

# Notice of meeting and agenda

## Development Management Sub-Committee of the Planning Committee

**10:00am, Wednesday 21 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.

### **Contacts:**

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## 1. Order of business

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- 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 19 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

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- 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

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- 3.1 None.

## 4. General Applications and Miscellaneous Business

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**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 9C Doune Terrace, Edinburgh, EH3 6DY – Erect single storey rear extension to nursery - application no 17/05929/FUL – report by the Chief Planning Officer (circulated)  
It is recommended that this application be **GRANTED**.
- 4.2 536 Gilmerton Road, Edinburgh EH17 7JD – Erection of new single storey extension to the existing dental practice. Additional window openings to be made, increasing existing window openings, recladding of existing façade and installation of new photovoltaic panels on the roof – application no 17/03446/FUL – report by the Chief Planning Officer (circulated)  
It is recommended that this application be **GRANTED**.

- 4.3 Hamilton Terrace, Edinburgh (St John's RC Primary School) – New park amenity greenspace on the site of the former Portobello Primary School. Work will include the demolition of the existing St John's RC Primary School currently on the site - application no 17/05217/FUL – report by the Chief Planning Officer (circulated)

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

- 4.4 48 North Greens, Edinburgh EH15 3RT – 2 No. single storey side extensions to existing dwelling house - application no 17/04957/FUL – report by the Chief Planning Officer (circulated)

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

- 4.5 Old Dalkeith Road, Edinburgh (South East Wedge Development Site) – The project is the development of an area of existing open space with an active travel route from Little France Drive in the north to the Wisp in the south. It also connects Phase 1 of the project heading west and linking in with the ERI – application no 17/05986/FUL – report by the Chief Planning Officer (circulated)

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

- 4.6 58 South Clerk Street, Edinburgh, EH8 9PS – Change of use from Class 2, Beauty Salon, to Class 3, Restaurant – application no 17/03933/FUL – report by the Chief Planning Officer (circulated)

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

- 4.7 33 Telford Road, Edinburgh, EH4 2AY – Proposed extension plus deck and concrete slab to rear (in retrospect). – application no 17/03277/FUL – report by the Chief Planning Officer (circulated)

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

## **5. Returning Applications**

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**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(a) 2 Dewar Place, Edinburgh EH3 8ED – PPP for hotel(s) (Class 7), office (Class 4), retail (Class 1), restaurant(s) (Class 3), pedestrian deck, bridge link + accesses from Western Approach Road, Dewar Place + Canning Street; detailed approval for siting, maximum height & limits of deviation of proposed buildings, partial demolition, + 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**.

- 5.1(b) 2 Dewar Place, Edinburgh EH3 8ED – 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**.

- 5.1(c) 2 Dewar Place, Edinburgh EH3 8ED – 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**.

- 5.2 30 South Fort Street, Edinburgh EH6 5NU – Demolish existing buildings. Form new residential development with associated roads/paths and parking (Scheme 3) – application no 16/03218/FUL – report by the Chief Planning Officer (circulated)

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

## **6. Applications for Hearing**

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**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**

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**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.**

- 7.1 105 Provost Milne Grove, South Queensferry (At Land 100 Metres South Of) – Residential development of Flats and Houses with associated accesses, roads, drainage, parking and landscaping (as amended) – application no 16/06280/FUL – report by the Chief Planning Officer (circulated)

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

- 7.2 127 Trinity Road, Edinburgh – Application to vary planning permission 16/04449/FUL for proposed houses at 127 Trinity Rd, Edinburgh – application no 16/04449/VARY – report by the Chief Planning Officer (circulated)

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

## **8. Returning Applications Following Site Visit**

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**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

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**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.**

- 9.1 208 Broomhouse Road, Edinburgh (At Forrester High School And St Augustines RC High School) – Erection of extension to existing Forrester High School and St Augustines RC High School - application no 18/00277/PAN - report by the Chief Planning Officer (circulated)

### Laurence Rockey

Head of Strategy and Insight

### Committee Members

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

### Information about the Development Management Sub-Committee

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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

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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](mailto: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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