation of glazed screens and retractable awning.

*Consideration of Minor Amendments including:*

- *omission of awning and lowering of screens from 1800mm high down to 1100mm balustrade height.*

49. **Any other business**

**Chris Key**  
**Secretary to the**  
**Development and Planning Commission**