

THE DEVELOPMENT AND PLANNING COMMISSION AGENDA

Agenda for the 8th meeting of 2017 to be held at The Charles Hunt Room, John Mackintosh Hall on 30th August 2017 at 9.30am.

Mr P Origo (Chairman)
(Town Planner)

The Hon Dr J Garcia
(Deputy Chief Minister)

The Hon Dr J Cortes
(Minister for Education, Heritage, Environment & Climate Change)

Mr H Montado
(Chief Technical Officer)

Mr G Matto
(Technical Services Department)

Mrs C Montado
(Gibraltar Heritage Trust)

Mr J Collado
(Land Property Services)

Dr K Bensusan
(Gibraltar Ornithological & Natural History Society)

Mr C Viagas

Mr P Naughton-Rumbo
(Deputy Town Planner)

Mrs J Howitt
(Environmental Safety Group)

Mr M Cooper
(Rep Commander British Forces, Gibraltar)

Mr R Borge
(Minute Secretary)

To report the approval, by 'Round Robin', of Minutes of the 5th meeting of 2017 held on 31 May 2017 and Minutes of the 6th meeting of 2017 held on 14 June 2017 and to approve Minutes of the 7th meeting of 2017 held on 13 July 2017.

Matters Arising

1. - **O/14552/16** 28a - 34 Turnbull's Lane -- Proposed commercial and residential development of existing premises to provide commercial unit at ground floor and 32 individual bedsit units on floors above

Consideration of revised plans

2. **O/14793/17** 24 Casemates Square -- Proposed construction of a two storey residential extension over the existing building to match adjacent building.

Consideration of revised plans

Objector to address Commission

Major Developments

3. - **F/14685/16** Marina Bay, Ocean Village – Proposed construction of new secure superyacht berthing facility with associated mooring facilities and access pier with 144 rental apartments.

Follows on from Outline Application

Applicant and objectors to address Commission

4. **O/14983/17** Redroofs, 29 Devils Tower Road, Lady Williams Centre, Charles Anes Site -- Proposed branded hotel/aparthotel consisting of 184 studios, one bedroom and two bedroom apartments and business lounge.

Applicant to address Commission

Other Developments

5. - **BA12509** 2&3 Kavanagh's Court -- Proposed demolition of existing derelict dwellings and construction of a 3 storey car park with additional residential apartments above.

Consideration of revised plans for flat 4 duplex and full curtain wall system to walkways.

6. **BA13549** 7 Europa Pass Battery Europa Road -- Alterations and refurbishment to existing house.
Consideration of revised plans for alterations to property including re-sited main entrance and associated carport works and retrospective consent for the installation of full height glazed balustrading at first floor terrace level on west facing façade.
7. **F/14091/16** 202/204 Main Street & 1-9 Giro's Passage – Proposed single storey extension and full refurbishment of existing residential property.
To consider replacement of tiles on Main Street facade (including colour) and windows and shutters for Main Street and Giro's Passage.
8. **F/14867/17** 11/13 Cumberland Road – Proposed redevelopment and conversion of building into 7 apartments and stores
9. **F/14933/17** Unit 7 Casemates House, 16 Casemates Square -- Proposed refurbishment works and conversion from shop to restaurant premises.
Applicant and objector to address Commission
10. **F/14936/17** 79 Prince Edward's Road -- Proposal to raise balcony wall to provide privacy to the occupants of the property.
Objector to address the Commission
11. **O/14939/17** 4 Pitman's Alley -- Proposed top floor extension to provide offices, with new lift and stairs within existing stairwell.
Objectors to address the Commission
12. **F/14958/17** Ex-St Bernard's School, Castle Road -- Proposed conversion from a school to a private retirement residence, club/public bar and general convenience store including alterations and extensions to building.
13. **F/14968/17** Emblema House, 11 Baker's Passage -- Proposed construction of external lift shaft.
14. **F/14979/17** 68-70 Governor's Street – Proposed change-of-use from a hair salon to a nursery.
Applicant to address the Commission

Minor Works– not within scope of delegated powers

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

15. **BA 12509** 2 & 3 Kavanagh's Court -- Consideration of application for relaxation of Building Regulations.
16. **F/14570/16** 43a/1 -2 Rosia Ramp -- Proposed demolition of existing external swimming pool and stairs to existing property in garden and the proposed construction of two external swimming pools as well as modifications and extensions to external areas of the property and internal refurbishment and alterations.

Approval of revised plans for footpath along Rosia Ramp and rear side of building subject to approval by the Traffic Commission.
17. - **F/14753/17** Ashtead Cottage, 10 Willis's Road -- Proposed extension and alterations to the property.

Follows on from outline application
18. **F/14873/17** Sandpit's Vaults, 11 Rosia Road -- Proposed refurbishment of existing storage facility including the construction of extensions and canopies to external areas.

Follows on from outline application
19. **F/14920/17** 3 Mayfair Close, Montagu Crescent, Devil's Tongue Road -- Proposed installation of glass curtains on two balconies.
20. **O/14987/17** 14 Flat Bastion Road -- Proposed installation of awnings on west façade of building for all apartments.
21. **D/15012/17G** Structure Adjacent To St Bernard's Church -- Proposed demolition of single storey shelter/store room.

GoG Project
22. **D/15040/17** 6-12 Cannon Lane -- Proposed demolition of three storey building with retention of street facades.

Follows grant of full planning permission
23. **O/15046/17G** Charles Bruzon House, Europort Avenue -- Proposed installation of shutters and/or awnings to existing apartment balconies.

GoG Project

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

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

24. - **BA13412** 5-13 Flat Bastion Road -- Proposed restoration and refurbishment, with an additional floor, to create 10

apartments and parking.

Consideration of proposed colour-scheme for building façade.

25. **BA13430** 8th Floor International Commercial Centre Main Street -- Proposed conversion of the 8th floor car parking level into 7 apartments with terraces and associated works.
- Consideration of revised details for external fire escape extension.*
26. **BA13497** 4 Hospital Hill -- Proposed alterations to building including construction of additional storey.
- Consideration of revised plans for minor external elevational changes.*
27. **F/13863/15** Elliot's Battery, Europa Road -- Proposed external building refurbishment.
- Consideration of additional plans for reconstruction of boundary walls.*
28. **F/14541/16** 1 Little Genoa and car parking space no. 9 -- Proposed extension of residential dwelling over car parking space and associated works.
- Consideration of revised plans to provide a solid parapet wall on the north and western sides of the roof terrace and change to the type of the skylight access door to the roof terrace.*
29. **F/14768/17** 33 Town Range -- Proposed installation of external step lift.
30. **F/14839/17** 2C Riesling House Vineyards, Rosia Lane -- Proposed installation of glass curtains.
31. **F/14913/17** 817 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
32. **F/14935/17** 403 Water Gardens, Waterport Wharf -- Proposed internal alterations.
33. **F/14944/17** First floor 1B & 1C Centre Plaza, Horse Barrack Lane -- Proposed interior fit out as dental clinic.
34. **F/14960/17** Unit 6 Chatham Counterguard -- Proposed replacement of kitchen extraction system to include new exterior housing.
35. **F/14963/17** 244 Water Gardens, Waterport Wharf -- Proposed internal alterations.
36. **F/14970/17** 20C Elliot's Battery, Elliot's Close -- Proposed alterations to existing terrace and windows.
37. **F/14971/17** 3 Rosia Plaza, Rosia Parade -- Retrospective application for

installation of timber terrace conservatory.

38. **F/14973/17** House 3, 5 Catalan Gardens, Sir Herbert Miles Road -- Proposed enclosure of rear porch and refurbishment of carport.
39. **F/14974/17** Flat 3. 4 George's Lane -- Proposed conversion of maisonette into two apartments.
40. **F/14980/17** 4 Woodford Cottage, 22 Europa Road -- Proposed extension of existing dwelling house at ground floor and lower ground floor levels and associated external works.
41. **F/14981/17** Apartment 9 Moorland House, Ordinance Wharf, Queensway Quay -- Proposed internal refurbishment and roof (attic) void converted into habitable space with existing roof structure raised.
- Consideration of revised plans for internal alterations to approved scheme.*
42. **F/14982/17** 7A Bayside Road -- Proposed increase in the height of the takeaway unit to allow for more ventilation and air circulation.
43. **F/14984/17** 16 Highcliff House, The Clifton's, Europa Road -- Proposed installation of awnings of the same colour as those already installed by neighbours.
44. **F/14986/17** 14 Admiral's Place, Naval Hospital Road -- Proposed replacement of all existing windows on a like-for-like basis.
45. **F/14988/17** 705 Basha Lodge, Mons Calpe Mews -- Proposed internal alterations.
46. **F/14989/17** 263, 8-9 Main Street -- Proposed conversion of a single residential unit into two self-contained residential units.
47. **F/14990/17** 206 Abyla Lodge, Mons Calpe Mews -- Proposed internal alterations and installation of air conditioning unit.
48. **F/14991/17** 109 Portland House, Glacis Road -- Proposed internal alterations.
49. **F/14992/17** 29A Admiral's Place, Naval Hospital Road -- Proposed replacement of existing leaking roof covering with new onduline boards laid beneath re-used tiles and lead flashings.
50. **F/14996/17** External public areas around Eurotowers -- Proposed additional pergola to the front of cafe solo to match existing pergolas.
51. **F/14997/17** 1200 Eurotowers, Block 1, Europort Road -- Proposed single storey extension onto existing terrace.

52. **F/14998/17** 22 Maple Lodge, Montagu Gardens -- Proposed internal alterations.
53. **F/15004/17** 19/10 & 11 Rodgers Road -- Proposed internal and external alterations Including new terrace over existing roof.
54. **F/15008/17** Unit G4, Europa Business Centre, Queensway -- Proposed internal alterations and ac units within communal corridor.
55. **F/15013/17** Units 6.01, 6.02, 6.05 and 6.06 World Trade Centre Bayside Road -- Proposed internal alterations.
56. **F/15018/17** 703 Europlaza, Block 6, Harbour Views Road -- Proposed installation of awning in the balcony overlooking the sea facing west.
57. **F/15019/17** Marina Court, 20 Glacis road -- Proposed removal of existing garage door and replace with blockwork wall.
58. **F/15024/17** 602 Europlaza, Block 3 Harbour Views Road -- Proposed installation of glass curtains.
59. **F/15034/17** 12/1 City Mill Lane -- Proposed change-of-use from beauty salon/spa to two bedroom apartment.
60. **F/15041/17** Unit 7.02 World Trade Centre, Bayside Road -- Proposed internal alterations.
61. **F/15051/17** 12/1 Buena Vista Road -- Proposed timber pergola.
62. **A/15005/17** Queensway, North Mole Road, Watergardens and Winston Churchill Avenue -- Proposed installation of lamp post banners to advertise MTV Gibraltar Calling.
63. **A/15006/17** Winston Churchill Avenue Footbridge -- Proposed installation of banner on either side of bridge to advertise MTV Gibraltar Calling.
64. **A/15015/17** Lamp posts from RBS Bank to Frontier, lamp posts in Waterport Road from Fountain to Evacuation Monument and lamp posts in Ragged Staff from Gates to Trafalgar Bar -- Proposed placing of Gibraltar and Referendum Flags as part of the National Celebrations 2017.
65. **A/15060/17** Ocean Spa Plaza -- Request to install advertising on scaffolding netting.
66. **N/14957/17** 3 Governor's Lane -- Proposed removal of Indian Laurel.

Removal of medium sized Indian Laurel tree that has been planted in a planter that is much too small for it. It is considered that the tree will eventually destroy the retaining wall and could compromise the stability of the tree itself, with the roots of the tree

having the potential to cause further damage to the adjacent structures and buildings. Tree to be removed and replaced with two semi-mature, potted palms.

67. **N/14999/17** Mount Alvernia, 19 St Bernard's Road -- Proposed uprooting of Tree of Heaven.
- Removal of tree which is causing structural damage to wall. The tree is an invasive species that has an impact on natural habitats, which it can quickly take over. It is considered that the tree will continue to damage the retaining wall and it is not desired to allow an invasive species to grow so close to the Gibraltar Nature Reserve. Tree to be removed and replaced with a Nettle Tree elsewhere on the site.*
68. **N/15000/17** Sandpits Views -- Proposed removal two Ficus Microcarpa.
- Removal of two trees that are reasonably healthy but are not particularly suitable to the setting. The trees are causing structural damage to the paving with their roots and should be removed and replaced with smaller Orange or Lemon Trees which have less aggressive roots that are well suited to a patio setting.*
69. **REF 1196** Vinopolis, 30 John Mackintosh Square -- Request for additional external tables and chairs area.
70. Any other business

Paul Naughton-Rumbo
Secretary to the
Development and Planning Commission