

Item 3.1 – Minutes

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 6 June 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, 5 and 7 of the agenda for the meeting.

Requests for Presentations

The Chief Planning Officer gave a presentation on agenda item 4.5 – 35 Lanark Road, Edinburgh as requested by Councillors Booth, Dixon and Osler.

The Chief Planning Officer gave a presentation on agenda item 5.1 – 50 Baberton Avenue, Juniper Green (Land 48 Metres West Of) as requested by Councillor Gardiner.

Requests for Hearings

Councillor Miller as local ward member and Councillor Gardiner had requested that a hearing be held to consider agenda item 5.2 – 7-8 Baxter's Place, Edinburgh.

Request for Site Visit

Councillors Ross as local ward member had requested that there be a site visit in respect of agenda item 4.1 – 33A Colinton Road, Edinburgh.

Withdrawal of Application

Item 4.2 – 120-122 Colinton Road, Edinburgh was withdrawn at the request of the applicant.

Item 4.3 – Granton Harbour, West Granton Road, Edinburgh was withdrawn at the request of the applicant.

Item 4.5 – 35 Lanark Road, Edinburgh was withdrawn at the request of Chief Planning Officer.

Decision

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

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

2. 50 Baberton Avenue, Juniper Green (Land 48 Metres West Of)

The Sub-Committee had previously continued consideration of the matter for the developer to clarify the community benefit derived from the development as defined in policy ENV18 (Open Space Protection).

Details were provided of proposals for the construction of four new dwelling houses, including excavation to level site, Edinburgh – application no 17/04719/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 conditions, informatives as detailed in the report by the Chief Planning Officer.

- moved by Councillor Child, seconded by Councillor Gordon.

Amendment

To refuse planning permission for the reasons that the proposal was contrary to the LDP Planning ENV18 (Open Space Protection).

- moved by Councillor Staniforth, seconded by Councillor Booth????

Voting

For the motion: 7 votes

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

For the amendment: 4 votes

(Councillors Booth, Gardiner, Osler and Staniforth,)

Decision

To **GRANT** planning permission subject to conditions, informatives as detailed in the report by the Chief Planning Officer.

(References – Development Management Sub-Committee of the Planning Committee 25 April 2018 (item 1); report by the Chief Planning Officer, submitted)

3. 85 Craigs Road, Edinburgh (At Land 195 Metres South of West Craigs Cottage)

Details were provided of proposals for residential development with associated transport infrastructure, landscaping and open space at 85 Craigs Road, Edinburgh (At Land 195 Metres South of West Craigs Cottage) – application no 16/05681/PPP.

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 in principle subject to the following:

- 1) Conditions, informatives and a legal agreement as detailed in the report by the Chief Planning Officer.
 - 2) Changing the text in condition 4, relating to reuse of stone.
 - 3) To remove the word “substantially” from informative 13 and insert “transport, pedestrians and cycling” in relation to junction completion.
 - 4) Additional informatives:
 - (a) To explore the opportunities for district heating.
 - (b) To explore the cycle route connection on Maybury Road to the frontage of site in addition to the routes identified in the development framework plan.
- moved by Councillor Gardiner, seconded by Councillor Booth.

Amendment

To grant planning permission in principle subject to the following:

- 1) Conditions, informatives and a legal agreement as detailed in the report by the Chief Planning Officer.
- 2) Changing the text in condition 4, relating to reuse of stone to remove the word “substantially” from informative 13 and insert “transport, pedestrians and cycling” in relation to junction completion.
- 3) An additional informative to explore the opportunities for district heating.

- moved by Councillor Osler, seconded by Councillor Mowat.

Voting

For the motion - 7 votes

(Councillors Booth, Child, Dixon, Gardiner, Gordon, Griffiths, and Staniforth).

For the amendment - 4 votes

(Councillors Craczyk, Mitchell, Mowat and Osler.)

Decision

To grant planning permission in principle subject to the following:

- 1) Conditions, informatives and a legal agreement as detailed in the report by the Chief Planning Officer.
- 2) Changing the text in condition 4, relating to reuse of stone.

- 3) To remove the word “substantially” from informative 13 and insert “transport, pedestrians and cycling” in relation to junction completion.
- 4) Additional informatives:
 - (a) To explore the opportunities for district heating.
 - (b) To explore the cycle route connection on Maybury Road to the frontage of site in addition to the routes identified in the development framework plan.

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

2. 33A Colinton Road, Edinburgh

Details were provided of proposals to form new dwelling on the land to the south-east of 33A Colinton Road, Edinburgh, including alterations to existing garage - application no 18/00887/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 site visit.

- moved by Councillor Staniforth, seconded by Councillor Osler.

Amendment 1

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

- moved by Councillor Gardiner, seconded by Councillor Child.

Voting

For the motion - 4 votes

(Councillors Dixon, Mowat, Osler and Staniforth.)

For the amendment - 7 votes

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

Decision 1

To reject the request for a site visit and to agree to consider the application at the present meeting of the Sub-Committee.

Motion 2

To grant planning permission subject to:

- 1) Informatives as detailed in section 3 of the report by the Chief Planning Officer.

2) An additional condition that the roof be slated.

- moved by Councillor Gordon, seconded by Councillor Mowat.

Amendment 2

To grant planning permission subject to Informatives as detailed in section 3 of the report by the Chief Planning Officer.

- moved by Councillor Booth, seconded by Councillor Gardiner.

Voting

For the motion: 7 votes

(Councillors Gordon, Graczyk, Griffiths, Mitchell and Mowat, Osler, Staniforth.)

For the amendment: 3 votes

(Councillors Booth, Gardiner and Child.)

Decision 2

To grant planning permission subject to:

1) Informatives as detailed in section 3 of the report by the Chief Planning Officer.

2) An additional condition that the roof be slated.

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

Dissent

Councillor Dixon requested that his dissent be recorded in respect of the above item.

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 – 33A Colinton Road, Edinburgh</u></p>	<p>33A Colinton Road, Edinburgh EH10 5DU - Proposal to form new dwelling on the land to the south-east of 33A Colinton Road including alterations to existing garage - application no 18/00887/FUL</p>	<p>To reject the request for a site visit and to agree to consider the application at the present meeting of the Sub-Committee.</p> <p>(On a division.)</p> <p>To GRANT planning permission subject to informative detailed at Section 3 and an additional condition requiring the roof material to be slate.</p> <p>(On a division.)</p> <p>Dissent</p> <p>Councillor Dixon requested that his dissent be recorded.</p>
<p><u>Item 4.2 – 120-122 Colinton Road, Edinburgh</u></p>	<p>Demolition of two existing shop units and the erection of a new retail unit and 6 residential unit – application no 17/03519/FUL</p>	<p>WITHDRAWN from the planning system at request of applicant.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 4.3 - Granton Harbour, West Granton Road, Edinburgh</u>	Application for approval of matters conditioned regarding the reception of buildings containing 18 houses and 144 flats; formation of road access, parking, private and public open space (as amended) – application no 17/05120/AMC	WITHDRAWN from the planning system at request of applicant.
<u>Item 4.4 - 16 Kirkgate, Edinburgh, EH14 6AN</u>	Extension to premises including stair to new upper level to rear comprising accommodation and classroom space for individuals involved in the use of the premises as a place of worship, religious instruction or the social or recreational activities of religious body (as amended) – application no 17/05638/FUL	To GRANT planning permission subject to informatives as detailed in section 3 of the report by the Chief Planning Officer.
<u>Item 4.5 – 35 Lanark Road, Edinburgh</u>	Demolition of existing buildings and erection of purpose built student accommodation including change of use and all associated works (as amended) - application no 16/06275/FUL	WITHDRAWN from the agenda at the request of the Chief Planning Officer.
<u>Item 4.6 – 17 Old Fishmarket Close, 190 High Street, Edinburgh</u>	Change of Use from residential flat used for Airbnb to furnished holiday let (In retrospect) – application no 18/00650/FUL	To REFUSE planning permission for the reasons detailed in section 3 of the report by the Chief Planning Officer
<u>Item 4.7 – Flat 8, 19 Old Fishmarket Close, 190 High Street, Edinburgh</u>	Change of Use from residential Airbnb to Commercial Furnished Holiday Let (In retrospect) – application no 18/00654/FUL	To REFUSE planning permission for the reasons detailed in section 3 of the report by the Chief Planning Officer

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 4.8 – 36 Roull Road, Edinburgh</u>	Rear house extension and attic extension, removal of car port and sheds, and formation of new patio: (Amendment of 16/01296/FUL) - application no 18/01573/FUL	To GRANT planning permission subject to informatives as detailed in section 3 of the report by the Chief Planning Officer
<u>Item 4.9 – 16 Tron Square, Edinburgh</u>	Application for retrospective planning permission for change of use to a self catering holiday let (1 bedroom). Property used as such for six years and it has been registered for Non Domestic Rates for that period - application no 18/00705/FUL	To REFUSE planning permission for the reasons detailed in section 3 of the report by the Chief Planning Officer
<u>Item 5.1 – 50 Baberton Avenue, Juniper Green (Land 48 Metres West Of)</u>	Construction of four new dwelling houses, including excavation to level site – application no 17/04719/FUL	To GRANT planning permission subject to informatives as detailed in section 3 of the report by the Chief Planning Officer (On a division.)
<u>Item 5.2 – 7-8 Baxter’s Place, Edinburgh</u>	Change of Use from residential (class 9) to short stay services apartments (class 7) (in retrospect) (amended) - application no 17/05645/FUL	To CONTINUE consideration of the application for a site visit and a hearing.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><u>Item 7.1 – 85 Craigs Road, Edinburgh (At Land 195 Metres South Of West Craigs Cottage)</u></p>	<p>Residential development with associated transport infrastructure, landscaping and open space – application no 16/05681/PPP</p>	<p>To GRANT planning permission in principle subject to the following:</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. Changing the text in condition 4, relating to reuse of stone. 3. To remove the word “substantially” from informative 13 and insert “transport, pedestrians and cycling” in relation to junction completion. 4. Additional informatives: <ol style="list-style-type: none"> (a) To explore the opportunities for district heating. (b) To explore the cycle route connection on Maybury Road to the frontage of site in addition to the routes identified in the development framework plan. <p>(On a division.)</p>