

Item 3.1 – Minutes

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 9 May 2018

Present:

Councillors Gardiner (Convener), Child (Vice-Convener), 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 and 7 of the agenda for the meeting.

Requests for Presentations

The Chief Planning Officer gave a presentation on agenda item 4.1 – 7-8 Baxter's Place, Edinburgh as requested by Councillors Booth and Staniforth.

Requests for Hearings

Councillors Douglas and Ross as local ward member had requested that a hearing be held to consider agenda item 7.2 – 33 Pinkhill, Edinburgh.

Request for Withdrawal

The Chief Planning Officer had requested that item 4.1 – 7-8 Baxter's Place, Edinburgh be withdrawn from the agenda and brought back to a future Development Management Sub-Committee for consideration.

The applicant had requested that item 4.4 – 2 Oswald Road, Edinburgh be withdrawn from the agenda.

Decision

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

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

2. Minutes

Decision

To approve the minute of the meeting of the Development Management Sub-Committee of 21 March 2018 as a correct record.

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 – 7- Baxter’s Place, Edinburgh</u></p>	<p>Change of use from residential (class 9) to short stay serviced apartments (class 7) (in retrospect) (amended) - application no 17/05645/FUL</p>	<p>To note that the application had been WITHDRAWN at the request of the Chief Planning Officer and would be brought back to a future DM Sub-Committee for consideration.</p>
<p><u>Item 4.2 – 161 Colinton Road, Edinburgh</u></p>	<p>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</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 4.3 – 3 Ferrymuir, South Queensferry (At Site 80 Metres West Of)</u></p>	<p>Discharge of Planning Obligation - application no 18/01206/OBL</p>	<p>To ACCEPT the application to discharge the planning obligation 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 4.4 - 2 Oswald Road, Edinburgh</u>	<p>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</p>	<p>To note that the application had been WITHDRAWN at the request of the applicant.</p>
<u>Item 4.5 – 42 Turnhouse Road (Land 46 Metres South Of)</u>	<p>Internally illuminated digital advertisement to underside – application no 18/01093/ADV</p>	<p>To GRANT advertisement consent 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 - 16 Wester Hill, Edinburgh EH10 5XG</u>	<p>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</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 7.1(a) - 20 Duncan Street, Edinburgh EH9 1SR</u></p>	<p>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</p>	<p>To REFUSE planning permission as the proposal was contrary to:</p> <ol style="list-style-type: none"> 1) Local Development Plan Policy Des 5 (a and e) (Development Design – Amenity) in respect of: <ul style="list-style-type: none"> Des 5 a) The amenity of neighbours would be adversely affected by noise and light from the development. Des 5 a) The amenity of future occupiers would be inadequate due to poor natural daylight within the studios, noise breakout from the internal courtyard into the studios and the size of the studios. Des 5e) The proposed refuse facilities are not sensitively integrated into the design. 2) Local Development Plan Policy Tra 3 (Private Cycle Parking). The design of the proposed private cycle parking does not accord with Council guidance. 3) Local Development Plan Policy ENV 4 (Listed Buildings – Alterations and Extensions) in respect of: <ul style="list-style-type: none"> Env 4a) The extent of the alterations was not justified as the building could be put to alternative uses. Env 4b) The extent of internal alterations and
---	---	---

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
		<p>additions would diminish the importance of the building.</p> <p>Env 4c) The proposed roof form was not in keeping with the building.</p>
<p><u>Item 7.1(b) - 20 Duncan Street, Edinburgh EH9 1SR</u></p>	<p>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</p>	<p>To REFUSE listed building consent as the proposal was contrary to Local Development Plan Policy ENV 4 (Listed Buildings – Alterations and Extensions) in respect of:</p> <ol style="list-style-type: none"> 1) Env 4a) The extent of the alterations was not justified as the building could be put to alternative uses. 2) Env 4b) The extent of internal alterations and additions would diminish the importance of the building. 3) Env 4c) The proposed roof form was not in keeping with the building.
<p><u>Item 7.2 – 33 Pinkhill, Edinburgh</u></p>	<p>Demolition of existing office building and development of 51 apartments (scheme 2) – application no 17/03433/FUL</p>	<p>To CONTINUE consideration of the application for a site visit. Committee agreed that the proposal could be considered without the need for a hearing.</p>