

# Minutes

## Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 23 January 2019

### Present:

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

### 1. 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 4.2 – 24 Westfield Road, Edinburgh, EH11 2QB, as requested by Councillor Dixon.

The Chief Planning Officer gave a presentation on agenda Item 4.3 – Craigentiny Primary School, 4 Loganlea Drive, Edinburgh, EH7 6LR, as requested by Councillor Mowat.

The Chief Planning Officer gave a presentation on agenda Item 4.4 – 215 High Street, Edinburgh, EH1 1PE, as requested by Councillor Booth.

The Chief Planning Officer gave a presentation on agenda Item 4.5 – 144 Pitt Street, Edinburgh EH6 4DD, as requested by Councillors Booth and Osler.

#### Decision

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

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

### 2. 27 Lanark Road, Edinburgh, EH14 1TG

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Details were provided of proposals for the demolition of an existing public house and erection of a building comprising residential apartments and associated development (as amended) – application no 18/02817/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 Rose, seconded by Councillor Dixon.

## **Amendment**

To refuse planning permission for the reasons that the proposals were contrary to Local Development Plan Policies Env 10, as it would detract from the landscape quality and landscape setting of the area, and Hou 6, because the proposal did not include the on-site provision of the minimal requirement for six homes of approved affordable tenures.

- moved by Councillor Gardiner, seconded by Councillor Child.

## **Voting**

For the motion: - 2 votes

(Councillors Dixon and Rose)

For the amendment: - 9 votes

(Councillors Booth, Child, Gardiner, Gordon, Griffiths, Mitchell, Mowat, Osler and Staniforth)

## **Decision**

To refuse planning permission for the reasons that the proposals were contrary to Local Development Plan Policies Env 10, as it would detract from the landscape quality and landscape setting of the area, and Hou 6, because the proposal did not include the on-site provision of the minimal requirement for six homes of approved affordable tenures.

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

## **3. 215 High Street, Edinburgh, EH1 1PE**

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Details were provided of proposals for the change of use of a former nursery site into a small street traders market with an indoor area incorporating ancillary seating area with a café providing snacks and drinks within the existing building – application no 18/02294/FUL.

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

## **Motion**

To refuse planning permission for the reason that the proposals were contrary to the LDP Policies Hou 7 (Inappropriate Uses in Residential Areas), Des 5 (Development Design – Amenity), Env 1 (World Heritage Site) and Env 6 (Conservation Areas – Development).

- moved by Councillor Gardiner, seconded by Councillor Child.

## **Amendment**

To continue consideration of the application for a site visit.

- moved by Councillor Staniforth, seconded by Councillor Osler.

## **Voting**

For the motion: - 5 votes

(Councillors Child, Gardiner, Griffiths, Mitchell and Mowat)

For the amendment: - 6 votes

(Councillors Booth, Dixon, Gordon, Osler, Rose and Staniforth)

## **Decision**

To continue consideration of the application for a site visit.

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

## **4. 144 Pitt Street, Edinburgh EH6 4DD**

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Details were provided of proposals for the demolition of an existing building and erection of a five storey building comprising eight flatted dwellings (as amended) – application no 18/04658/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 set out in section 3 of the report by the Chief Planning Officer, and an additional informative to include a channel next to the stairway to improve access to the basement.

- moved by Councillor Osler, seconded by Councillor Rose.

## **Amendment**

To continue consideration of the application for a site visit and to allow further consideration of the issue of cycle parking.

- moved by Councillor Booth, seconded by Councillor Gordon.

## **Voting**

For the motion: - 7 votes

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

For the amendment: - 4 votes

(Councillors Booth, Gardiner, Gordon and Staniforth)

## **Decision**

To grant planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer, and an additional informative to include a channel next to the stairway to improve access to the basement.

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

## Appendix

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
Note: Detailed conditions/reasons for the following decisions are contained in the statutory planning register.		
<a href="#"><u>Item 4.1 - 543 Gorgie Road, Edinburgh</u></a>	Forthcoming application by S Harrison Developments Ltd. for full planning permission for the erection of mixed-use development comprising student accommodation and ancillary uses, commercial uses and associated landscaping and infrastructure – application no 18/09808/PAN	To note the key issues at this stage.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><a href="#"><u>Item 4.2 - 24</u></a>  <a href="#"><u>Westfield Road,</u></a>  <a href="#"><u>Edinburgh, EH11</u></a>  <a href="#"><u>2QB</u></a></p>	<p>Forthcoming application by S Harrison Developments Ltd. for full planning permission for the erection of mixed-use development comprising student accommodation and ancillary uses, commercial uses and associated landscaping and infrastructure – application no 18/09804/PAN</p>	<p>To note the key issues at this stage. Members raised the following points:</p> <ul style="list-style-type: none"> <li>• The developer should include the provision of 25% affordable housing on site.</li> <li>• The issue of height and massing need careful consideration.</li> <li>• The number of student housing proposals in the Gorgie area need to be considered in terms of the cumulative impact on the area.</li> <li>• The loss of employment use must be considered.</li> <li>• The location and quality of residents' amenity must be considered.</li> <li>• Provision of student housing should not be at the expense of existing housing in the area.</li> <li>• Consider the opportunity for ground floor commercial with housing and student accommodation above.</li> <li>• Consider the relationship with T7 and the opportunity for enhancement or contributions including the wider active travel environment.</li> </ul>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<a href="#"><u>Item 4.3 - Craigentiny Primary School, 4 Loganlea Drive, Edinburgh, EH7 6LR</u></a>	Proposal to construct a 2-storey nursery containing 3 playrooms, as well as ancillary accommodation and external garden, to serve 137 children – application no 18/09635/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.
<a href="#"><u>Item 4.4 - 215 High Street, Edinburgh, EH1 1PE</u></a>	Change of use of former nursery site into a small street traders market with an indoor area incorporating ancillary seating area with a café providing snacks and drinks within the existing building – application no 18/02294/FUL	To <b>CONTINUE</b> consideration of the application for a site visit. (On a division)
<a href="#"><u>Item 4.5 - 144 Pitt Street, Edinburgh EH6 4DD</u></a>	Demolish existing building and erection of a five storey building comprising eight flatted dwellings (as amended) – application no 18/04658/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, and an additional informative to include a channel next to the stairway to improve access to the basement. (On a division)
<a href="#"><u>Item 7.1 - 27 Lanark Road, Edinburgh, EH14 1TG</u></a>	Demolition of existing public house and erection of building comprising residential apartments and associated development (as amended) – application no 18/02817/FUL	To <b>REFUSE</b> Planning Permission as the proposals were contrary to Local Development Plan Policies Env 10, as it would detract from the landscape quality and landscape setting of the area, and Hou 6, because the proposal did not include the on-site provision of the minimal requirement for six homes of approved affordable tenures. (On a division)

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><a href="#"><u>Item 7.2 - 98 Ocean Drive, Edinburgh (At Land 120 Metres South East of)</u></a></p>	<p>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</p>	<p>To <b>GRANT</b> Planning Permission subject to:</p> <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> <p>(On a division)</p>