

Minutes

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 23 May 2018

Present:

Councillors Gardiner (Convener), Booth, Dixon, Gordon, Graczyk, 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 8 of the agenda for the meeting.

Requests for Presentations

The Chief Planning Officer gave a presentation on agenda item 4.2 – 42(a) Alvaney Terrace, Edinburgh as requested by Councillor Osler.

Requests for Hearings

Councillors Hutchison, Lang, Young and Work as local ward member had requested that a hearing be held to consider agenda item 4.9 – 597 Queensferry Road, Edinburgh.

Councillor Gardiner and Ward Councillor Whyte had requested that a hearing be held to consider agenda item 7.2 – 72 Henderson Row, Edinburgh.

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 Mowat declared a non-financial interest in item 7.2 – 42 Henderson Row, Edinburgh – as she was a parent of a child at Edinburgh Academy, left the room and took no part in consideration of the item.

Councillor Osler declared a non-financial interest in item 7.2 – 42 Henderson Row, Edinburgh – as she was a parent of a child at Edinburgh Academy and was invigilator at the SQA exams, left the room and took no part in consideration of the item.

Councillor Mitchell declared a non-financial interest in item 7.2 - 42 Henderson Row, Edinburgh - as he was a former pupil at Edinburgh Academy.

Councillor Dixon declared a financial interest in item 5.1 – Saltire Street, Edinburgh – as he owned a property in the development, left the room and took no part in consideration of the item.

2. 139 Craigleith Road, Edinburgh

Details were provided of proposals for the change of use from petrol filling station to residential. Erection of eight 3 storey new build dwellings with private parking on site (as amended) at 139 Craigleith Road, Edinburgh – application no 18/00390/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:

- 1) Conditions, informatives and a legal agreement as detailed in the report by the Chief Planning Officer.
- 2) Details of the raised planter as submitted should be approved by the planning authority prior to the development being occupied.
 - moved by Councillor Gordon, seconded by Councillor Gardiner.

Amendment

To refuse planning permission for the reasons that the proposal was contrary to the LDP Planning DES 4 (Development Design – Impact on Setting)..

- moved by Councillor Osler, seconded by Councillor Mitchell.

Voting

For the motion: 7 votes

(Councillors Dixon, Gardiner, Gordon, Graczyk, Griffiths, Mowat and Staniforth)

For the amendment: 2 votes

(Councillors Mitchell and Osler.)

Decision

To grant planning permission subject to:

- 1) Conditions, informatives and a legal agreement as detailed in the report by the Chief Planning Officer.
- 2) Details of the raised planter as submitted should be approved by the planning authority prior to the development being occupied.

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

3. 597 Queensferry Road, Edinburgh

Details were provided of proposals for the demolition of existing house and garage and erection of six new terraced townhouses at 597 Queensferry Road, Edinburgh - application no 18/01100/FUL

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

Councillors Hutchison, Lang, Young and Work as local ward member had requested that a hearing be held to consider the application.

Decision 1

To decline the request to hold a hearing and to determine the matter at the present meeting of the Sub-Committee.

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 Mowat, seconded by Councillor Griffiths.

Amendment

To refuse planning permission as the proposals were contrary to Local Development Plan Policies DES 1 (Design Quality and Context) and DES 4 (Development Design – Impact on Setting).

- moved by Councillor Dixon, seconded by Councillor Gordon.

Voting

For the motion - 4 votes

(Councillors Graczyk, Griffiths, Mitchell and Mowat).

For the amendment - 5 votes

(Councillors Dixon, Gardiner, Gordon, Osler and Staniforth.)

Decision 2

To refuse planning permission as the proposals were contrary to Local Development Plan Policies DES 1 (Design Quality and Context) and DES 4 (Development Design – Impact on Setting).

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

4. 33 Pinkhill, Edinburgh

The Sub-Committee had previously continued consideration of the matter for a site visit.

Details were provided of the demolition of existing office building and development of 51 apartments (scheme 2) at 33 Pinkhill, Edinburgh – application no 17/03433/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:

- 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 for the provision of a car club space.
 - moved by Councillor Dixon, seconded by Councillor Gordon.

Amendment

To refuse the application as the proposal was contrary to Local Development Plan Policy Des 4 (Development Design – Impact on Setting.)

- moved by Councillor Osler, seconded by Councillor Staniforth.

Voting

For the motion: 3 votes
(Councillors Dixon, Gordon and Griffiths.)

For the amendment: 4 votes
(Councillors Gardiner, Mitchell, Osler and Staniforth.)

Decision

To refuse the application as the proposal was contrary to Local Development Plan Policy Des 4 (Development Design – Impact on Setting.)

(References – Development Management Sub-Committee of the Planning Committee 9 May 2018 (item 1); 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>Item 4.1 - 1 Bath Road Edinburgh</p>	<p>Forthcoming application by BDW Trading Ltd for a proposed residential development with commercial units and associated landscape, drainage, roads and infrastructure</p>	<p>To note the key considerations.</p>
<p>Item 4.2(a) - 2 - 4 Alvanley Terrace Edinburgh</p>	<p>Extension to rear of property to form staff room – application no 17/05921/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>Item 4.2(b) - 2 - 4 Alvanley Terrace Edinburgh</p>	<p>Extension to rear of property to form staff room - application no 17/05921/LBC</p>	<p>To GRANT listed building consent subject to informatives as detailed in section 3 of the report by the Chief Planning Officer</p>
<p>Item 4.3 - 3f1 14 Fountainhall Road Edinburgh</p>	<p>Convert attic, create new dwelling & alter existing flat – application no 17/05518/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 - Frederick Street Edinburgh</u></p>	<p>Upgrade comprising double sided LCD unit at one end of bus shelter– application no 18/01024/ADV</p>	<p>To GRANT advertisement consent subject to conditions and reasons 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 - Frederick Street Edinburgh</u>	Upgrade in technology comprising a double sided LCD unit at one end of an existing bus shelter - application no 18/01027/ADV	To GRANT advertisement consent subject to conditions and reasons as detailed in section 3 of the report by the Chief Planning Officer
Item 4.6 - 43 Kilngate Brae Edinburgh	Proposed front, side and rear extensions and alterations to existing house - application no 18/00408/FUL	To GRANT planning permission subject to informatives as detailed in section 3 of the report by the Chief Planning Officer
Item 4.7 - 13 Lauder Road Edinburgh	Extension to rear of property. Extend north western wing to front. Demolish existing lean-to shed. Internal alterations (as amended) - application no 17/06051/FUL	To GRANT planning permission subject to informatives as detailed in section 3 of the report by the Chief Planning Officer Dissent Councillor Booth requested that his dissent be recorded in respect of this application.
Item 4.8 - 69 Marionville Road Edinburgh	Advertisement of the following types: Two illuminated hoarding signs (digital) - application no 18/01187/ADV	To note the application had been withdrawn

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
Item 4.9 - 597 Queensferry Road Edinburgh	Demolition of existing house and garage and erection of six new terraced townhouses - application no 18/01100/FUL	<p>1. To decline the request to hold a hearing and to determine the application at the present meeting of the Sub-Committee.</p> <p>2. To REFUSE planning permission as the proposals were contrary to Local Development Plan Policies DES1 and DES 4.</p> <p>(On a division.)</p>
Item 4.10 - 90 Salamander Place Edinburgh	Advertisement of the following types: Two illuminated hoarding signs - application no 18/01173/ADV	To GRANT advertisement consent subject to conditions, reasons and informatives as detailed in section 3 of the report by the Chief Planning Officer
Item 4.11 - 3f2 100 Thirlestane Road Edinburgh	Internal alterations and creation of new dwelling at existing attic level - application no 17/05520/FUL	To GRANT planning permission subject to informatives as detailed in section 3 of the report by the Chief Planning Officer
Item 5.1 - Saltire Street Edinburgh	Proposed residential development and associated infrastructure (as amended) - application no 17/02477/FUL	To REFUSE application as the proposal was contrary to Local Development Plan Policy Dev 1.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
Item 7.1 - 139 Craigleith Road Edinburgh	Change of use from petrol filling station to residential. Erection of eight 3 storey new build dwellings with private parking on site (as amended) – application no 18/00390/FUL	<p>To GRANT planning permission subject to:</p> <ol style="list-style-type: none"> 1. Conditions, informatives and a legal agreement as detailed in the report by the Chief Planning Officer 2. Details of the raised planter as submitted shall be approved by the planning authority prior to the development being occupied. <p style="text-align: center;">(On a division)</p>
Item 7.2(a) - 42 Henderson Row Edinburgh	Extensions to existing science centre and library buildings to provide linked additional teaching and learning space and a multi-purpose hall – application no 18/00563/FUL	To CONTINUE consideration of the matter for a hearing
Item 7.2(b) - 42 Henderson Row Edinburgh	External alterations to the existing library and east perimeter wall – application no 18/00568/LBC	To CONTINUE consideration of the matter for a hearing
Item 7.2(c) - 42 Henderson Row Edinburgh	Alteration to north garden boundary wall – application no 18/00569/LBC	To CONTINUE consideration of the matter for a hearing
Item 8.1 - 33 Pinkhill Edinburgh	Demolition of existing office building and development of 51 apartments (scheme 2) – application no 17/03433/FUL	<p>To REFUSE application as the proposal was contrary to Local Development Plan Policy Des 4.</p> <p style="text-align: center;">(On a division)</p>