

# Notice of meeting and agenda

## Development Management Sub-Committee of the Planning Committee

**10:00am, Wednesday 9 May 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 7 May 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 Development Management Sub-Committee of 21 March 2018 (circulated) - submitted for approval as a correct record.

## 4. General Applications, Miscellaneous Business and Pre-Application Reports

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**The key issues for the Pre-Application reports and the recommendation by the Chief Planning Officer or other Chief Officers detailed in their reports on applications will be approved without debate unless the Clerk to the meeting indicates otherwise during “Order of Business” at item 1**

- 4.1 7 – 8 Baxter’s Place, Edinburgh EH1 3AF – Change of use from residential (class 9) to short stay serviced apartments (class 7) (in retrospect) (amended) - application no 17/05645/FUL – report by the Chief Planning Officer (circulated)  
It is recommended that this application be **GRANTED**.

- 4.2 161 Colinton Road, Edinburgh EH14 1BE – Install three dormers to rear and a dormer to side, install two rooflights to front and a rooflight to side, remove existing rooflight and install new hipped rooflight on roof of single storey rear extension, slap through to form opening and install new glass sliding doors on ground floor at the rear (in retrospect) – application no 18/01045/FUL – report by the Chief Planning Officer (circulated)

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

- 4.3 4 Ferrymuir, South Queensferry (At Site 80 Metres West Of) – Discharge of Planning Obligation - application no 18/01206/OBL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **ACCEPTED** and the agreement be **DISCHARGED**.

- 4.4 2 Oswald Road, Edinburgh – Proposed works include demolition of 2 no. rear extensions to allow for formation of 1 no. two storey extension on west elevation, and 1 no. single storey extension on east elevation. Internal alterations include minor demolitions. The existing garage to be modified to form new garage door opening to south, and formation of gym to the rear of this space. External works include removal of low stone walls and steps to be replaced with landscaping. (as amended) – application no 18/00573/FUL– report by the Chief Planning Officer (circulated)

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

- 4.5 42 Turnhouse Road (Land 46 Metres South Of) – Internally illuminated digital advertisement to underside – application no 18/01093/ADV – report by the Chief Planning Officer (circulated)

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

- 4.6 16 Wester Hill, Edinburgh EH10 5XG – Proposed two storey extension at north gable wall, form bedroom extension and garage conversion to living room, extend entrance area and lounge to enlarge these areas and erect conservatory at rear (as amended) - application no 17/05812/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 None.

## **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(a) 20 Duncan Street, Edinburgh EH9 1SR - Change of use from car servicing and repairs centre to student accommodation (comprising 25 student studios with shared breakout, office and amenity spaces) and associated works (as amended) – application no 17/05115/FUL – report by the Chief Planning Officer (circulated)

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

7.1(b) 20 Duncan Street, Edinburgh EH9 1SR - Alterations and extensions as part of change of use from car servicing and repairs centre to student accommodation (comprising 25 No. student studios with shared breakout, office and amenity spaces) and associated works (as amended) – application no 17/05119/LBC – report by the Chief Planning Officer (circulated)

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

7.2 33 Pinkhill, Edinburgh EH12 7BF - Demolition of existing office building and development of 51 apartments (scheme 2) – application no 17/03433/FUL – report by the Chief Planning Officer (circulated)

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

## **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.

**Laurence Rockey**

Head of Strategy and Insight

## **Committee Members**

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Councillors Gardiner (Convener), Child (Vice-Convener), Booth, 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 [view planning applications](#) – 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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