

Item 3.2 - Minutes

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 24 October 2018

Present:

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

1. Minutes

To approve the minute of the Development Management Sub-Committee of 26 September 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 presentations on agenda item 4.1 – 1 - 5 Baltic Street, Edinburgh, EH6 7BR, as requested by Councillor Gardiner; item 4.3 – 194 Fountainbridge, Edinburgh (Land Adjacent to), as requested by Councillor Gardiner; and item 4.4 – 100 Niddrie Mains Road, Edinburgh, EH16 4DT, as requested by Councillors Booth, Gardiner and Ross.

Declaration of Interests

Councillor Gordon declared a non-financial interest in Item 7.1 as he had previously expressed a view on this application, 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.)

3. 37 – 38, 39 St Andrew Square, Edinburgh,

Details were provided of proposals for the change of use of the building to a hotel with ancillary bars, restaurants, meeting rooms, retail and commercial units with associated alterations and extensions - application no 18/03272/FUL; for internal and external alterations to including rear extensions replacing existing two-storey 1960s office extension, alteration of boundary wall and curtilage building – application no 18/03273/LBC; and for internal and external alterations to enable change of use from banking hall and associated offices to hotel,

including roof-top extension and alteration to boundary wall (as amended) – application no 18/03274/LBC.

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

Motion

To grant planning permission for application 18/03272/FUL and listed building consent for applications 18/03273/LBC and 18/03274/LBC subject to the conditions, reasons and informatives as detailed in the reports by the Chief Planning Officer.

- moved by Councillor Child, seconded by Councillor Mowat.

Amendment

To refuse planning permission for application 18/03272/FUL and listed building consent for applications 18/03273/LBC and 18/03274/LBC for the reason that the proposals were contrary to the LDP Planning Policies Des 1 (Design Quality and Context), Des 12 (Alterations and Extensions), Env 3 (Listed Buildings - Setting) and Env 4 (Listed Buildings – Alterations and Extensions).

- moved by Councillor Gardiner, seconded by Councillor Gordon.

Voting

For the motion: - 9 votes

(Councillors Booth, Child, Dixon, Griffiths, McLellan, Mitchell, Mowat, Ross and Staniforth)

For the amendment: - 2 votes

(Councillors Gardiner and Gordon)

Decision

To grant planning permission for application 18/03272/FUL and listed building consent for applications 18/03273/LBC and 18/03274/LBC subject to the conditions, reasons and informatives as detailed in the reports by the Chief Planning Officer.

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

4. 100 Niddrie Mains Road

Details were provided of proposals for the demolition of the existing Lidl building and the erection of a new build residential development comprising of 136 flatted units across 5 no. blocks; with associated parking, roads and landscaping – application no 18/02744/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, reasons and informatives as detailed in the report by the Chief Planning Officer.

- moved by Councillor Child, seconded by Councillor Mowat.

Amendment

To refuse planning permission for the reason that the proposals were contrary to the LDP Planning Policy Hou 2 (Housing Mix).

- moved by Councillor Gardiner, seconded by Councillor Booth.

Voting

For the motion: - 7 votes

(Councillors Child, Dixon, Griffiths, McLellan, Mitchell, Mowat and Staniforth)

For the amendment: - 4 votes

(Councillors Booth, Gardiner, Gordon and Ross)

Decision

To grant planning permission subject to the conditions, reasons and informatives as detailed in 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 - 1 - 5 Baltic Street, Edinburgh, EH6 7BR</u></p>	<p>Mixed Use Commercial (classes 1, 2, 3 and 4) and Residential development including the restoration and re-use of listed buildings – application no 18/07468/PAN</p>	<p>1) To note the key issues at this stage.</p> <p>2) To provide further details of active travel and cycling infrastructure in relation to access arrangements, and how the proposals would fit within the broader active travel in Leith.</p>
<p><u>Item 4.2 - 11 Carlton Street, Edinburgh, EH4 1NE</u></p>	<p>Alterations to townhouse attic studio space including formation of double doors accessing new roof terrace to valley and additional and enlarged rooflights – application no 18/04041/LBC</p>	<p>To REFUSE listed building consent for the reasons set out in section 3 of the report by the Chief Planning Officer.</p>
<p><u>Item 4.3 - 194 Fountainbridge, Edinburgh (Land Adjacent to)</u></p>	<p>Application for Modification of s75 Agreement relating to planning consent 15/02892/PPP – application no 18/05214/OBL</p>	<p>To ACCEPT the application to MODIFY the planning obligation as detailed in section 3 of the report by the Chief Planning Officer.</p>
<p><u>Item 4.4 - 100 Niddrie Mains Road, Edinburgh, EH16 4DT</u></p>	<p>Demolition of existing Lidl building and erection of new build residential development comprising of 136 flatted units across 5 no. blocks; with associated parking, roads and landscaping – application no 18/02744/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives 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
<u>Item 7.1 - 128 Lower Granton Road, Edinburgh, EH5 1EX</u>	Alterations to house to form a two-storey extension to the rear of the property. It is also proposed to carry out some landscaping to the rear garden, which will include terracing and changes to levels and retaining structures – application no 18/06386/LBC	To GRANT listed building consent subject to the conditions, reasons and informatives in section 3 of the report by the Chief Planning Officer.
<u>Item 7.2 - 18 Pipe Lane, Edinburgh (At Site 30 Metres North Of)</u>	Application for 13 residential units and associated development – application no 18/01368/FUL	WITHDRAWN from the planning system at request of applicant.
<u>Item 7.3(a) - 37 – 38, 39 St Andrew Square, Edinburgh, EH2 2AD</u>	Change of use to hotel with ancillary bars, restaurants, meeting rooms, retail and commercial units with associated alterations and extensions (as amended) – application no 18/03272/FUL	To GRANT planning permission subject to the conditions, reasons and informatives in section 3 of the report by the Chief Planning Officer. (On a division)
<u>Item 7.3(b) - 37 – 38, 39 St Andrew Square, Edinburgh, EH2 2AD</u>	Internal and external alterations to include rear extensions replacing existing two-storey 1960s office extension, alteration of boundary wall and curtilage building – application no 18/03273/LBC	To GRANT listed building consent subject to the conditions, reasons and informatives in section 3 of the report by the Chief Planning Officer. (On a division)
<u>Item 7.3(c) - 37 – 38, 39 St Andrew Square, Edinburgh, EH2 2AD</u>	Internal and external alterations to enable change of use from banking hall and associated offices to hotel, including roof-top extension and alteration to boundary wall (as amended) – application no 18/03274/LBC	To GRANT listed building consent subject to the conditions, reasons and informatives in section 3 of the report by the Chief Planning Officer. (On a division)