

Item 3.1 – Minutes

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 7 March 2018

Present:

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

1. General Applications and Miscellaneous Business

The Sub-Committee considered reports on planning applications listed in Section 4, 7 and 9 of the agenda for the meeting.

Requests for Presentations

The Chief Planning Officer gave a presentations on agendas item 4.4 – 6 North Park Terrace, Edinburgh, and item 4.5 - 172 Whitehouse Loan (James Gillespie's Primary School) as requested by Councillor Osler.

Decision

To determine the applications as detailed in the Appendix to this minute.

(Reference – reports by the Chief Planning Officer, submitted.)

Declaration of Interest

Councillor Dixon declared a financial interest in Item 7.4 – Saltire Street as a property owner, left the room and took no part in consideration of the item.

Dissent

Councillor Gardiner requested that his dissent be recorded in respect of the decision on item 7.3 – 18 – 20 Kings Stables Road

2. 59 Curriehill Road, Edinburgh

Details were provided of proposals for the 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

The Chief Planning Officer gave details of the proposals and the planning considerations involved and recommended that the application be refused.

The Convener ruled that in in terms of Standing Order 8.1 that a vote be taken for or against the following motion:

Motion 1

To continue consideration of the matter for a hearing.

- moved by Councillor Staniforth, seconded by Councillor Booth.

Voting

For the motion - 3 votes

(Councillors, Booth, Osler and Staniforth)

Against the motion - 8 votes

(Child, Dixon, Gardiner, Gordon, Graczyk, Griffiths, Mitchell and Mowat.)

Decision 1

To determine the matter at the present meeting of the Sub-Committee.

The Chief Planning Officer gave details of the proposals and the planning considerations involved and recommended that the application be refused.

Motion 2

To refuse planning permission as detailed in section 3 of the report by the Chief Planning Officer.

- moved by Councillor Booth, seconded by Councillor Osler.

Amendment

To grant planning permission subject to:

(a) Conditions on

- (i) Materials
- (ii) Contaminated land
- (iii) The sports pitches being constructed to Sportscotland standards as detailed in its consultation response.

(b) Informatives on

- (i) Standard timescales
- (ii) Start/completion of development
- (iii) Flooding.

- moved by Councillor Child, seconded by Councillor Gordon.

Voting

For the motion: 2 votes

(Councillors, Booth and Osler)

For the amendment: 8 votes

(Child, Dixon, Gardiner, Gordon, Graczyk, Griffiths, Mitchell and Mowat.)

Abstention (Councillor Staniforth)

Decision 2

To grant planning permission subject to:

(a) Conditions on

- (i) Materials
- (ii) Contaminated land
- (iii) The sports pitches being constructed to Sportscotland standards as detailed in its consultation response.

(b) Informatives on

- (i) Standard timescales
- (ii) Start/completion of development
- (iii) flooding.

(Reference – report by the Chief Planning Officer, submitted)

3. 543 Gorgie Road, Edinburgh

Details were provided of proposals for the demolition of the existing buildings and the erection of 23 residential properties, with associated access roads, landscaping and boundary treatments (as amended) – application no 17/00392/FUL.

The Chief Planning Officer gave details of the proposals and the planning considerations involved and recommended that the applications be granted.

Motion

To grant planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in section 3 of the report by the Chief Planning Officer.

- moved by Councillor Gardiner, seconded by Councillor Child.

Amendment

To refuse planning permission for the reasons that the proposal was contrary to Policies Hou 2 and 6, Housing Mix and the Edinburgh Design Guidance.

- moved by Councillor Booth, seconded by Councillor Osler.

Voting

For the motion: 8 votes

(Child, Dixon, Gardiner, Gordon, Graczyk, Griffiths, Mitchell and Mowat.)

For the amendment: 3 votes

(Councillors, Booth, Osler and Staniforth)

Decision

To grant planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in section 3 of the report by the Chief Planning Officer.

(Reference – report by the Chief Planning Officer, submitted)

4. 6 North Park Terrace, Edinburgh

Details were provided of proposals to single storey extensions to side and rear of property, as amended - application no 17/04959/FUL

The Chief Planning Officer gave details of the proposals and the planning considerations involved and recommended that the applications be granted.

Motion

To grant planning permission as detailed in section 3 of the report by the Chief Planning Officer.

- moved by Councillor Mowat, seconded by Councillor Gardiner.

Amendment

To issue a mixed decision.

1. To grant planning permission for the rear extension subject to informatives
2. To refuse planning permission for the rear extension for the reason that the proposal was contrary to Police ENV 6a

- moved by Councillor Osler, seconded by Councillor Gordon.

Voting

For the motion: 9 votes

(Booth, Child, Dixon, Gardiner, Graczyk, Griffiths, Mitchell, Mowat and Staniforth.)

For the amendment: 2 votes

(Councillors Gordon, and Osler)

Decision

To grant planning permission as detailed in section 3 of the report by the Chief Planning Officer.

(Reference – report by the Chief Planning Officer, submitted)

Appendix

| Agenda Item No. / Address | Details of Proposal/Reference No | Decision |
|--|---|--|
| <p>Note: Detailed conditions/reasons for the following decisions are contained in the statutory planning register.</p> | | |
| <p><u>Item 4.1 - 4 East Suffolk Road</u></p> | <p>Conversion of pre-school nursery to 6 dwellings with new vehicle access, car parking and bin store - application no 17/04787/FUL</p> | <p>To REFUSE planning permission as detailed in section 3 of the report by the Chief Planning Officer</p> |
| <p><u>Item 4.2 - 587 Ferry Road</u></p> | <p>Display of two internally illuminated digital 48 sheet advertisements in landscape orientation – application no 17/05602/ADV</p> | <p>To GRANT advertisement consent subject to conditions, reasons and informatives as detailed in section 3 of the report by the Chief Planning Officer</p> |
| <p><u>Item 4.3 - 72 - 74 Niddrie Mains Road</u></p> | <p>Internally illuminated LED digital advertisement hoarding - application no 17/04879/ADV</p> | <p>To GRANT advertisement consent subject to conditions, reasons and informatives as detailed in section 3 of the report by the Chief Planning Officer</p> |
| <p><u>Item 4.4 - 6 North Park Terrace</u></p> | <p>Single storey extensions to side and rear of property, as amended - application no 17/04959/FUL</p> | <p>To GRANT planning permission subject to conditions, reasons and informatives as detailed in section 3 of the report by the Chief Planning Officer.</p> <p>(On a division.)</p> |

| Agenda Item No. / Address | Details of Proposal/Reference No | Decision |
|--|--|--|
| Item 4.5 - James Gillespies Primary 51 Whitehouse Loan | Demolition of existing temporary unit to west of site. Area would become additional play area for the school. New unit to be placed in existing play area was a limited life building – application no 17/05934/FUL | To GRANT planning permission subject to conditions and reasons as detailed in section 3 of the report by the Chief Planning Officer |
| Item 4.6 - 172 Whitehouse Loan | 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 | To GRANT planning permission subject to informatives as detailed in section 3 of the report by the Chief Planning Officer |
| Item 7.1 - 543 Gorgie Road | 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 | To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in section 3 of the report by the Chief Planning Officer. (On a division.) |

| Agenda Item No. / Address | Details of Proposal/Reference No | Decision |
|---|---|--|
| Item 7.2 - Currie Primary School 59 Curriehill Road | 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 | <p>1) To agree to determine the application at the present meeting of the Sub-Committee.</p> <p>(On a division.)</p> <p>2) To GRANT planning permission subject to:</p> <p>(a) Conditions on:</p> <ul style="list-style-type: none"> I. Materials II. Contaminated land III. The sports pitches being constructed to Sportscotland standards as detailed in its consultation response. <p>(b) Informatives on:</p> <ul style="list-style-type: none"> I. Standard timescales II. Start/completion of development III. flooding. <p>(On a division.)</p> |
| Item 7.3 - 18 - 20 Kings Stables Road | Erection of 11 residential flats (as amended) – application no 17/03596/FUL | <p>To GRANT planning permission subject to conditions, reasons and informatives as detailed in section 3 of the report by the Chief Planning Officer.</p> <p>(Councillor Gardiner requested that his dissent be recorded in respect of the above decision.)</p> |

| Agenda Item No. / Address | Details of Proposal/Reference No | Decision |
|---------------------------|---|---|
| Item 7.4 Saltire Street | Proposed residential development and associated infrastructure (as amended) – application no 17/02477/FUL | <p>To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in section 3 of the report by the Chief Planning Officer with the exception of the following</p> <ol style="list-style-type: none"> 1) Informative 1 should be amended to require the applicant to pay the full level of developer contributions (£396,814 at Q4 2017 value). 2) Informative 12 should be amended to state the provision of electric charging points should be a ratio of 1 in 6 spaces. 3) Informative 9 should be amended to delete the reference to car club spaces and a new informative added to request that the applicant considered making provision for car club spaces. <p>Declaration of Interest</p> <p>Councillor Dixon declared a financial interest in Item 7.4 – Saltire Street as a property owner, left the room and took no part in consideration of the item.</p> |

| Agenda Item No. / Address | Details of Proposal/Reference No | Decision |
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| Item 7.5(a) - 2 Dewar Place | 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 | <p>To CONTINUE consideration of the matter for:</p> <ol style="list-style-type: none"> 1) A site visit. 2) Discussions with the developer to amend the height of the development. 3) Further information on the possible widening of the pavement and the position of the taxi rank/pick up drop off point. 4) Further information on the massing of building. 5) To explore options for better access including proposals for the corner of building 01. 6) To explore access options for all members of the public to the podium. 7) The possible reduction of the height of the development and consideration of scale and massing and the relationship to the WHS. 8) External treatment of the ventilation units on the generating station. 9) Proposals to minimise roof clutter on the development |

| Agenda Item No. / Address | Details of Proposal/Reference No | Decision |
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| Item 7.5(b) - 2 Dewar Place | 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 | To CONTINUE consideration of the matter as detailed at item 7.5(a) |
| Item 7.5(c) - 2 Dewar Place | Complete demolition in a conservation area of electricity transformers and switch room building – application no 17/02229/CON | To CONTINUE consideration of the matter as detailed at item 7.5(a) |
| Item 9.1 - 3 Burdiehouse Crescent | 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 | <ol style="list-style-type: none"> 1. To note the key issues at this stage. 2. An active travel plan to be submitted 3. That consideration be given to Connection to any community/district heating scheme that may be implemented 4. That cognisance be taken of the location of the burn. 5. That consideration be given the good practice guidance on grass pitches, specified by Sports Scotland. |

| Agenda Item No. / Address | Details of Proposal/Reference No | Decision |
|--|--|---|
| Item 9.2 - 181, 183, 185, 187, 189, 191, 193-195 St Johns Road | 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 | <ol style="list-style-type: none"> 1. To note the key issues at this stage. 2. That consideration be given to active street frontages for part of the town centre. 3. An active travel plan to be submitted. 4. Account be taken of any proposals for a low emissions zone in the area. |