

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10:00am, Wednesday 29 August 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.

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1. Order of business

- 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 **1.00pm on Monday 27 August 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

- 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

- 3.1 None.

4. General Applications, Miscellaneous Business and Pre-Application Reports

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

Pre-Applications

- 4.1 Alexander Crum Brown Road, Edinburgh – Forthcoming application by the University of Edinburgh for a proposed development of new School of Engineering module 1 engineering hub with associated ancillary works and landscaping - application no 18/02513/PAN - report by the Chief Planning Officer (circulated)
- 4.2 KB Centre, Thomas Bayes Road, Edinburgh (At Land 41 Metres South Of) – Forthcoming Application by Edinburgh University for a proposed development to form a new Nucleus staff and student hub building including teaching, student

services, commercial and food and drink provision with ancillary associated works and landscaping - application no 18/02597/PAN report by the Chief Planning Officer (circulated)

- 4.3 69-67 Marionville Road, Edinburgh EH7 6AQ – Forthcoming application by Dandara for Residential redevelopment of the Site - application no 18/02669/PAN - report by the Chief Planning Officer (circulated)

Applications

- 4.4 Belford Mews, Edinburgh (At Land Adjacent to) – Renewal of 14/02924/FUL: Erect dwelling house on three levels which includes the removal of a tree and mature planting – application no - 18/00239/FUL - report by the Chief Planning Officer (circulated)

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

- 4.5(a) 47A South Clerk Street Edinburgh EH8 9NZ - The relocation of an air conditioning unit on the rear wall (as amended). – application no - 18/02098/FUL - report by the Chief Planning Officer (circulated)

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

- 4.5(b) 47A South Clerk Street Edinburgh EH8 9NZ - The relocation of an air conditioning unit on the rear wall (as amended). - application no 18/02098/LBC - report by the Chief Planning Officer (circulated)

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

- 4.6 58 South Clerk Street, Edinburgh EH8 9PS – Erection of two external ducts. - application no 18/02643/FUL- report by the Chief Planning Officer (circulated)

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

- 4.7 228 Willowbrae Road, Edinburgh EH8 7NG – Extension to the hotel to provide additional bedrooms and alterations to car parking in addition to elevational changes - application no 18/03302/FUL - report by the Chief Planning Officer (circulated)

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

5. Returning Applications

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 Bonnington Mains Quarry Cliftonhall Road Newbridge - Section 42 application for proposed variation to conditions 5, 8, 18, 22 + 23 of planning consent P/PPA/LA/643 (dated 4 September 1990) to amend noise + vibration limits, postpone submission of final restoration plan + clarify period for completion of all mineral operations to 31 December 2050 – application no 17/05930/FUL- report by the Chief Planning Officer (circulated)

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

6. Applications for Hearing

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(a) 7-8 Baxter's Place, Edinburgh EH1 3AF- application no 17/05645/FUL – Protocol Note by the Head of Strategy and Insight (circulated)
- 6.1(b) 7-8 Baxter's Place Edinburgh EH1 3AF- Change of Use from residential (class 9) to short stay serviced apartments (class 7) (in retrospect) (amended) – application no - 17/05645/FUL- report by the Chief Planning Officer (circulated)
- It is recommended that this application be **GRANTED**.

7. Applications for Detailed Presentation

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(a) 8 Morningside Road Edinburgh EH10 4DD – Change of use from commercial (former bank) into a restaurant/bar with outside eating space to the front and erect two storey rear extension (as amended) - application no 18/02343/FUL- report by the Chief Planning Officer (circulated)
- It is recommended that this application be **GRANTED**.
- 7.1(b) 8 Morningside Road Edinburgh EH10 4DD – Change of use from commercial (former bank) into a restaurant/bar with outside eating space to the front and erect two storey rear extension (as amended) - application no 18/02342/LBC- report by the Chief Planning Officer (circulated)
- It is recommended that this application be **GRANTED**.
- 7.2 70, 72 Newhaven Road, Edinburgh EH6 5QG - Demolition of existing commercial buildings and erection of 52 residential flats (as amended units reduced to 49 residential flats) – application no 17/01183/FUL report by the Chief Planning Officer (circulated)
- It is recommended that this application be **GRANTED**.
- 7.3 545 Old Dalkeith Road, Edinburgh (At Land 447 Metres Northeast Of) - Application for Approval of Matters specified in Conditions 1 and 6 of Planning Permission in Principle 14/01057/PPP (Appeal Reference PPA-230-2131) - residential development, Ancillary Uses and Associated Development on Land 447 Metres Northeast of 545 Old Dalkeith Road Edinburgh – application no 18/00508/AMC - report by the Chief Planning Officer (circulated)
- It is recommended that this application be **GRANTED**.

- 7.4 597 Queensferry Road, Edinburgh EH4 8EA - Demolition of existing house and garage and erection of six new terrace townhouses. Revised planning application following Planning Reference 18/01100/FUL refusal (28/05/18) – application no 18/02696/FUL – report by the Chief Planning Officer (circulated)

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

8. Returning Applications Following Site Visit

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

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

Information about the Development Management Sub-Committee

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

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.

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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