

Item 3.1 – Minutes

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 21 March 2018

Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Mary Campbell (substituting for Councillor Booth), 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, 5, 7 and 9 of the agenda for the meeting.

Requests for Presentations

The Chief Planning Officer gave a presentation on agenda item 4.7 – 33 Telford Road, Edinburgh as requested by Councillor Osler.

Requests for Hearings

Councillors Lang and Young as local ward member had requested that a hearing be held to consider agenda item 7.1 - 105 Provost Milne Grove, South Queensferry (At Land 100 Metres South Of).

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 Mary Campbell declared a non-financial interest in item 4.4 – 48 North Greens - as she had made public comment on this item, left the room and took no part in consideration of the item.

2. 105 Provost Milne Grove, South Queensferry (At Land 100 Metres South Of)

Details were provided of proposals for a residential development of flats and houses with associated accesses, roads, drainage, parking and landscaping (as amended) at 105 Provost

Milne Grove, South Queensferry (At Land 100 Metres South Of) – application no 16/06280/FUL

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

The Convener ruled that 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 Osler, seconded by Councillor Gordon.

Amendment 1

To agree to determine the application at the present meeting of the Sub-Committee

- moved by Councillor Mowat, seconded by Councillor Child.

Voting

For the motion - 4 votes

(Councillors Mary Campbell, Gordon, Osler and Staniforth.)

For the amendment - 7 votes

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

Decision 1

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

Motion 2

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 2

To refuse planning permission for the reasons that the proposal was contrary to the LDP Planning Principles, Policies DES 7 (Layout Design) and Tra 8.

- moved by Councillor Staniforth, seconded by Councillor Osler.

Voting

For the motion: 8 votes

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

For the amendment: 3 votes

(Councillors Mary Campbell, Osler and Staniforth.)

Decision 2

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)

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 – 9C Doune Terrace, Edinburgh</u></p>	<p>Erect single storey rear extension to nursery - application no 17/05929/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><u>Item 4.2 – 536 Gilmerton Road, Edinburgh</u></p>	<p>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</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><u>Item 4.3 – Hamilton Terrace, Edinburgh (St John’s Primary School)</u></p>	<p>New park amenity greenspace on the site of the former Portobello Primary School. Work would include the demolition of the existing St John’s RC Primary School currently on the site - application no 17/05217/FUL</p>	<p>To GRANT planning permission subject to informatives as detailed in section 3 of the report by the Chief Planning Officer</p>
<p><u>Item 4.4 – 48 North Greens, Edinburgh</u></p>	<p>2 No. single storey side extensions to existing dwelling house - application no 17/04957/FUL</p>	<p>To GRANT planning permission subject to informatives as detailed in section 3 of the report by the Chief Planning Officer</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 4.5 – Old Dalkeith Road, Edinburgh (South East Wedge Development Site)</u>	<p>The project was 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 connected Phase 1 of the project heading west and linking in with the ERI – application no 17/05986/FUL</p>	<p>To GRANT planning permission subject to conditions and reasons and informatives as detailed in section 3 of the report by the Chief Planning Officer</p>
<u>Item 4.6 – 58 South Clerk Street, Edinburgh</u>	<p>Change of use from Class 2, Beauty Salon, to Class 3, Restaurant – application no 17/03933/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>
<u>Item 4.7 – 33 Telford Road, Edinburgh</u>	<p>Proposed extension plus deck and concrete slab to rear (in retrospect) – application no 17/03277/FUL</p>	<p>To GRANT planning permission subject to informatives as detailed in section 3 of the report by the Chief Planning Officer.</p> <p>Note: Councillor Osler requested that her dissent be recorded in respect of this item.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 5.1(a) – 2 Dewar Place, Edinburgh</u>	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	To GRANT planning permission in principle subject to: <ol style="list-style-type: none"> 1) Conditions, reasons and informatives and a legal agreement as detailed in section 3 of the report by the Chief Planning Officer dated 7 March 2018 and those amended by the returning item. 2) Committee decision to amend informative 6iii to require 24 hour public access to both the lift and stairs unless otherwise agreed in writing by the planning authority and the provision of adequate public signage for the lifts.
<u>Item 5.1(b) – 2 Dewar Place, Edinburgh</u>	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 GRANT listed building consent subject to conditions, reasons and informatives as detailed in section 3 of the report by the Chief Planning Officer.
<u>Item 5.1(c) – 2 Dewar Place, Edinburgh</u>	Complete demolition in a conservation area of electricity transformers and switch room building – application no 17/02229/CON	To GRANT conservation area consent subject to conditions, reasons and informatives as detailed in section 3 of the report by the Chief Planning Officer.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 5.2 – 30 South Fort Street, Edinburgh</u>	Demolish existing buildings. Form new residential development with associated roads/paths and parking (Scheme 3) – application no 16/03218/FUL	To GRANT planning permission subject to: <ol style="list-style-type: none"> 1) Conditions, reasons, informatives and a legal agreement, as detailed in section 3 of the report by the Chief Planning Officer. 2) An additional informative that the applicant was encouraged to liaise with the developer of the adjacent site (application reference 16/00427/FUL) to deliver a comprehensive development approach.
<u>Item 7.1 – 105 Provost Milne Grove, South Queensferry (At Land 100 Metres South Of)</u>	Residential development of Flats and Houses with associated accesses, roads, drainage, parking and landscaping (as amended) – application no 16/06280/FUL	To AGREE to determine the application at the present meeting of the Sub-Committee. (On a division.) 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.)
<u>Item 7.2 – 127 Trinity Road, Edinburgh</u>	Application to vary planning permission 16/04449/FUL for proposed houses at 127 Trinity Rd, Edinburgh – application no 16/04449/VARY	To VARY planning permission subject to informatives as detailed in section 3 of the report by the Chief Planning Officer

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 9.1- 208 Broomhouse Road, Edinburgh (At Forrester High School and St Augustines RC High School)</u>	Erection of extension to existing Forrester High School and St Augustines RC High School - application no 18/00277/PAN	To note the key considerations.