

THE DEVELOPMENT AND PLANNING COMMISSION
AGENDA

Agenda for the 3rd meeting of 2015 of the Commission to be held at the Charles Hunt Room, John Mackintosh Hall, on 26th March at **9.30 am.**

Mr P Origo (Chairman)
(Town Planner)

The Hon Dr J Garcia
(Deputy Chief Minister)

The Hon Dr J Cortes
(Minister for Environment & Health)

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 J Mason
(Rep Commander British Forces, Gibraltar)

Ms K Lima
(Minute Secretary)

Approval of Minutes of the 2nd meeting held on 18th February 2015.

Matters Arising

1. **BA 11378
Outline** 7c Engineer Road – Proposed construction of detached villa in vacant plot
*Consideration of revised scheme
Applicant to address Commission*
2. **BA 13200** Casino Calpe, Line Wall Road – Conversion of existing window to doorway
Request for reconsideration of refusal
3. **BA 13316
Outline** Police Barracks, Castle Road – Refurbishment and re-conditioning of Historic Building Complex with part demolition and extension to provide new residential complex and public open areas.
Justification for demolition of Block E – request to discharge condition
4. **BA 13356** Unit 28, Eaton Park – Retrospective application for changes to perimeter wall, temporary scaffold racks and construction of a structure comprising a rest room and changing area
5. **BA 13399
Outline** Windmill Hill Road – Construction of a warehouse/industrial unit with ancillary offices and facilities
6. **BA 13412** 5 – 13 Flat Bastion Road – Proposed restoration and refurbishment, with an additional floor, to create 10 apartments and parking

Major Developments

7. **BA 13471
Outline** Marina Bay – Proposed super yacht berthing facilities and rental apartments constructed on stilts
To hear presentations by the applicant and those persons who submitted written representations and have requested to address the Commission.

NB: Proceedings in respect of this item will start at 2.00pm.

8. **BA 13474** 44a/b Town Range – Construction of new residential

development
Follows on from Outline Planning Permission

Other Developments

9. **BA 12078** 17/4 Gardiner's Road - Application to construct 4 new parking bays
Revised proposal
10. **BA 12795 Outline** South Jumpers Bastion, Rosia Road – Proposed office development
Request to renew Outline Consent
11. **BA 13421** 19 Genoa House, Catalan Bay Village – Construction of additional lounge and flat roof terrace to replace existing pitched roof
12. **BA 13422** 909 Royal Ocean Plaza – Installation of glass curtains
13. **BA 13424** 15 Gardiners Road – Construction of new passenger lift
Objector to address Commission
14. **BA 13427 Outline** Winston Churchill Avenue – Application to construct multistory storage facility
15. **BA 13430** 8th Floor, International Commercial Centre, Main Street – Proposed conversion of the 8th floor car parking level into 7 apartments with terraces and associated works
16. **BA 13431** Les Olives, 2B Gardiners Road – Application to construct extension to existing building and new store with terrace above.
17. **BA 13445** Clifton Mews Car Park, Europa Road – Application to construct 5 individual car ports
18. **BA 13446** 9/11 Corral Road – Proposed installation of new roof above existing roof
19. **BA 13451** 60 Devil's Tower Road - Proposed construction of a three storey building comprising 3 floors car parking/storage with the addition of double height ground floor storage units and a new shop on the North-East elevation
Follows on from Outline Planning Permission
20. **BA 13453 Outline** Buffadero Training Area – Proposed construction of communication facility, including tower and supporting infrastructure

MOD Project

- 21 **BA 13463** 84/90 Main Street – Proposed internal and external alterations to Barclay’s Bank
- 22 **BA 13470** 292 Main Street – Proposed internal alterations and creation of ‘takeaway’ service hatch onto Main Street
- 23 **BA 13475** 1,3,5 & 7 Ocean Village Promenade – Application to extend Use Class to include office
Owners to address Commission
- 24 **Ref 1196** Unit 2, Public Market - Pizzeria
Application for tables and chairs license.
- 25 **Ref 1196** Al Madina Express, 20 Watergardens
Application for tables and chairs license
- 26 **Ref 1537** Europa Pass Battery, Europa Road - Policy decision required on external changes to western façade of complex

Minor and other Works – not within scope of delegated powers

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

- 27 **BA 12776** Aerial Farm, Devils Tower Road – Request for relaxation under Part K of the Gibraltar Building Regulations regarding ventilation scheme of bedrooms in Seashell House
GoG Project
- 28 **BA 13400** 16/18 Withams Road – Proposed replacement of existing balcony and re-rendering of façade on all elevations and repaint
- 29 **BA 13439** St Paul’s Church, Varyl Begg Estate – Application to construct two extensions to building and refurbishment of existing interior
- 30 **BA 13458** Victoria Stadium, Bayside Road – Proposed installation of floodlights in hockey pitch facility
GoG Project
- 31 **BA 13477** Unit 4 Calpe Barracks, 3 Calpe Road – Proposed conversion of loft into bedroom and en-suite

- 32 **BA 13492** HM Naval Base, Tower Road – Proposed installation of MOD Armoury and Pass Office within existing building
GoG Project

Applications granted permission by sub-committee under delegated powers (For information only)

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

- 33 **BA 11650** 14 Lind House, Europa Road – Retrospective request to remove tree
Condition-replace with two new trees
- 34 **BA 12586** 4 Ordnance Wharf, Queensway Quay – Amendment to application introducing additional doors and window to West elevation and internal modifications
- 35 **BA 12740** Flat 4, 73 Irish Town – Request to replace existing internal windows to upvc framed ones
- 36 **BA 13274** Rock Cottage, South Barrack Road - Amendments to windows to front elevation and minor internal alterations and discharge details of solar panels
- 37 **BA 13420** Plot 63, 45 Garrod Road – Subdivision of one workshop into two, converting a window opening into a door and providing an additional fire exit.
- 38 **BA 13426** 69 Main Street – Revised plans received displaying roller shutter placed internally and revised external finishes
- 39 **BA 13436** 5 John Mackintosh Square – Conversion of former bar into barber shop
- 40 **BA 13440** Unit 2C, Second Floor, Leisure Island Business Centre – Subdivision of unit into two offices
- 41 **BA 13441** Flat 3, 46 Main Street – Subdivision of property into two apartments and internal alterations
- 42 **BA 13444** Star Bar, 12 Parliament Lane – Proposed refurbishment of façade and installation of awning
- 43 **BA 13448** Unit 4.1A Pitman’s Alley – Application for change of use of premises from office to radio station with installation of antenna on roof

- 44. **BA 13449** 317 Main Street – Proposed renovation to include extension to the rear and new doorway to Main Street – Follows on from outline planning permission
- 45. **BA 13452** Unit 3, Europa Pass Battery, Europa Road – Proposed alterations and refurbishment
- 46. **BA 13455** Cloister Building, Market Lane – New lift and shaft to replace existing
- 47. **BA 13456** 7 North Front – Proposed construction of replacement shed
- 48. **BA 13459** 9 & 10 Bright Cottage, Charles V Ramp – Internal modifications and refurbishment
- 49. **BA 13460** 4 Buena Vista Mews, Buena Vista Road – Proposed minor internal alterations
- 50. **BA 13461** 2 Honeysuckle House, Waterport Terrace – Proposed replacement of hallway window with a door for access to well area
- 51. **BA 13462** 6B Gardiner’s Road – Proposed minor internal alterations
- 52. **BA 13464** Unit 30 & 31 New Harbours – Creating an opening linking two adjacent units
- 53. **BA 13465** 12/1 City Mill Lane – Retrospective application for change of use from offices to spa
- 54. **BA 13467** 24 The Square, Marina Bay – Proposed external and internal alterations to apartment
- 55. **BA 13472** 55/57 Main Street – Proposed alterations to rear of shop premises
- 56. **BA 13484** 23 Silene House, West View Park – Application to install glass curtains
- 57. **BA 13485** Vault 7, Chatham Counterguard – Application to convert unit into bar/ restaurant
- 58. **BA 13486** 4 Flat Bastion Road – Retrospective application for minor internal alterations
- 59. **BA 13487** Unit 1, Majestic Ocean Plaza – Change of use from beauty salon to estate agents

- 60 **Ref 1198/009/15** Finlayson's Kiosk, Casemate Square – Sandwich board
- 61 **Ref 1198/012/15** Wasabi, 16 City Mill Lane – Sandwich Board
- 62 **Ref 1198/022/13** 53A Irish Town – Consideration of alternative signage

- 63 **Ref N_002_15** Dr Giraldi Home – Application to remove rubber fig tree
- 64 **Ref N_003_15** Courtyard, Joshua Hassan House – Application to remove weeping fig tree

- 65 Any other business

Paul Naughton-Rumbo
For DPC