

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10:00am, Wednesday 5 December 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 3 December 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 Minute of the Development Management Sub-Committee of 10 October 2018 (circulated) – submitted for approval as a correct record
- 3.2 Minute of the Development Management Sub-Committee of 24 October 2018 (circulated) – submitted for approval as a correct record

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 53 Burdiehouse Road (At Land 100 Metres East of) - Forthcoming application by BDW Trading Ltd and Hallam Land Management Ltd for application for full planning permission (major) for residential development and associated landscaping and infrastructure - application no 18/08834/PAN - report by the Chief Planning Officer (circulated)

Applications

- 4.2 7 Broughton Road, Edinburgh EH7 4EW - Section 42 application for non-compliance with condition 1 of planning permission ref. 09/00039/FUL to allow extension of store deliveries between the hours of 1000 to 1800 on Sundays – application no 18/07477/FUL - report by the Chief Planning Officer (circulated)

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

- 4.3 1 Cockburnhill Road, Balerno – (At Land 44 Metres Northwest of) - New Dwelling on Land to North of 1 Cockburnhill Road, Balerno – application no 18/01969/FUL - report by the Chief Planning Officer (circulated)

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

- 4.4 130 Constitution Street, Edinburgh EH6 6AJ - Amendment to Planning Permission 16/00682/FUL to remove car parking and increase bedrooms from 25 to 32 within the hotel element (retaining nine private flats as previously approved) – application no 18/01445/FUL – report by the Chief Planning Officer (circulated)

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

- 4.5 46 Craigleith Road, Edinburgh EH4 2DR - Erect a new dwellinghouse within the curtilage of the existing property – application no 18/07513/FUL – report by the Chief Planning Officer (circulated)

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

- 4.6 4 Mayfield Gardens, Edinburgh EH9 2BU - Proposed change of use from a 7 bedroom guesthouse with ancillary private living quarters to a 13 bed 15 person HMO with associated works (as amended) – application no 18/07251/FUL – report by the Chief Planning Officer (circulated)

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

- 4.7 Parkview, 64 Peffermill Road, Edinburgh - Demolition of existing onsite derelict care home and erection of 2no. residential flatted blocks, comprising 30 flats, along with associated road, parking court, pedestrian paths, amenity space and soft landscaping (as amended) – application no 18/03993/FUL – report by the Chief Planning Officer (circulated)

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

- 4.8 462 Westfield Road, Edinburgh (At Land at) - Proposed installation of bus shelter to include advertising panels – application no 18/03714/ADV – 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 56 Causewayside, Edinburgh EH9 1PY - Redevelopment comprising a ground floor and first floor licensed restaurant, 4 student flats and 1 private penthouse flat – application no 08/01689/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 None.

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) 20 Charlotte Square, Edinburgh - Alteration and extension to offices, removal of non-original dormers to front elevation (as amended) – application no 18/03695/FUL – report by the Chief planning Officer (circulated)

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

- 7.1(b) 20, 21 And 22-23 Charlotte Square, Edinburgh - Demolition of existing non-original rear extensions and dormers to front elevation, construction of new rear extensions and new mansard roof at rear, installation of new rooflights, slim double glazed windows and internal alterations (as amended) – application no 18/03413/LBC – report by the Chief Planning Officer (circulated)

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

- 7.2 98 Ocean Drive, Edinburgh (At Land 120 Metres South East of) - Residential development of 245 flats over 4 apartment buildings with heights of 7 storeys (Block A), 13 storeys (Block B), 11 storeys (Block C) and 9 storeys (Block D) with a commercial unit, car parking and associated landscaping (as amended) – application no 18/00846/FUL – report by the Chief Planning Officer

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 Communications

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 4240, 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 www.edinburgh.gov.uk/meetings .

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