

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10:00am, Wednesday 7 March 2018

Dean of Guild Court Room, City Chambers, High Street, Edinburgh

This is a public meeting and members of the public are welcome to attend.

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1. Order of business

- 1.1 Including any notices of motion, hearing requests from ward councillors and any other items of business submitted as urgent for consideration at the meeting.
- 1.2 Any member of the Council can request a Hearing if an item raises a local issue affecting their ward. Members of the Sub-Committee can request a presentation on any item in part 4 of the agenda. Members must advise Committee Services of their request by no later than **10.00am on Monday 5 March 2018** (see contact details in the further information section at the end of this agenda).
- 1.3 If a member of the Council has submitted a written request for a hearing to be held on an application that raises a local issue affecting their ward, the Development Management Sub-Committee will decide after receiving a presentation on the application whether or not to hold a hearing based on the information submitted. All requests for hearings will be notified to members prior to the meeting.

2. Declaration of interests

- 2.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

3. Minutes

- 3.1 None.

4. General Applications and Miscellaneous Business

The recommendation by the Chief Planning Officer or other Chief Officers detailed in their reports will be approved without debate unless the Clerk to the meeting indicates otherwise during “Order of Business” at item 1 above.

- 4.1 4 East Suffolk Road, Edinburgh (Former St Margaret's School) - Conversion of pre-school nursery to 6 dwellings with new vehicle access, car parking and bin store - application no 17/04787/FUL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **REFUSED**.

- 4.2 587 Ferry Road, Edinburgh - Display of two internally illuminated digital 48 sheet advertisements in landscape orientation – application no 17/05602/ADV – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 4.3 72-74 Niddrie Mains Road, Edinburgh - Internally illuminated LED digital advertisement hoarding - application no 17/04879/ADV – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 4.4 6 North Park Terrace, Edinburgh - Single storey extensions to side and rear of property, as amended - application no 17/04959/FUL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 4.5 51 Whitehouse Loan, Edinburgh (James Gillespie's Primary) – Demolition of existing temporary unit to west of site. Area will become additional play area for the school. New unit to be placed in existing play area is a limited life building – application no 17/05934/FUL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 4.6 172 Whitehouse Loan, Edinburgh – Single storey, flat roofed kitchen extension to east of 172 Whitehouse Loan. Extension to use materials to match existing property. Introduction of new service door to east elevation to serve garage. Remove second floor balcony by pulling existing glazing forward (as amended) – application no 17/05035/FUL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

5. Returning Applications

These applications have been discussed previously by the Sub-Committee. A decision to grant, refuse or continue consideration will be made following a presentation by the Chief Planning Officer and discussion on each item.

- 5.1 None.

6. Applications for Hearing

The Chief Planning Officer has identified the following applications as meeting the criteria for Hearings. The protocol note by the Head of Strategy and Insight sets out the procedure for the hearing.

- 6.1 None.

7. Applications for Detailed Presentation

The Chief Planning Officer has identified the following applications for detailed presentation to the Sub-Committee. A decision to grant, refuse or continue consideration will be made following the presentation and discussion on each item.

- 7.1 543 Gorgie Road, Edinburgh – Demolition of Existing Buildings and Erection of 23 residential properties, with Associated Access Roads, Landscaping and Boundary Treatments (as amended) – application no 17/00392/FUL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 7.2 59 Curriehill Road, Currie (Currie Primary School) – Construction of a new educational building with 8 (eight) classrooms and ancillary accommodation, within the grounds of Currie Primary School – application no 17/05182/FUL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **REFUSED**.

- 7.3 18-20 King's Stables Road, Edinburgh – Erection of 11 residential flats (as amended) – application no 17/03596/FUL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 7.4 Saltire Street, Edinburgh (Land 80 Metres West and East of) – Proposed residential development and associated infrastructure (as amended) – application no 17/02477/FUL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 7.5(a) 2 Dewar Place, Edinburgh – Planning permission in principle for hotel(s) (Class 7), office (Class 4), retail (Class 1), restaurant(s) (Class 3), pedestrian deck, bridge link and accesses from Western Approach road, Dewar Place and Canning Street. Detailed approval for siting, maximum height and limits of deviation of proposed buildings, partial demolition and refurbishment of façade of former electricity station (as amended) - application no 17/02227/PPP – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 7.5(b) 2 Dewar Place, Edinburgh – Demolition of rear part of original electricity generating station, partial demolition, refurbishment and integration of retained façade into proposed hotel building (as amended) – application no 17/02228/LBC – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 7.5(c) 2 Dewar Place, Edinburgh – Complete demolition in a conservation area of electricity transformers and switch room building – application no 17/02229/CON – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

8. Returning Applications Following Site Visit

These applications have been discussed at a previous meeting of the Sub-Committee and were continued to allow members to visit the sites. A decision to grant, refuse or continue consideration will be made following a presentation by the Chief Planning Officer and discussion on each item.

8.1 None.

9. Pre-Application Reports

No decisions will be taken on these applications at this meeting. Following a presentation by the Chief Planning Officer, members will have the opportunity to ask questions and indicate key issues they would like the applicants to consider in their eventual application/s. Members will not Express a view on the merits of the proposal/s.

- 9.1 3 Burdiehouse Crescent, Edinburgh (site 117 Metres Northeast of) – Forthcoming application by City of Edinburgh Council for the erection of a new-build school for children with additional support needs including all associated hard and soft landscaping, external stores, boundary fencing, car parking with drop off areas and upgrading of existing access road - application no 18/00237/PAN - report by the Chief Planning Officer (circulated)
- 9.2 181,183,185,187,198,191,193-195, St John's Road, Edinburgh – Forthcoming application by Mactaggart And Mickel Commercial Development Ltd for mixed used development (Class 9 and sui generis flats) together with commercial space (including class 1, 2 and 3) and hot food takeaway (sui generis), car parking and associated works – application no 17/06066/PAN – report by the Chief Planning Officer (circulated)
- 9.3 Old Dalkeith Road Edinburgh (South East Wedge Development Site) – Forthcoming application by Springfield Properties PLC for a residential development of approximately 500 dwellings, landscaping works and associated ancillary works - application no 18/00456/PAN - report by the Chief Planning Officer (circulated)

Laurence Rockey

Head of Strategy and Insight

Committee Members

Councillors Gardiner (Convener), Booth, Child, Dixon, Gordon, Graczyk, Griffiths, Mitchell, Mowat, Osler and Staniforth.

Information about the Development Management Sub-Committee

The Development Management Sub-Committee consists of 11 Councillors and usually meets twice a month. The Sub-Committee usually meets in the Dean of Guild Room in the City Chambers on the High Street in Edinburgh. There is a seated public gallery and the meeting is open to all members of the public.

Further information

A summary of the recommendations on each planning application is shown on the agenda. Please refer to the circulated reports by the Chief Planning Officer or other Chief Officers for full details. Online Services – planning applications can be viewed online by going to <http://www.edinburgh.gov.uk/cpol> – this includes letters of comments received.

The items shown in part 6 on this agenda are to be considered as a hearing. The list of organisations invited to speak at this meeting are detailed in the relevant Protocol Note. The Development Management Sub-Committee does not hear deputations.

The Sub-Committee will only make recommendations to the full Council on these applications as they are major applications which are significantly contrary to the Development Plan.

If you have any questions about the agenda or meeting arrangements, please contact Committee Services, City of Edinburgh Council, Business Centre 2:1, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG, 0131 529 4210, email committee.services@edinburgh.gov.uk.

A copy of the agenda and papers for this meeting will be available for inspection prior to the meeting at the main reception office, City Chambers, High Street, Edinburgh.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to <http://www.edinburgh.gov.uk/cpol>.

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