

# Minutes

## Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 20 June 2018

### Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Dixon, Gordon, Graczyk, Mitchell, Mowat, Osler and Staniforth.

### 1. General Applications and Miscellaneous Business

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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 the following agenda items:

Item 4.3 – 11 Bowmount Place, Edinburgh and item 4.8 – 22A Findhorn Place, Edinburgh as requested by Councillor Staniforth.

Item 4.9, - 159, Fountainbridge, Edinburgh and items 4.18 and 4.19 - 10, Gilmerton Station Road, Edinburgh as requested by Councillor Booth.

Item 4.35 – 20, the Wisp, Edinburgh, as requested by Councillors Booth and Staniforth.

#### Declaration of Interest

Councillor Mowat declared a non-financial interest in item 5.1 – 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 5.1 – 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 5.1 – 42 Henderson Row, Edinburgh – as he was a former pupil at Edinburgh Academy, left the room and took no part in consideration of the item.

#### Decision

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

(Reference – reports 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 - Baxters Place Edinburgh (Telephone kiosk)</p>	<p>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</p>	<p>To <b>REFUSE</b> planning permission for the reasons detailed in section 3 of the report by the Chief Planning Officer</p>
<p>Item 4.2 - Baxters Place Edinburgh (telephone kiosk)</p>	<p>Two digital LED screens, one on each side of the InLink – application no 18/01329/ADV</p>	<p>To <b>REFUSE</b> advertisement consent for the reasons detailed in section 3 of the report by the Chief Planning Officer</p>
<p>Item 4.3 - 11 Bowmont Place Edinburgh</p>	<p>Site already in-situ. Extension to allow replacement mast to be integrated in the Network – application no 17/05913/FUL</p>	<p>To <b>GRANT</b> planning permission subject to a condition informatives as detailed in section 3 of the report by the Chief Planning Officer,</p> <p>Condition 1 to be amended to a period of six months.</p>
<p>Item 4.4(a) - 15 Braid Road Edinburgh</p>	<p>Change of use of existing Class 10 premises to mixed use of nursery and wedding venue, (Sui Generis) – application no 18/05806/FUL</p>	<p>To note this has been withdrawn from the agenda at the request of the Chief Planning Officer as the applicant has submitted an appeal against non-determination.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
Item 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	To <b>GRANT</b> listed building consent subject to a condition and an informative as detailed in section 3 of the report by the Chief Planning Officer
Item 4.5 - 4 Calder Road Edinburgh	Internally illuminated digital advertisement to underside - application no 18/01095/ADV	To <b>GRANT</b> advertisement consent subject to conditions and informatives as detailed in section 3 of the report by the Chief Planning Officer
Item 4.6 - 4 Castle Street Edinburgh	Installation of 1 x InLink Unit and the removal of 2 x BT payphones - application no 18/01305/FUL	To <b>REFUSE</b> planning permission for the reasons detailed in section 3 of the report by the Chief Planning Officer
Item 4.7 - 4 Castle Street Edinburgh	Two digital LED display screens, one on each side of the InLink unit - application no 18/01306/ADV	To <b>REFUSE</b> advertisement consent for the reasons detailed in section 3 of the report by the Chief Planning Officer
Item 4.8 - 22a Findhorn Place Edinburgh	Single storey extension to rear of property - application no 18/01618/FUL	To <b>GRANT</b> 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
<p>Item 4.9 - 159 Fountainbridge Edinburgh</p>	<p>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</p>	<p>To <b>GRANT</b> planning permission subject to:</p> <ol style="list-style-type: none"> <li>1. Conditions, informatives and legal agreement as detailed in section 3 of the report by the Chief Planning Officer.</li> <li>2. An amendment to conditions 8 and 9 to: “whichever is the first, rather than ”whichever is the latter” in relation to the installation of a Toucan Crossing.</li> <li>3. Additional informatives: <ol style="list-style-type: none"> <li>(a) That there be sufficient temporary secure cycle parking to meet Council guidance within the area of public realm in a location to be agreed with the Planning Authority. This is required until the required secure spaces are provided in Phase 2.</li> <li>(b) That a phasing plan for the development be submitted.</li> <li>(c) That the applicant is encouraged to give consideration to the potential for district heating</li> </ol> </li> </ol>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
Item 4.10 - 5 Frederick Street Edinburgh	Installation of x1 InLink and the removal of x2 BT payphones - application no 18/01310/FUL	To <b>REFUSE</b> planning permission for the reasons detailed in section 3 of the report by the Chief Planning Officer
Item 4.11 - 5 Frederick Street Edinburgh	Two digital LED display screens, one on each side of the InLink - application no 18/01311/ADV	To <b>REFUSE</b> advertisement consent for the reasons detailed in section 3 of the report by the Chief Planning Officer
Item 4.12 - 32 George Street Edinburgh	Installation of x1 InLink and removal of x2 BT payphones - application no 18/01312/FUL	To <b>REFUSE</b> planning permission for the reasons detailed in section 3 of the report by the Chief Planning Officer
Item 4.13 - 32 George Street Edinburgh	Two digital LED display screens, one on each side of the InLink - application 18/01313/ADV	To <b>REFUSE</b> advertisement consent for the reasons detailed in section 3 of the report by the Chief Planning Officer
Item 4.14 - 77b George Street Edinburgh	Removal of 2 x existing BT Payphones and the installation of 1 x InLink unit - application no 18/01307/FUL	To <b>REFUSE</b> planning permission for the reasons detailed in section 3 of the report by the Chief Planning Officer
Item 4.15 - 77b George Street Edinburgh	Two digital LED display screens, one on each side of the InLink unit - application 18/01308/ADV	To <b>REFUSE</b> advertisement consent for the reasons detailed in section 3 of the report by the Chief Planning Officer

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Item 4.16 - 111 George Street Edinburgh	Two digital LED display screens, one on each side of the InLink – application no 18/01338/FUL	To <b>REFUSE</b> planning permission for the reasons detailed in section 3 of the report by the Chief Planning Officer
Item 4.17 - 111 George Street Edinburgh	Two digital LED display screens, one on each side of the InLink – application no 18/01339/ADV	To <b>REFUSE</b> advertisement consent for the reasons detailed in section 3 of the report by the Chief Planning Officer
Item 4.18 - 10 Gilmerton Station Road Edinburgh	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	To <b>APPROVE</b> the application subject to conditions and informatives as detailed in section 3 of the report by the Chief Planning Officer
Item 4.19 - 10 Gilmerton Station Road Edinburgh	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	To <b>APPROVE</b> the application subject to conditions and informatives as detailed in section 3 of the report by the Chief Planning Officer
Item 4.20 - Hanover Street Edinburgh	Upgrade in technology comprising a double sided LCD unit at one end of an existing bus shelter – application no 18/00948/ADV	To <b>GRANT</b> advertisement consent subject to conditions as detailed in section 3 of the report by the Chief Planning Officer

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
Item 4.21 - Hanover Street Edinburgh	Upgrade in technology comprising a double sided LCD unit at one end of an existing bus shelter - application no 18/01019/ADV	To <b>GRANT</b> advertisement consent subject to conditions as detailed in section 3 of the report by the Chief Planning Officer
Item 4.22 - Hanover Street Edinburgh	Upgrade in technology comprising a double sided LCD unit at one end of an existing bus shelter – application no 18/ 01023/ADV	To <b>GRANT</b> advertisement consent subject to conditions as detailed in section 3 of the report by the Chief Planning Officer
Item 4.23 - 27 Hanover Street Edinburgh	Installation of x1 InLink and removal of x2 BT payphones – application no 18/01320/FUL	To <b>REFUSE</b> planning permission for the reasons detailed in section 3 of the report by the Chief Planning Officer
Item 4.24 - 27 Hanover Street Edinburgh	Two digital LED display screens, one on each side of the InLink – application no 18/01321/ADV	To <b>REFUSE</b> advertisement consent for the reasons detailed in section 3 of the report by the Chief Planning Officer
Item 4.25 - 104 Hanover Street Edinburgh	Installation of x1 InLink and the removal of x2 BT payphones - application no 18/01322/FUL	To <b>REFUSE</b> planning permission for the reasons detailed in section 3 of the report by the Chief Planning Officer
Item 4.26 - 104 Hanover Street Edinburgh	Two digital LED display screens, one on each side of the InLink - application 18/01323/ADV	To <b>REFUSE</b> advertisement consent for the reasons detailed in section 3 of the report by the Chief Planning Officer

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Item 4.27 - 6 Picardy Place Edinburgh	Installation of x1 InLink and the removal of x2 BT payphones - application no 18/01325/FU	To <b>REFUSE</b> planning permission for the reasons detailed in section 3 of the report by the Chief Planning Officer
Item 4.28 - 6 Picardy Place Edinburgh	Two digital LED display screens, one on each side of the InLink - application no 18/01326/ADV	To <b>REFUSE</b> planning permission for the reasons detailed in section 3 of the report by the Chief Planning Officer
Item 4.29 - 63 Queen Street Edinburgh	Installation of x1 InLink and the removal of x1 BT Payphone – application no 18/01336/FUL	To <b>REFUSE</b> planning permission for the reasons detailed in section 3 of the report by the Chief Planning Officer
Item 4.30 - 63 Queen Street Edinburgh	Two digital LED display screens, one on each side of the InLink – application no 18/01337/ADV	To <b>REFUSE</b> planning permission for the reasons detailed in section 3 of the report by the Chief Planning Officer
Item 4.31 - South St Andrew Street Edinburgh	Installation of x1 InLink and the removal of x4 BT payphones – application no 18/01334/FUL	To <b>REFUSE</b> planning permission for the reasons detailed in section 3 of the report by the Chief Planning Officer
Item 4.32 - South St Andrew Street Edinburgh	Two digital LED display screens, one on each side of the InLink – application no 18/01335/ADV	To <b>REFUSE</b> planning permission for the reasons detailed in section 3 of the report by the Chief Planning Officer



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Item 4.33 - 2 South Charlotte Street Edinburgh	– Installation of x1 InLink and the removal of x2 BT payphones - application no 18/01303/FUL	To <b>REFUSE</b> planning permission for the reasons detailed in section 3 of the report by the Chief Planning Officer
Item 4.34 - 2 South Charlotte Street Edinburgh	Two digital LED display screens, one on each side of the InLink - application no 18/01304/ADV	To <b>REFUSE</b> planning permission for the reasons detailed in section 3 of the report by the Chief Planning Officer
Item 4.35 - 20 The Wisp Edinburgh	Proposed residential development – application no 16/00216/PPP	<p>To <b>GRANT</b> planning permission in principle subject to:</p> <ol style="list-style-type: none"> <li>1. Conditions, a legal agreement and informatives as detailed in section 3 of the report by the Chief Planning Officer</li> <li>2. An additional condition requiring greening along the site boundary adjacent to the acoustic barrier on the neighbouring site.</li> <li>3. That the applicant is encouraged to give consideration to the potential for district heating</li> </ol> <p><b>Note:</b> That the Greendykes Master Plan was made available to members when they consider any AMC applications.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
Item 5.1 - 42 Henderson Row Edinburgh	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	<ol style="list-style-type: none"> <li>1. To note the submission of appeals against the non-determination of the applications for planning permission and listed building consent at 42 Henderson Row, Edinburgh (references 18/00563/FUL, 18/00568/LBC and 18/00569/LBC).</li> <li>2. To request that the Reporter hold a hearing for the appeals.</li> </ol>
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	To <b>REFUSE</b> planning permission for the reasons detailed in section 3 of the report by the Chief Planning Officer
Item 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	To <b>GRANT</b> planning permission subject to conditions, a legal agreement 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
<p>Item 7.3(a) - National Galleries of Scotland 1 The Mound Edinburgh</p>	<p>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</p>	<p>To <b>GRANT</b> planning permission subject to:</p> <ol style="list-style-type: none"> <li>1. Conditions and informatives as detailed in section 3 of the report by the Chief Planning Officer</li> <li>2. Informative 11 to become a condition, the reason  “to ensure the proposals maintain adequate pedestrian access to the gardens” and have an acceptable impact on the building.</li> <li>3. Amend condition 7 to include reference to a wayfinding strategy</li> <li>4. Add Additional informative that : “The applicant is encouraged to consider the provision of replacement planting of appropriate species and numbers within the wider Princes Street Gardens as part of the Landscape Management Plan and in consultation with the Planning Authority.</li> </ol>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
Item 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	To <b>GRANT</b> listed building consent subject to informatives as detailed in section 3 of the report by the Chief Planning Officer