

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 1 August 2018

Present:

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

1. Minutes

Decision

- 1) To approve the minute of meeting of the Development Management Sub-Committee of 23 May 2018 as a correct record.
- 2) To approve the minute of meeting of the Development Management Sub-Committee of 20 June 2018 as a correct record.

2. General Applications and Miscellaneous Business

The Sub-Committee considered reports on planning applications listed in Sections 4 and 7 of the agenda for the meeting.

Requests for Presentations

The Chief Planning Officer gave a presentation on agenda item 4.1 – Bonnington Mains Quarry, Cliftonhall Road, Newbridge as requested by Councillors Booth and Staniforth.

The Chief Planning Officer gave a presentation on agenda item 4.4 - 3 Inverleith Place Lane, Edinburgh as requested by Councillors Mitchell and Osler.

The Chief Planning Officer gave a presentation on agenda item 4.6(a) and b) - 46 Park Road, Edinburgh as requested by Councillor Booth.

Decision

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

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

3. 35 Lanark Road, Edinburgh

Details were provided of proposals for the demolition of existing buildings and erection of purpose-built student accommodation including change of use and all associated works (as amended) at 35 Lanark Road, Edinburgh – application no 16/06275/FUL.

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

Motion

To grant planning permission subject to the conditions, reason and informatioves detailed in Section 3 of the report by the Chief Planning Officer and the folliwng additional conditions and informative:

Additional Conditions:

- 1) Prior to the commencement of development the proposed materials should be submitted to and approved in writing by the Chief Planning Officer.
- 2) Prior to the commencement of development details of flood resistant materials for the bike store should be submitted to and approved in writing by the Chief Planning Officer.

Additional Informative:

To have electric charging points.

- moved by Councillor Gardiner, seconded by Councillor Child.

Amendment

To refuse planning permission for the reason that the proposal was contrary to the LDP Planning ENV 10 (Development in the Green Belt and Countryside)

- moved by Councillor Staniforth, seconded by Councillor Booth.

Voting

For the motion - 9 votes

(Councillors Child, Dixon, Gardiner, Gordon, Griffiths, McLellan, Mitchell, Mowat and Osler)

For the amendment - 2 votes

(Councillors Booth and Staniforth.)

Decision

To grant planning permission subject to the conditions, reason and informatioves detailed in Section 3 of the report by the Chief Planning Officer and the folliwng additional conditions and informative:

Additional Conditions:

- 1) Prior to the commencement of development the proposed materials should be submitted to and approved in writing by the Chief Planning Officer.
- 2) Prior to the commencement of development details of flood resistant materials for the bike store should be submitted to and approved in writing by the Chief Planning Officer.

Additional Informative:

To have electric charging points.

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

4. 3 Inverleith Place Lane, Edinburgh

Details were provided of proposals for the addition of roof terrace to existing flat room with frameless glass balustrade and privacy screen to rear elevation. Proposed introduction of new internal link stair suspended over existing staircase at first floor level at 3 Inverleith Place Lane, Edinburgh – application no 18/01271/FUL.

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

Motion

To grant planning permission subject to informatives as detailed in the report by the Chief Planning Officer.

- moved by Councillor Gardiner, seconded by Councillor Child.

Amendment

To refuse planning permission for the reasons that the proposal was contrary to the LDP Planning Policy ENV 6 (Conservation area - Development).

- moved by Councillor Osler, seconded by Councillor Mitchell.

Voting

For the motion - 9 votes

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

For the amendment - 2 votes

(Councillors Mitchell and Osler.)

Decision

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

(Reference – 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><u>Item 4.1</u> <u>Bonnington Mains Quarry, Newbridge</u></p>	<p>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 and vibration limits, postpone submission of final restoration plan and clarify period for completion of all mineral operations to 31 December 2050 - application no 17/05930/FUL</p>	<p>1) To CONTINUE consideration of the planning application to allow a restoration plan to be formulated and for confirmation to be given on whether a bond agreement could be achieved.</p> <p>2) To agree that the planning application would be brought back to the Development Management Sub-Committee within 4 months.</p>
<p><u>Item 4.2</u> <u>34 Canaan Lane, Edinburgh</u></p>	<p>Creation of a door opening on the rear boundary wall to Jordan Lane - application no 18/01609/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 4.3</u> <u>16 Cumberland Street South East Lane</u></p>	<p>Erection of a new dwelling house on vacant plot (as amended) - application no 18/01091/FUL</p>	<p>To GRANT planning permission subject to the reasons, informatives and conditions as detailed in section 3 of the report by the Chief Planning Officer.</p>
<p><u>Item 4.4</u> <u>3 Inverleith Place Lane, Edinburgh</u></p>	<p>Addition of roof terrace to existing flat room with frameless glass balustrade and privacy screen to rear elevation. Proposed introduction of new internal link stair suspended over existing staircase at first floor level - application no 18/01271/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>(on a division)</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
Item 4.5 8A Milton Road West, Edinburgh	Redevelopment of site to create a mixed-use development comprising of a smaller food retail unit and 11 no new build flats and installation of a new shopfront - application no 18/00454/FUL	To GRANT planning permission subject to reasons and informatives as detailed in section 3 of the report by the Chief Planning Officer.
Item 4.6(a) 46 Park Road, Edinburgh	Proposed alterations, extension and new works to existing building to create 4 residential dwellings (as amended) - application no 18/01355/FUL	To GRANT planning permission subject to the conditions, reasons and informatives detailed in section 3 of the report by the Chief Planning Officer and the following additional informatives: <ol style="list-style-type: none"> 1. Provision for external cycle storage. 2. Provision of cabling for electric car charging points. Cllr Booth requested that his dissent be recorded.
Item 4.6(b) 46 Park Road, Edinburgh	Alterations and extensions to original villa and alternations to entrance gate - application no 18/01357/LBC	To GRANT listed building consent subject to the informatives detailed in section 3 of the report by the Chief Planning Officer.
Item 4.7 Sir Harry Lauder Road (at advertising station 2), Edinburgh	Display of double sided internally illuminated digital advertisement hoarding - application no 18/01230/ADV	To GRANT advertisement consent subject to the conditions, reasons and informatives detailed in section 3 of the report by the Chief Planning Officer.
Item 4.8 Waverley Bridge, Edinburgh	Application for advert consent at bus shelters, Waverley Bridge, Edinburgh new shelter location comprising of double side LCF unit - application no 18/01666/ADV	To REFUSE advertisement consent 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
Item 4.9 Waverley Bridge, Edinburgh	Application for advert consent at bus shelters, Waverley Bridge, Edinburgh new shelter location comprising of double side LCF unit - application no - 18/01667/ADV	To REFUSE advertisement consent for the reasons detailed in section 3 of the report by the Chief Planning Officer.
Item 4.10 Westfield Road, Edinburgh	Application for advert consent at advertising station, internally illuminated digital display - application no 18/01638/ADV	To GRANT planning permission subject to the conditions, reasons and informatives detailed in section 3 of the report by the Chief Planning Officer.
Item 7.1 – 35 Lanark Road, Edinburgh	35 Lanark Road, Edinburgh - Demolition of existing buildings and erection of purpose build student accommodation including change of use and all associated works (as amended) - application no 16/06275/FUL	To GRANT planning permission subject to the conditions, reasons and informatives detailed in section 3 of the report by the Chief Planning Officer and the following additional conditions: <ol style="list-style-type: none"> 1. Prior to the commencement of development the proposed materials shall be submitted to and approved in writing by the Chief Planning Officer. 2. Prior to the commencement of development details of flood resistant materials for the bike store shall be submitted to and approved in writing by the Chief Planning Officer. Additional Informative: To have electric charging points. (on a division)
Item 7.2 – 189 Morrison Street, Edinburgh	189 Morrison Street, Edinburgh, - Amendment to 10/02373/FUL to enable changes to buildings H1, H2, H3, H4 & H5 (as amended). application no - 18/00715/FUL	To GRANT planning permission subject to conditions, reasons, legal agreement and informatives detailed in section 3 of the report by the Chief Planning Officer.