

Approved

DPC meeting 04/17

26th April 2017

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 4th Meeting of 2017 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 26th April 2017 at 9.30 am.

Present:

Mr G Matto (Acting Chairman)
(Technical Services Department)

The Hon Dr. J Garcia (DCM)
(Deputy Chief Minister)

The Hon S Linares (MCMYS)
(Minister for Culture, the Media, Youth and Sports)

Mr E Hermida (EH)
(Technical Services Department)

Mrs C Montado (CAM)
(Gibraltar Heritage Trust)

Mr J Collado (JC)
(Land Property Services)

Mrs J Howitt (JH)
(Environmental Safety Group)

Dr K Bensusan (KB)
(Gibraltar Ornithological & Natural History Society)

Mr C Viagas

Mr M Cooper (MC)
(Rep Commander British Forces, Gibraltar)

In Attendance:

Mr P Naughton-Rumbo (DTP)
(Deputy Town Planner)

Mr. Robert Borge

(Minute Secretary)

Apologies:

Mr P Origo (Chairman)
(Town Planner)

Mr H Montado
(Chief Technical Officer)

Approval of Minutes

166/17 – Approval of Minutes of the 3rd meeting of 2017 held on 28th March 2017

The Commission approved the Minutes of the 3rd DPC meeting of 2017 held on 28th March 2017.

Matters Arising

168/17 – F/14495/16 – St Christopher’s Alley – Consideration of revised plans to brick up door and window openings at ground and first floor levels and convert windows into doors.

This application was referred by the Subcommittee.

DTP reported that this application had been considered previously. The application had been revised in order to make better use of internal wall space. These changes involved bricking up two windows on the ground floor on the west elevation of the building. On the south elevation the applicant wished to brick up a door, convert an existing window into a door and brick up a further window. The applicant also wished to do the same on the first floor.

The Subcommittee had some concerns with the impact of the changes on the integrity of the building and the group of three identical buildings, of which this was one. It had therefore referred the matter to the Commission for a decision.

DTP reported that the Ministry for Heritage, had objected to the changes to the building, as they considered that the proposed changes disfigured the building and its character.

GHT commented that the three buildings are identical and any changes would affect the historical integrity of the building. DTP commented that changes on the South Elevation, which has a large garden in front, would not be highly visible. The West Elevation would present a blank wall although it was proposed to retain the outline of the original windows by recessing the infill blockwork.

DTP commented that the Commission would have to take a view of what impact the changes would have, and offer suggestions on alternatives which could be found.

CAM commented that the symmetry of the building would be destroyed and that Heritage has been consistent on their decision making by resisting when considering changing windows into doors and vice versa in the old town area.

JC stated his concerns were whether the Commission would be setting a precedent if it approved the proposed changes.

JH seconded JC’s views.

CAM expressed that she was less concerned by the changes to the west elevation of the property as the window recesses were still in place. GHT would not have any objection to it being bricked up if the window frames are kept.

Approved
DPC meeting 04/17
26th April 2017

JC proceeded to ask how a timber window frame could be maintained if it is bricked up behind the window.

CV agreed with the Heritage Trust, with respect to resisting in allowing windows to be exchanged for doors, but was not convinced it would have any impact.

GM commented that the blank façade would really only have an impact on the applicant's next door neighbour as it would not be visible to anyone else.

CAM expressed that the Heritage Trust objected to the proposal.

JC enquired whether there would be objections to non-timber window frames being used if the windows were retained in front of the bricked up openings.

GM informed the Commission that timber window frames had been removed once tender had been awarded.

JC asked whether they could approve the proposal with further conditions.

GM then introduced the applicant's designer Mr. Stephen Martinez.

Mr. Stephen Martinez addressed the Commission and apologised for the excessive brickwork, the reason being that the applicant required additional internal wall space and wanted to give the option of having the windows reinstated at a later date. Mr. Martinez mentioned that he had painted the window recesses at another project at Turnbull's Lane. He felt that this could be considered as another option. Mr. Martinez agreed that the idea of introducing PVC window frames would be ideal as the site environmental conditions can be quite aggressive.

DTP asked Mr. Martinez whether the applicant would be replacing any other windows and whether these would have timber frames. Mr. Martinez replied that they were currently looking for quotations and that the applicant had a preference for uPVC window frames.

JH asked whether there was a historical requirement on materials for the building.

GM replied that each application is considered on its own merits from an architectural perspective.

CAM explained that the policy, which has previously been adopted when windows have been removed, is that uPVC windows may be considered acceptable, provided that they are suitably well proportioned and designed.

DCM enquired whether the windows could be unblocked and what materials could be used.

GM suggested that different decisions could be adopted and requested whether the Commission agreed with the conversions.

CAM restated that Heritage would object to the conversion of doors into windows, and submitted that similar requests which had been made at the s to the Casino Calpe had not been approved because it was a Heritage building.

Approved
DPC meeting 04/17
26th April 2017

MCMYS specified that he did not have any objection and that he didn't believe that this building could be compared to the situation at Casino Calpe, as it was a much older building and built with limestone blocks.

CAM replied that this building was in fact a heritage building and if the proposals were approved the symmetry of the three buildings would be lost.

JH asked about ventilation for the building as the windows would be blocked.

Mr. Martinez replied that this building currently had air conditioning.

GM noted CAM's strength of conviction from a Heritage standpoint and proposed that the Commission vote on two separate issues concerning this application.

GM asked for a vote on who was in favour of the proposed alterations to the south façade:

1 vote in opposition
4 votes in favour
4 abstentions

GM asked for a vote on who was in favour of retaining the windows on the west façade:

Nil votes in opposition
6 votes in favour
3 abstentions

Proposals for revisions to the south façade were approved as proposed. The proposed changes to the west façade were not approved, but the applicant would be allowed to change the window frames to for PVC subject to the detailed design being approved.

169/17 - F/14681/1 - 2/2 Serfaty's Passage - Proposed alterations to convert a two storey apartment to two single storey apartments.

DTP explained that the application had been approved at the March meeting, subject to the clarification of the objection from the neighbour and that this did not present any planning issues. DTP explained that clarification had been provided and that the objections pertained to loss of light and a loss of privacy. The applicant submitted counter representations that they have respected their neighbour's objection to the proposed works. DTP referred members to copies of the representations.

DTP clarified that the terrace would be adjacent to the neighbour's window and that this could lead to loss of privacy issues, particularly as the window served a bedroom. It was recommended that the terrace be removed from the scheme.

The application was approved as per DTP's recommendations.

Major Developments

170/17 – F/14784/17 – 94 Devil’s Tower Road – Proposed construction of a three storey visitor center, a protective canopy linking the visitors center with the face of the rock and refurbishment of part of the existing underground vaults and tunnels for commercial purposes.

DTP briefed the Commission on this proposal and explained that on 24th April, there had been a member’s site meeting. The outline application had been approved in November 2014. DTP explained that the application was for a proposed Visitors Center and fine wine storage facility at the old Rock WT Wireless Site tunnels and vaults inside the north face of the Rock.

The proposal largely follows what was granted at the outline stage. However, there has been an increase in external height of the proposed building, making the total height of the building 13.5 meters. The building would have a teardrop form and would provide protection from potential rock falls for the route into the tunnels. The ground floor of the building would consist of a parking and off-loading area, main reception, shop and theatre. The first floor of the building would provide meeting rooms, offices, and the second level of the theatre as well as the entrance to the tunnels. There will be disabled access throughout the building. Restaurant and kitchen facilities will be provided on the second floor. The curved roof has been specifically engineered to protect the building from rock falls. It consists of two levels of roofing made from concrete slabs, expanded polystyrene and 600 mm of sand covering the top. Plants will cover the roof.

The building will have a contemporary design with glass curtains dominating the main elevation, exposed steel columns and rain-screen cladding on various parts of the building. Designs were provided and displayed.

Fine wine will be stored inside the main vaults, MacFarlane’s Gallery gun emplacements would be restored and interactive multimedia displays would be incorporated to provide information for tourists. The tunnels will also be used as a service route to William’s Chamber.

DTP also explained that in order for this project to proceed, five blast walls would need to be removed to allow for service and disability access whilst all the blast walls in Rearguard would be retained.

In Pearson’s Chamber, the proposal was for it to be used for wine tasting, including corporate events and tourism. It would comprise four chambers, with the main wine tasting area being fully accessible and two other areas at lower levels being accessible by stairs. The applicant has also proposed demolition of a concrete ramp which is at the entrance to Pearson’s chamber. The concrete ramp, if retained, would restrict service and disabled access.

Geotechnical studies have been carried out and clearance from Technical Services Department was awaited. Vehicular access details were still pending agreement with the Department of Traffic and Transport. A sustainability report has also been submitted. In terms of sustainability, DTP reported that the proposal does very well as it would be reusing the tunnels which is sustainable in itself and due to the ambient temperature mechanical ventilation/cooling would be minimised. The roof of the Visitors Center would provide ample insulation and the glass curtains would allow plenty of daylight.

DTP reported that the application had been subjected to public participation and two objections had been received, copies of which had been circulated with members’ papers.

Approved
DPC meeting 04/17
26th April 2017

Wastage Projects Limited objected on the grounds that the proposal would restrict essential vehicular access to an existing trailer, which serves as a sewage storage facility associated with their business and which could not be located within their own site, due to lack of space.

EWMS also submitted an objection, as they dispose of hazardous waste and are concerned that there will be a restriction on their vehicles being able to load waste as a result of the proposed development.

MOD has commented that their communication cables and other services would require protection and be appropriately incorporated into the scheme.

Department of Environment had commented that they would like to be consulted on what plant species would be planted and an ecological survey would also have to be carried out before works commenced.

The World Heritage Site Office has commented that the site is close to the listed Devil's Tower Cave and that artefacts and fossils may be disturbed by works. They also mentioned that the Visitors Center would obscure any view of the cave and have suggested that the applicant provide information and integrate this into displays on historical information of the site. They supported the re-use of the tunnels but find it difficult to the proposed the lowering of some of the levels. A heritage survey of the tunnels had been undertaken and they will identify what features they would like to keep in place or possibly move to the Museum.

The Heritage Trust commented that they supported the project, but objected to the destruction of the blast walls and the loss of Pearce's Hump which forms an integral part of the defences. The Ministry for Heritage had commented that the integrity of the whole system needs to be protected.

Tracy Lee, the applicant was given an opportunity to address the Commission.

Ms. Lee passed around some photographs depicting how the project would look once completed. Ms. Lee explained that once the project was completed it would be the world's largest wine storage facility and was at the core of the wine industry. She described the project as long term and that she was aware there was a significant heritage concern to the use of the World War II tunnels and was not looking to remove any historical aspects. For the project to succeed, removal of the ramp to allow access was vital, architects had looked into other options but removal of the ramp was the only viable option.

JH asked how much time she envisaged for tourists to see the site.

TL replied that at the moment it stood at 45 minutes to an hour but was trying to extend it.

DCM commented that it was a great project with a lot of potential and was supportive of the project.

CAM stated that seeing as removal of the ramp is to allow access will there be changes to any other parts of the tunnels in order to provide emergency exits.

Approved

DPC meeting 04/17

26th April 2017

TL replied that she had spoken to Health & Safety officers and the Fire Service and they suggested that instead of having a fire door installed, using a fire window would be adequate in order to not make any further changes.

There being no further questions for Ms. Lee the Commission thanked her for her presentation.

Ms. Janieve Buhagiar from Wastage Products was invited to address the Commission on behalf of Wastage Products.

She stated that her main concern was the 26 Ton truck and its turning radius. It needed to enter the Sewage Plant and the wall from the proposed project would impede this. She also said that they were told by Government that they may be given a new site which could take up to 18 months.

DCM replied to her that Government was in the process of identifying a new site and that they were going to be informed soon.

The Commission thanked Ms. Buhagiar.

DTP went on to explain that this project was a good example of contemporary architecture, the green roof offered good protection and had ecological value, made good use of the tunnels because of their environmental conditions, apart from the removal of some of the blast walls other features would be retained, and it would be accessible. DTP also mentioned that although some of the tunnels were not listed it did not mean that they were any less valuable, if removal of the blast walls and the ramp went ahead the Architects had incorporated features to show where they were.

DTP commented that the new use had specific operational requirements for it to be feasible. The DPC would need to balance various issues, such as operational requirements, the benefits of re-use, heritage issues and disabled access. DTP recommended that on balance, the proposal was recommended for approval.

GM asked the Commission whether there were any comments.

CAM commented that although the Heritage implications of reusing the tunnels were positive she could not agree with removal of the blast walls and the ramp.

JH commented that the site visit was impressive and wanted to know why the ramp should be retained.

CM replied that the ramp is part of the defences the aim is to slow down the enemy.

JH asked if there was any way around it.

CAM said that she was satisfied that the applicant had looked at alternatives.

MCMYS commented that he was impressed by the site visit and that the blast walls and the ramp were there to impede access from a military viewpoint and he had no issue with removing them as the issue for the Government was there been adequate access for all persons.

Approved

DPC meeting 04/17

26th April 2017

It was mentioned that there would be markings made to point out where the removed blast walls were and a plaque commemorating Black Watch will be retained.

DCM commented that as a historian, he usually supported the Heritage Trust but in this case it was about balance, the project would open up an area of heritage interest and he noted that the blast walls were not unique and that others existed. He also commented that accessibility was a very important consideration. He also mentioned that he seldom sees a Project Manager with so much interest in all the issues and stated his agreement with MEYHC.

CV commented that Heritage is often referred to as being untouchable and Heritage should be for the enjoyment of all. He stated that this project would show the fortress that Gibraltar was and the Commission needed to support this project.

JC expressed that he was in favour of retaining Heritage but that he couldn't get excited about the loss of some concrete walls and that he did not underestimate the importance of the project.

JH commented that although it was not good news for the neighbouring wastage facilities this project would beautify an industrial site and that urgent provisions need to be made for neighbours as they dealt with hazardous waste.

DCM replied that the objector had alluded to being in talks with Government concerning being moved to a different site and Government was looking for a final solution.

JH asked whether tunnels would still belong to Gibraltar.

DCM replied that there would be a lease and that Government would still be the owners.

MCMYS mentioned that the tunnels ultimately belong to the Crown and all conditions had already been discussed.

GM asked whether approval was unanimous.

CAM replied that she could not agree seeing as approval of this project would involve removal of the ramp and four blast walls.

A vote was taken on whether to approve the application with the following result:

8 votes in favour.

1 vote against.

GM commended the Heritage Trust for the strength of conviction with which they had defended Gibraltar's Heritage.

MCMYS requested that the servicing issues raised by Wastage and EWMS should be considered. It was agreed that the applicant would be encouraged to meet with the objectors to see if any issues can be resolved between the parties concerned.

Other Developments

171/17 - F/14540/16 - 20 Line Wall Road - Reconsideration of application for proposed refurbishment of existing car showroom and associated areas following submission of demolition application.

DTP mentioned that this application has already been approved by the Commission but there had been a change to the original plans. Whereas previously the intention had been to retain the main structure of the showroom the applicant now wished to demolish the showroom structure completely and then rebuild exactly as previously proposed. DTP recommended approval of this application.

CV noted that there is a remaining medieval tower on the Lower Level which is the last remaining example.

DTP replied that the tower is on the lower level and the applicant would only be demolishing the upper level.

This application was approved unanimously

172/17 - O/14552/16 - 28A - 34 Turnbull's Lane - Proposed redevelopment of existing premises to provide commercial unit at ground floor and 32 individual bedsit units on upper floors.

This application was deferred at the request of the applicant.

173/17 - F/14590/16 - 3/6 & 3/7 Bright Cottage, Charles V Ramp - Proposed roof terrace.

DTP briefed the Commission on this application, which proposed to have a pitched asbestos roof removed and replaced with a roof terrace. The applicant proposes to install a raised plunge pool in the northwest corner of the terrace and install timber decking together with artificial grass. They have also proposed to install an external staircase to access the roof terrace. DTP mentioned that there had been other extensions approved by the Commission previously in this area. Visuals were displayed showing the current roof and the proposed changes. No objections to the proposal had been received.

The Department for the Environment had reported back that provisions should be made for Swifts and Bats. The Heritage Trust made an observation that this project would result in the loss of yet another pitched roof.

DTP commented that there would be a change in the character of the building but a precedent had been set in allowing terraces. DTP also explained that the applicant planned on installing a glass balustrade and that the external staircase would be close to a window of an adjacent property and recommended a screen to maintain privacy. The applicant was planning on having a grey colour scheme but DTP recommended using a pastel colour instead which would be in-keeping with the general colour palette of the area.

CV noted that the colour should be different to the other buildings in the area.

Approved

DPC meeting 04/17

26th April 2017

JH noted that although there are usually comments about providing nests and vegetation, that a mention could also be made to urge applicants to use solar panels, renewable energy and plant vegetation.

DTP replied that the provision of nest could be a condition

CV replied that proposals need to meet energy performance standards and that there are different ways to do that and we could not necessarily impose requirement for solar panels.

DTP mentioned that the applicant could use a permanent planter could be a solution. Following discussion it was agreed that 5% of the area should be landscaped.

KB mentioned that in other applications landscaping has been imposed.

This application was accepted unanimously with the conditions referred to above.

174/17 - F/14750/17 - Cyprus House, 22 Main Street - Proposed construction of a three storey office extension above first floor level

DTP briefed the Commission on this application stating that the applicant wished to add a further three storeys, making the building a 5 storey building. The applicant would also be making some minor alterations to the ground and first floor. They would be removing the roof from the second floor and construct the proposed three additional floors. The applicant would also be installing a lift and introduce light wells, adjacent to the existing encroaching windows. The fifth floor would be a roof terrace.

DTP mentioned that there were two options to be considered, in respect of the top floor. Option 1 was a contemporary glazed frontage built on the front plane. Option 2 adopted a frontage that followed the traditional architecture of the floors below also on the front plane.

DTP reported that a 2storey extension had been approved in September 2012 and in July 2015 an application to alter the ground and first floor facades had been refused.

Neighbouring property owners had expressed their objections due to loss of daylight, loss of privacy and air vents in one existing building being blocked off. The applicant had made counter representations in which it was stated that the revised proposals are in line with guidance given and that they would be amenable to work with their neighbours to find an alternative technological solution for the air vent. DTP referred members to copies of these representations that had been circulated.

DTP summarised by saying that the scale and massing could be assimilated into the streetscape. The option adopting the traditional architecture would comply with policy and that the use of traditional timber windowsills and moldings was welcomed the roof terrace should incorporate some landscaping and any plant would need to be screened. He commented that the design provided for light wells to the encroaching windows to the North with a gap of some 2.1m. The encroaching windows to the west however were much closer, a distance of about 0.7m although they were not perpendicular to the new development and retained an oblique open area in front. DTP recommended approval of the application with the second design option.

Approved

DPC meeting 04/17

26th April 2017

CV asked whether approval should be conditioned in order to maintain distance between windows.

JH enquired whether the applicant had given a technical solution to the objection referring to the air vent.

DTP replied that the architect had commented that it could be resolved. DTP proceeded to introduce Mr Darren Vickers.

Mr Vickers informed the Commission that the applicant was willing to find a solution and to maintain the vent. He stated that there could be a cavity between the two buildings and would try and find a mechanical solution.

CV replied that he would rather the Commission not enter into those arguments as it has to do with building regulations and does not enter into planning permission.

GM concurred with CV's comments.

This proposal was approved unanimously by the Commission on the basis of option 2 with conditions as discussed above.

175/17 - F/14762/17 - South Wing of 40 Engineer Lane - Proposed refurbishment and conversion of existing residential units and construction of single storey extension.

DTP briefed the Commission on this Application which was a proposal to make some alterations to extend a shop, create a bedsit on the ground floor and replace windows in the light well. The applicant also planned to remove the pitched roof in order to build a new storey and also have a roof terrace. The applicant would also be installing air conditioning units which would not be visible from Engineer Lane.

This proposal was open to public participation and no objections had been received.

The Department for the Environment had made a recommendation concerning swifts and bat nests.

DTP recommended that this proposal be approved as the building was in need of refurbishment and the designs were appropriate. The internal windows should be of traditional design.

This application was approved unanimously.

176/17 - F/14780/17 - Unit 14 Chatham Counterguard - proposed refurbishment to convert vault into Indian Tapas Restaurant.

DTP explained to the Commission that this proposal was to convert one of the vacant vaults at Chatham Counterguard into an Indian Tapas bar which involved the general refurbishment of the vault, provision of two external canopies with retractable roof and vertical awnings, widening of the existing pavement by encroaching into the road and removal of the planter and laying of concrete slab finished with ceramic tiles to create a level area for table and chairs. The applicant would also place steps to enter the unit.

Approved

DPC meeting 04/17

26th April 2017

Land Property Services had no objection but they did indicate that tables and chairs would be outside their licensed area.

Technical Services objected to the proposed awning on the east side as they felt it affected the landscaping.

Traffic Commission did not have any objection with the proposal to realign the road as long as it met the technical requirements.

The Heritage Trust noted that this was a listed building and the applicant would need a Heritage license and objected to the pergola on the east side.

DTP commented that there were no objections to the use of the vault, that the proposals generally complied with what had been permitted elsewhere, that no objections had been received in relation to the widening of the pavement. However, the proposed canopy and removal of the planter on the east side were not considered acceptable, because of the visual impact and loss of a small but important green area. All other proposals had been limited to the inside of the wall but this would extend to the outside and would impact the setting of the listed wall. No vertical awnings should be permitted as they would affect visual amenity and would obscure views of the historical façade. He also commented that any signage would need to adhere to the approved design guide.

CV agreed with DTP and mentioned that the pavement area had already been maximized and that the applicant could consider using the upper area, as well as using the planter to conceal a staircase. CV also mentioned that there is a similar application and both could be considered at the same time.

Confirmation of approval of the widening of the pavement would be sought from the highways authority.

GM explained that each application should be considered on its own merits.

The Commission concurred with DTP's recommendations and the application was approved with the exception of the proposals to the east of the wall comprising a canopy, removal of planter concrete slab and floor tiles, and subject to confirmation from highways authority on the widening of the pavement.

177/17 - F/14781/17 - Clifftop House, Windmill Road - Proposed construction of a one bedroom apartment over existing external parking area and a caretakers store at ground level.

DTP briefed the Commission on this application to build a one bedroom apartment over an open car park as well as constructing a caretakers store with a staircase to access the apartment. The apartment would have a green roof incorporating a small terrace.

GM mentioned that the apartment would project over the road.

Mr D Martinez from Hassans made representations to the Commission on behalf of 12 of 16 residents from Clifftop House. They objected to the construction on the grounds that: the design did not suit the building and altered its symmetry; they did not feel there was a need for

Approved

DPC meeting 04/17

26th April 2017

construction, it was simply an afterthought of the leaseholder; and made access easier for the apes as the building is next to the entrance of the Nature Reserve.

GM gave an opportunity to the applicant to respond.

Mr. Jackson, the owner of the head lease mentioned that apes already had access through the existing balconies and has deterred the apes from accessing the building by use of an electric fence. He also pointed out that there is a need for small apartments in Gibraltar and he was building this apartment for his daughter.

MCMYS mentioned that the green roof did not convince him as the condition of the green roof in this estate is not acceptable.

MCMYS apologised and left the meeting due to prior engagements.

This application was approved with the condition that no part of the building would extend over the line of the road and that a green roof be incorporated.

178/17 - F/14792/17 - Part of Old Airport Terminal Site, Winston Churchill Avenue - Temporary relocation of garage depot and workshop from the old airport terminal site including the dismantling and assembling of the existing workshop and the erection of a secure boundary fence.

DTP briefed the Commission on this application to relocate the depot which is made of large corrugated steel sheeting with a polyester roof which is 9 meters in height. The area is also currently being used as a holding area when there are excessive frontier queues. Royal Gibraltar Police and the Traffic Commission agreed that it would be best to retain this area as an open area available for use as a vehicle holding area until the tunnel is finished or a new holding area is agreed. DTP explained that although it is not an official holding area it would have a serious impact on traffic in the area.

DTP reported that these concerns had been raised with the Chief Technical Officer who responded that Customs would be releasing an area to the north of the site. He also explained that the location of the proposal avoided an area to the south which was required for a new access road to the terminal and would need to be accessible for the installation of new infrastructure.

CTS indicated that this would be a temporary relocation pending the release of MOD land.

Town planning was not aware of the timescale.

DCM stated that the area had never been designated as a holding area and was still a site for development. He also mentioned that under Project Houston there was need to vacate MOD areas and an alternative had been earmarked.

JH asked how temporary the relocation would be.

JC replied that it would be fairly temporary as it was being moved to the Dockyard permanently.

DCM cited that measures were being put in place to move out cars and other occupants in the area will be moved out, this would compensate for the loss of the current holding area.

Approved
DPC meeting 04/17
26th April 2017

GM asked whether there was majority consensus.

JH stated that RGP had an objection.

A vote was taken on whether to approve the application with the following result:

Votes in favour – 8

Abstain – 1

The application was therefore approved.

GM mentioned that the following 9 applications would be considered simultaneously.

179/17 – F/14805/17 – Sundial Roundabout, Winston Churchill Avenue – Proposed installation of billboard for advertising purposes.

180/17 – F/14806/17 – South End, Cepsa Petrol Station – Proposed installation of billboard for advertising purposes.

181/17 – F/14807/17 – Customs Garage, Frontier – Proposed installation of billboard for advertising purposes.

182/17 – F/14808/17 – Opposite Eroski Supermarket, Line Wall Road – Proposed installation of billboard for advertising purposes.

183/17 – F/14809/17 – Near American Steps, Line Wall Road – Proposed installation of billboard for advertising purposes.

184/17 – F/14810/17 – Next to the loading bay above Casemates Square, Line Wall Road – Proposed installation of billboard for advertising purposes.

185/17 – F/14811/17 – Opposite the Queensway Roundabout, Ragged Staff – Proposed installation of billboard for advertising purposes.

186/17 – F/14812/17 – Landport Tunnel, Corral Road – Proposed installation of billboard for advertising purposes.

187/17 – F/14813/17 – Entrance into Gibraltar, Frontier – Proposed installation of billboard for advertising purposes.

DTP explained that each of these billboards were 6 x 3m and would be either self-supporting or attached to a wall. DTP commented that the existing planning policy was that generally large scale advertising was not considered appropriate to the surroundings. It also referred to the issue of vehicle and pedestrian safety as such adverts can distract drivers. Generally the Plan requires high quality design and development that is sympathetic to its surroundings. The DPC did not encourage such large scale advertising proposals as it was considered out of keeping.

DTP reported that the Traffic Commission had objected to every location other than billboard by Customs.

Approved

DPC meeting 04/17

26th April 2017

Ministry for Heritage had objected to all boards sited on /adjacent to historic structures

The Commission refused all nine applications unanimously for the reasons given above.

188/17 – F/14851/17 – Gun Wharf – Proposed relocation of gatehouse.

GoG Project.

DTP briefed the Commission that following the MOD decision to proceed with the demolition of the gatehouse had Government had agreed to relocate it close to its current position. No objections have been made from any departments and approval was recommended.

MC asked whether it was 2 meters away from the MOD wall.

EH replied that it would be more than 2 meters away.

This application was approved unanimously.

Minor Works– not within scope of delegated powers

The Commission approved all applications within this section unless otherwise stated.

189/17 – BA12649 – Girl Guides’ Hut, Queen’s Road, Upper Rock – Consideration of revised plans to improve disabled access and minor extension to approved scheme.

190/17 – D/14774/17 – 14 Mount Road - Proposed Demolition of two storey dwelling house, swimming pool, boundary walls and hard surfacing.

191/17 – D/14844/17 – 20 Line Wall Road – Proposed demolition of single height building of reinforced concrete frame and random rubble walls with timber roof construction and asbestos roof sheeting.

192/17 – D/14858/17G – Ex Airport Terminal 2 and existing Customs Building – proposed demolition of buildings.

Applications Granted by Sub Committee under delegated powers (For Information Only)

193/17 - BA10830 - Lucas Imossi Car Show Room, Waterport, Ocean Village, Imperial Ocean Plaza -- Consideration of revised plans for minor alterations to approved 18 storey building comprising commercial uses at ground and first floor, and residential above.

194/17 - BA13382 - 18 Lower Castle Road -- Request to extend validity of Outline Planning Permit.

195/17 - BA13497 - 4 Hospital Hill -- Consideration of revised plans for minor alterations to approved refurbishment of building including additional storey.

196/17 - F/13835/15 - Apt 116 – 02B Main Street -- Consideration of revised plans for additional internal alterations.

Approved

DPC meeting 04/17

26th April 2017

197/17 - F/14280/16G - Lathbury Barracks, Windmill Hill Road -- Consideration of revised plans for the repositioning of approved warehouse building on the site 1m to the west and proposed colour scheme.

GoG Project

198/17 - F/14322/16 - 713 Seashell House, Beach View Terraces -- Proposed internal alterations.

199/17 - F/14523/16 - Unit 13 Ocean Heights - Proposed change of use from office/clinic to takeaway.

200/17 - F/14546/16 - 23c Elliott's Battery -- Reconsideration of decision to refuse air conditioning unit following submission of appeal.

201/17 - F/14568/16 - 94 Main Street -- Proposed refurbishment and fit-out of shop, infilling of existing patio and associated works.

202/17 - F/14704/17 - Flat 94 Ragged Staff Wharf, Queensway Quay -- Retrospective application to replace timber window with white u-PVC double glazed windows to match existing profiles and installation of lounge window on west elevation.

203/17 - F/14712/17 - Units 5.14 & 5.16 World Trade Centre -- Consideration of revised plans for the further internal alterations.

204/17 - F/14741/17 - 1201 Sand Dune House, Beach View Terraces - Proposed installation of glass curtains.

205/17 - F/14755/17 - Stall No.17, Public Market, Fish Market Lane -- Consideration of revised plans for the removal of the previously proposed extension and the formation of toilet area within existing conservatory structure.

206/17 - F/14756/17 - Leanse Place, 50 Town Range -- Proposed general refurbishment of existing office building.

207/17 - F/14759/17 - 158 Main Street -- Proposed internal alterations.

208/17 - F/14763/17 - Flat 1 27 Hospital Ramp -- Proposed subdivision of ground floor apartment into two studio flats

209/17 - F/14764/17 - 13 Engineer Lane -- Proposed conversion of existing vacant retail unit into cake shop.

210/17 - F/14770/17 - 6/5 Bell Lane -- Proposed replacement of three windows to match other windows in building.

211/17 - F/14775/17 - Gallo Nero, 56 Irish Town -- Proposed installation of awning.

212/17 - F/14776/17 - No. 3 Ground Floor, Grand Ocean Plaza, 18 Ocean Village Avenue -- Proposed fit-out of vacant commercial premises into estate agents.

Approved

DPC meeting 04/17

26th April 2017

213/17 - F/14777/17 - Unit 4.16 World Trade Centre -- Proposed internal alterations.

214/17 - F/14778/17 - Villa Napoli, 21 Little Genoa, Sir Herbert Miles Road -- Proposed minor alterations to ground floor balcony area.

215/17 - F/14779/17 - 1 Boschetti's Steps -- Proposed enclosure of balcony with glass curtains and poly carbonate roof.

216/17 - F/14783/17 - 216 Arcadia, Both Worlds, Sir Herbert Miles Road -- Proposed installation of awning to balcony and air-conditioning unit.

217/17 - F/14787/17 - 5/A Centre Plaza -- Proposed replacement of four aluminium windows and one aluminium French door with uPVC double glazed units.

218/17 - F/14789/17 - 19 Admiral's Place, Naval Hospital Road -- Proposed installation of new beam to allow a bigger niche.

219/17 - F/14790/17 - Suite 732, Europort -- Proposed internal alterations.

220/17 - F/14798/17 - Flat 3, 5 Cornwall's Parade -- Consideration of revised plans for minor internal alterations.

221/17 - F/14799/17 - Flat 26 Quay 27, King's Wharf, Queensway -- Proposed internal alterations to facilitate conversion of three bedroom flat into two bedroom flat.

222/17 - F/14801/17 - 16 Hawthorn Lodge, Montagu Gardens -- Proposed internal alterations.

223/17 - F/14802/17G - Four Corners, Winston Churchill Avenue -- Proposed installation of two pre-fab outfalls headwalls and connection to surface water drainage.
MOD Project

224/17 - F/14803/17G - 10 Europort Road -- Proposed installation of thatched umbrellas and pergola.
GoG Project

225/17 - F/14815/17 - House 1 Shorthorn Farm Estate, Europa Road -- Proposed roof terrace replacement works and construction of a new boundary wall.

226/17 - F/14817/17 - 3 Europa Mews Europa Road -- Proposed construction of conservatory over patio.

227/17 - F/14818/17 - 5 Cornwall's Parade -- Proposed installation of passenger lift.

228/17 - F/14820/17 - Ground Floor Bin Store, Royal Ocean Plaza -- Proposed installation of additional entry door to split residential and commercial waste.

229/17 - F/14823/17 - Unit 1.19 World Trade Center, Bayside Road -- Proposed addition of use class (Class A1 and A2) to enable unit to be converted into a hair dressing facility.

230/17 - F/14824/17 - Sandy Bay -- Proposed installation of wooden beach storage unit for the

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DPC meeting 04/17

26th April 2017

storage of surf boards and paddle boards.

231/17 - F/14825/17 - Unit 7.02, World Trade Center, Bayside Road -- Proposed internal alterations.

232/17 - F/14826/17 - 722 Seashell House Beach View Terraces -- Proposed internal alterations.

233/17 - F/14830/17 - 1200 Eurotowers, Block 1, Europort Road -- Proposed replacement and alterations of external windows.

234/17 - F/14835/17 - 3 Mountview Terrace 24 Europa Road -- Proposed internal alterations.

235/17 - F/14837/17 - Block 21 Elliott's Battery -- Proposed extension to shed.

236/17 - F/14840/17 - Next to the existing cabinets opposite to the entrance/exit to Admiralty Tunnel, Sir Herbert Miles Road -- Proposed installation of telecommunication cabinet.

237/17 - F/14841/17 - 709 Ocean Heights -- Proposed subdivision of apartment into three bedsits.

238/17 - F/14846/17 - Garages 53 and 55, Eaton Park -- Change existing garage doors and extend garage opening to Garage 55.

239/17 - F/14849/17G - Units 3.22, 3.24, 3.26, 3.28 and 3.30 World Trade Center, Bayside Road -- Proposed internal alterations. GoG Project

240/17 - A/14785/17 - Unit G8 I.C.C -- Proposed sandwich board.

241/17 - A/14796/17 - Cathedral Square, Main Street -- Installation of banner to advertise 'Upon this Rock' event.

242/17 - A/14797/17 - Ocean Village Health Club, Royal Ocean Plaza, Glacis Road -- Replacement fascia sign.

243/17 - A/14843/17G - Winston Churchill Avenue, Waterport Roadway and Queensway -- Proposed installation of lamp post banners to advertise 5th Gibraltar Darts Trophy.

GoG Project

244/17 - A/14845/17G - Post Office, Main Street -- Proposed installation of banner to advertise 5th Gibraltar Darts Trophy.

GoG Project

245/17 - A/14865/17 - Line Wall Road Entrance, King's Bastion Leisure Centre -- Proposed installation of banner for Health & Well Being Event.

246/17 - Any other business

Approved

DPC meeting 04/17
26th April 2017

247/17 - Next Meeting

The next meeting will be held on 31st May 2017.