

# Notice of meeting and agenda

## Development Management Sub-Committee of the Planning Committee

**9:00am, Wednesday 20 June 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

E-mail [stephen.broughton@edinburgh.gov.uk](mailto:stephen.broughton@edinburgh.gov.uk) / [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk)

Tel: 0131 529 4261 / 0131 529 4085

## 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 items in part 4 or 5 of the agenda. Members must advise Committee Services of their request by no later than **10.00am on Monday 18 June 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 25 April 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 Baxter's Place Edinburgh (Telephone Kiosk) – Installation of x1 InLink and the removal of x1 BT payphone. Additionally, x1 BT payphone will be removed from a nearby location as part of this proposal – application no 18/01327/FUL – report by the Chief Planning Officer (circulated)

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

- 4.2 Baxter's Place Edinburgh (Telephone Kiosk) – Two digital LED screens, one on each side of the InLink – application no 18/01329/ADV – report by the Chief Planning Officer (circulated)

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

- 4.3 11 Bowmont Place Edinburgh (Proposed Telecoms Apparatus 33 Metres Northwest Of) – Site already in-situ. Extension to allow replacement mast to be integrated in the Network – application no 17/05913/FUL – report by the Chief Planning Officer (circulated)

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

- 4.4(a) 15 Braid Road Edinburgh – Change of use of existing Class 10 premises to mixed use of nursery and wedding venue, (Sui Generis) – application no 18/05806/FUL – report by the Chief Planning Officer (circulated)

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

- 4.4(b) 15 Braid Road Edinburgh – Internal and external alterations including installation of acoustic glazing and formation of new escape door – application no 18/00605/LBC – report by the Chief Planning Officer (circulated)

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

- 4.5 4 Calder Road Edinburgh (Advertising Station) – Internally illuminated digital advertisement to underside - application no 18/01095/ADV – report by the Chief Planning Officer (circulated)

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

- 4.6 4 Castle Street Edinburgh (Street Traders Land 20 Metres East Of) – Installation of 1 x InLink Unit and the removal of 2 x BT payphones - application no 18/01305/FUL – report by the Chief Planning Officer (circulated)

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

- 4.7 4 Castle Street Edinburgh (Street Traders Land 20 Metres East Of) – Two digital LED display screens, one on each side of the InLink unit - application no 18/01306/ADV – report by the Chief Planning Officer (circulated)

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

- 4.8 22A Findhorn Place Edinburgh – Single storey extension to rear of property - application no 18/01618/FUL – report by the Chief Planning Officer (circulated)

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

- 4.9 159 Fountainbridge Edinburgh (Site At Former) – Mixed use development comprising offices, hotel and other commercial uses including classes 1, 2, 3 and 11 with associated access roads, and landscaping/public realm (as amended) - application no 17/05997/FUL – report by the Chief Planning Officer (circulated)

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

- 4.10 5 Frederick Street Edinburgh (Proposed Telecoms Apparatus 9 Metres West Of) – Installation of x1 InLink and the removal of x2 BT payphones - application no 18/01310/FUL – report by the Chief Planning Officer (circulated)

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

- 4.11 5 Frederick Street Edinburgh (Proposed Telecoms Apparatus 9 Metres West Of) – Two digital LED display screens, one on each side of the InLink - application no 18/01311/ADV – report by the Chief Planning Officer (circulated)

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

- 4.12 32 George Street Edinburgh (Proposed Telecoms Apparatus 7 Metres North Of) – Installation of x1 InLink and removal of x2 BT payphones - application no 18/01312/FUL – report by the Chief Planning Officer (circulated)

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

- 4.13 32 George Street Edinburgh (Proposed Telecoms Apparatus 7 Metres North Of) – Two digital LED display screens, one on each side of the InLink - application 18/01313/ADV – report by the Chief Planning Officer (circulated)

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

- 4.14 77B George Street Edinburgh (Proposed Advertising Panel 8 Metres South Of) – Removal of 2 x existing BT Payphones and the installation of 1 x InLink unit - application no 18/01307/FUL – report by the Chief Planning Officer (circulated)

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

- 4.15 77B George Street Edinburgh (Proposed Advertising Panel 8 Metres South Of) – Two digital LED display screens, one on each side of the InLink unit - application 18/01308/ADV – report by the Chief Planning Officer (circulated)

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

- 4.16 111 George Street Edinburgh (Proposed Digital Advertising 12 Metres South Of) – Two digital LED display screens, one on each side of the InLink – application no 18/01338/FUL – report by the Chief Planning Officer (circulated)

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

- 4.17 111 George Street Edinburgh (Proposed Digital Advertising 12 Metres South Of) – Two digital LED display screens, one on each side of the InLink – application no 18/01339/ADV – report by the Chief Planning Officer (circulated)

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

- 4.18 10 Gilmerton Station Road Edinburgh (Land 292 Metres West Of) – Approval of matters specified in conditions 1 (b)-(j)i, iv and 6 of Planning Permission in Principle 14/01649/PPP for the erection of 293 residential units with associated infrastructure works (as amended) – application no 17/05883/AMC – report by the Chief Planning Officer (circulated)

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

- 4.19 10 Gilmerton Station Road Edinburgh (Land 292 Metres West Of) – Approval of matters specified in conditions 1 (b), (d), (e), (f), (g), (h), (i), 6 and 10 of Planning Permission in Principle 14/01649/PPP for the erection of 315 residential units (as amended) – application no 17/05925/AMC – report by the Chief Planning Officer (circulated)

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

- 4.20 Hanover Street Edinburgh (Bus Shelters) – Upgrade in technology comprising a double sided LCD unit at one end of an existing bus shelter – application no 18/00948/ADV – report by the Chief Planning Officer (circulated)

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

- 4.21 Hanover Street Edinburgh (Bus Shelters) – Upgrade in technology comprising a double sided LCD unit at one end of an existing bus shelter - application no 18/01019/ADV – report by the Chief Planning Officer (circulated)

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

- 4.22 Hanover Street Edinburgh (Bus Shelters) – Upgrade in technology comprising a double sided LCD unit at one end of an existing bus shelter - application no 18/ 01023/ADV – report by the Chief Planning Officer (circulated)

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

- 4.23 27 Hanover Street Edinburgh (Proposed Telecoms Apparatus 8 Metres West Of) – Installation of x1 InLink and removal of x2 BT payphones – application no 18/01320/FUL – report by the Chief Planning Officer (circulated)

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

- 4.24 27 Hanover Street Edinburgh (Proposed Telecoms Apparatus 8 Metres West Of) – Two digital LED display screens, one on each side of the InLink – application no 18/01321/ADV – report by the Chief Planning Officer (circulated)

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

- 4.25 104 Hanover Street Edinburgh (Proposed Telecoms Apparatus 9 Metres East Of) – Installation of x1 InLink and the removal of x2 BT payphones - application no 18/01322/FUL – report by the Chief Planning Officer (circulated)

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

- 4.26 104 Hanover Street Edinburgh (Proposed Telecoms Apparatus 9 Metres East Of) – Two digital LED display screens, one on each side of the InLink - application 18/01323/ADV – report by the Chief Planning Officer (circulated)

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

- 4.27 6 Picardy Place Edinburgh (Proposed Telecoms Apparatus 14 Metres South Of) – Installation of x1 InLink and the removal of x2 BT payphones - application no 18/01325/FUL – report by the Chief Planning Officer (circulated)

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

- 4.28 6 Picardy Place Edinburgh (Proposed Digital Advertising 14 Metres South Of) – Two digital LED display screens, one on each side of the InLink - application no 18/01326/ADV – report by the Chief Planning Officer (circulated)

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

- 4.29 63 Queen Street Edinburgh (Proposed Telecoms Apparatus 12 Metres North Of) – Installation of x1 InLink and the removal of x1 BT Payphone – application no 18/01336/FUL – report by the Chief Planning Officer (circulated)

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

- 4.30 63 Queen Street Edinburgh (Proposed Telecoms Apparatus 12 Metres North Of) – Two digital LED display screens, one on each side of the InLink – application no 18/01337/ADV – report by the Chief Planning Officer (circulated)

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

- 4.31 South St Andrew Street Edinburgh (Telephone Kiosk) – Installation of x1 InLink and the removal of x4 BT payphones – application no 18/01334/FUL – report by the Chief Planning Officer (circulated)

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

- 4.32 South St Andrew Street Edinburgh (Telephone Kiosk) – Two digital LED display screens, one on each side of the InLink – application no 18/01335/ADV – report by the Chief Planning Officer (circulated)

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

- 4.33 2 South Charlotte Street Edinburgh (Proposed Telecoms Apparatus 17 Metres East Of) – Installation of x1 InLink and the removal of x2 BT payphones - application no 18/01303/FUL – report by the Chief Planning Officer (circulated)

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

- 4.34 2 South Charlotte Street Edinburgh (Proposed Telecoms Apparatus 17 Metres East Of) – Two digital LED display screens, one on each side of the InLink - application no 18/01304/ADV – report by the Chief Planning Officer (circulated)

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

- 4.35 20 The Wisp Edinburgh (Land 90 Metres West Of) – Proposed residential development – application no 16/00216/PPP – 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 Applications for Planning Permission and Listed Building Consent (18/00563/FUL, 18/00568/LBC and 18/00569/LBC) at 42 Henderson Row, Edinburgh EH3 5BL: Appeals against non-determination – report by the Chief Planning Officer (circulated)

## 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 GF 15 Belgrave Place Edinburgh – Convert existing rear window to form new external door. Fit new metal stair with glass balustrade - application no 18/01270/FUL – report by the Chief Planning Officer (circulated)

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

- 7.2 7 Canaan Lane Edinburgh – Erection of five storey building to replace a disused public toilet comprising 10 flats – application no 18/01506/FUL – report by the Chief Planning Officer (circulated)

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

7.3(a) National Galleries Of Scotland 1 The Mound Edinburgh – Alterations and extension to the 1978 Property Services Agency (PSA) wing with adjoining interior alterations to the Scottish National Gallery (SNG) and the 2004 Weston Link, new and improved service and pedestrian access, landscaping , public realm and other works to achieve improved connections between galleries, gardens and the city beyond – application no 17/05832/FUL – report by the Chief Planning Officer (circulated)

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

7.3(b) National Galleries Of Scotland 1 The Mound Edinburgh – Alterations and extension to the 1978 Property Services Agency (PSA) wing with adjoining interior alterations to the Scottish National Gallery (SNG) and the 2004 Weston Link, new and improved service and pedestrian access, landscaping , public realm and other works to achieve improved connections between galleries, gardens and the city beyond – application no 17/05842/LBC – 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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