

# Minutes

## Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 5 December 2018

### Present:

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

### 1. Minutes

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To approve the minutes of the Development Management Sub-Committee of 10 October 2018 and 24 October 2018 as correct records.

### 2. General Applications and Miscellaneous Business

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The Sub-Committee considered reports on planning applications listed in Sections 4, 5 and 7 of the agenda for the meeting.

#### Requests for Presentations

The Chief Planning Officer gave a presentation on agenda Item 4.1 - 53 Burdiehouse Road (At Land 100 Metres East of), as requested by Councillor Gardiner.

The Chief Planning Officer gave a presentation on agenda Item 4.3 – 1 Cockburnhill Road, Balerno – (At Land 44 Metres Northwest of), as requested by Councillor Mowat and ward Councillor Webber.

The Chief Planning Officer gave a presentation on agenda Item 4.6 – 4 Mayfield Gardens, Edinburgh EH9 2BU, as requested by Councillor Rose.

The Chief Planning Officer gave a presentation on agenda Item 4.7 – Parkview, 64 Peffermill Road, Edinburgh, as requested by Councillors Osler and Staniforth.

#### Decision

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

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

### 3. 56 Causewayside, Edinburgh, EH9 1PY

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Details were provided of proposals for a redevelopment comprising a ground floor and first floor licensed restaurant, 4 student flats and 1 private penthouse flat – application no 08/01689/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, and the adjustment of the condition about deliveries and collections to make it more robust.

- moved by Councillor Child, seconded by Councillor Osler.

## **Amendment**

To refuse planning permission for the reason that the proposals were contrary to the LDP Planning Policy Des 5A (amenity of neighbouring developments).

- moved by Councillor Gardiner, seconded by Councillor Booth.

## **Voting**

For the motion: - 5 votes

(Councillors Child, Mitchell, Mowat, Osler and Rose)

For the amendment: - 5 votes

(Councillors Booth, Dixon, Gardiner, Gordon and Staniforth)

## **Casting Vote**

The voting being equal, the Convener used his casting vote in favour of the amendment.

## **Decision**

To refuse planning permission for the reason that the proposals were contrary to the LDP Planning Policy Des 5A (amenity of neighbouring developments).

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

## **4. 98 Ocean Drive, Edinburgh (At Land 120 Metres South East Of)**

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Details were provided of a proposal for a 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.

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:

- 1) The conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer, and a legal agreement.
- 2) The adjustment of Informative 4 to request that the applicant explored the possibility of the heating system being designed to enable a connection to a district heating system in the future.

- 3) An additional informative: “the applicant should explore the opportunity for increased cycle storage spaces within the development”.
  - 4) An additional condition: “Prior to the commencement of development a scheme for the provision of incorporating children’s play space into the site shall be submitted to and agreed in writing by the Planning Authority. The play space shall be installed with the implementation of the landscape areas.”
- moved by Councillor Gardiner, seconded by Councillor Gordon.

### **Amendment**

To grant planning permission subject to:

- 1) The conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer, and a legal agreement.
  - 2) The adjustment of Informative 4 to request that the applicant explore the possibility of the heating system being designed to enable a connection to a district heating system in the future.
  - 3) An additional condition: “Prior to the commencement of development a scheme for the provision of incorporating children’s play space into the site shall be submitted to and agreed in writing by the Planning Authority. The play space shall be installed with the implementation of the landscape areas.”
  - 4) The amendment of the details on cycle parking, to show compliance with provision of 200 cycle parking spaces.
- moved by Councillor Booth, seconded by Councillor Staniforth.

### **Voting**

For the motion: - 8 votes

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

For the amendment: - 2 votes

(Councillors Booth and Staniforth)

### **Decision**

To grant planning permission subject to:

- 1) The conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer, and a legal agreement.
- 2) The adjustment of Informative 4 to request that the applicant explore the possibility of the heating system being designed to enable a connection to a district heating system in the future.
- 3) An additional informative: “the applicant should explore the opportunity for increased cycle storage spaces within the development”.
- 4) An additional condition: “Prior to the commencement of development a scheme for the provision of incorporating children’s play space into the site shall be submitted to and

agreed in writing by the Planning Authority. The play space shall be installed with the implementation of the landscape areas.”

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

## **5. 4 Mayfield Gardens, Edinburgh EH9 2BU**

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Details were provided of proposals for the 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.

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

### **Motion**

To continue consideration of the application to enable officers to provide more information on cycle parking and clarification on intensification of use.

- moved by Councillor Gardiner, seconded by Councillor Rose.

### **Amendment**

To determine the application at the meeting of the Committee.

- moved by Councillor Booth, seconded by Councillor Child.

### **Voting**

For the motion: - 5 votes

(Councillors Dixon, Gardiner, Gordon, Mowat and Rose)

For the amendment: - 5 votes

(Councillors Booth, Child, Mitchell, Osler and Staniforth)

### **Casting Vote**

The voting being equal, the Convener used his casting vote in favour of the motion.

### **Decision**

To continue consideration of the application to enable officers to provide more information on cycle parking and clarification on intensification of use.

(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><a href="#"><u>Item 4.1 - 53 Burdiehouse Road (At Land 100 Metres East of)</u></a></p>	<p>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</p>	<p>To note the key issues at this stage, with emphasis on:</p> <ul style="list-style-type: none"> <li>• the importance of connectivity and compliance with cycle parking policy</li> <li>• Active travel and public transport</li> <li>• Setting on the edge of the green belt</li> <li>• High quality development and a sense of place</li> </ul>
<p><a href="#"><u>Item 4.2 - 7 Broughton Road, Edinburgh EH7 4EW</u></a></p>	<p>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</p>	<p>To <b>REFUSE</b> the application for the reasons set out in the report by the Chief Planning Officer.</p>
<p><a href="#"><u>Item 4.3 - 1 Cockburnhill Road, Balerno – (At Land 44 Metres Northwest of)</u></a></p>	<p>Application for Planning Permission for a new dwelling on Land to North of 1 Cockburnhill Road, Balerno – application no 18/01969/FUL</p>	<p>To <b>REFUSE</b> Planning Permission for the reasons set out in the report by the Chief Planning Officer.</p>
<p><a href="#"><u>Item 4.4 - 130 Constitution Street, Edinburgh EH6 6AJ</u></a></p>	<p>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</p>	<p>To <b>GRANT</b> Planning Permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer and a legal agreement.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<a href="#">Item 4.5 - 46 Craigleith Road, Edinburgh EH4 2DR</a>	Erect a new dwelling house within the curtilage of the existing property – application no 18/07513/FUL	To <b>REFUSE</b> Planning Permission for the reasons set out in the report by the Chief Planning Officer.
<a href="#">Item 4.6 - 4 Mayfield Gardens, Edinburgh EH9 2BU</a>	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	To <b>CONTINUE</b> consideration of the application to enable officers to provide more information on cycle parking and clarification on intensification of use.  (On a division)
<a href="#">Item 4.7 - Parkview, 64 Peffermill Road, Edinburgh</a>	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	To <b>GRANT</b> Planning Permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer, with the adjustment of Informative 6 to include “and greater provision of cycle parking”.  (Councillor Booth requested that his dissent be recorded.)
<a href="#">Item 4.8 - 462 Westfield Road, Edinburgh (At Land at)</a>	Proposed installation of bus shelter to include advertising panels – application no 18/03714/ADV	To <b>GRANT</b> Advert Consent subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.
<a href="#">Item 5.1 - 56 Causewayside, Edinburgh EH9 1PY</a>	Redevelopment comprising a ground floor and first floor licensed restaurant, 4 student flats and 1 private penthouse flat – application no 08/01689/FUL	To <b>REFUSE</b> Planning Permission as the proposals were contrary to Local Development Plan Policy Des 5A.  (On a division)
<a href="#">Item 7.1(a) - 20 Charlotte Square, Edinburgh</a>	Alteration and extension to offices, removal of non-original dormers to front elevation (as amended) – application no 18/03695/FUL	To <b>CONTINUE</b> consideration of the application for a site visit.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<a href="#"><u>Item 7.1(b) - 20, 21 And 22-23 Charlotte Square, Edinburgh</u></a>	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	To <b>CONTINUE</b> consideration of the application for a site visit.
<a href="#"><u>Item 7.2 - 98 Ocean Drive, Edinburgh (At Land 120 Metres South East of)</u></a>	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	To <b>GRANT</b> Planning Permission subject to: <ol style="list-style-type: none"> <li>1) The conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer, and a legal agreement.</li> <li>2) The adjustment of Informative 4 to request that the applicant explore the possibility of the heating system being designed to enable a connection to a district heating system in the future.</li> <li>3) An additional informative: “the applicant should explore the opportunity for increased cycle storage spaces within the development”.</li> <li>4) An additional condition as follows: “Prior to the commencement of development a scheme for the provision of incorporating children’s play space into the site shall be submitted to and agreed in writing by the Planning Authority. The play space shall be installed with the implementation of the landscape areas.”</li> </ol> (On a division)