

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10:00am, Wednesday 8 May 2019

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 6 May 2019** (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 Development Management Sub-Committee of 9 January 2019 (circulated) - submitted for approval as a correct record.
- 3.2 Development Management Sub-Committee of 30 January 2019 (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 Craigpark Quarry, 1 Craigpark Ratho, Newbridge EH28 8RJ - Detailed design of the buildings for the Wavegarden Scotland development at Craigpark Quarry and information relative to Condition 1 to be attached to planning permission 17/02471/FUL (Minded to Grant notice issued on 5 May 2018) – application no 19/01604/PAN - report by the Chief Planning Officer (circulated)

- 4.2 Dimma Park, South Queensferry (At Land 100M South Of) - Full planning permission for residential developments (max 80 houses) as a variation to 16/06280/FUL and full planning permission for formation of landscaping and footpath – application no 19/01480/PAN - report by the Chief Planning Officer (circulated)
- 4.3 2 South Gyle Crescent, Edinburgh (Land Adjacent To) - Residential, Offices, Hotel, Retail / Financial, Professional and Other Services / Food & Drink / Non-Residential Institutions (Class 1,2,3 and 10) – application no 19/01329/PAN - report by the Chief Planning Officer (circulated)

Applications

- 4.4 1 Bath Road, Edinburgh, EH6 7BB - Proposed residential development with commercial units and associated landscape, drainage, roads and infrastructure (as amended). – application no 18/08206/FUL - report by the Chief Planning Officer (circulated)

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

- 4.5 4 Currievale Farm, Currie, EH14 4AA - Demolition of existing barn and formation of new kennels with 6 double kennels and isolation kennel for a total of 13 dogs, formation of a new dwelling house in the style of a barn conversion, formation of a dog freedom field (in retrospect), the formation of two poly tunnels with a possible third and ecological development of the remainder of the land – application no 18/09397/FUL - report by the Chief Planning Officer (circulated)

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

- 4.6 10 Manse Road Kirkliston (Land North Of) - Erect new Village Hall – application no 18/07491/FUL - report by the Chief Planning Officer (circulated)

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

- 4.7 Norton Farm, Junction of A8, Glasgow Road, Edinburgh (At Land West Of) - Back to Back LED Displays – application no 19/00898/ADV - report by the Chief Planning Officer (circulated)

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

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 None.

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(a) 2 Eastfield Road Edinburgh (Land 160 Metres North Of) – Protocol Note by the Head of Strategy and Communications (circulated) - application no 15/05580/PPP

6.1(b) 2 Eastfield Road Edinburgh (Land 160 Metres North Of) - Mixed use development inc. business + employment uses (class 4); hotels (class 7) + ancillary uses including retail (Class 1), financial + professional services (Class 2), food + drink (Class 3), residential (Class 9), non-residential institutions (Class 10), assembly + leisure (Class 11), sui generis flatted development; associated works inc. car parking, servicing, access + public realm. (As Amended) – application no 15/05580/PPP - report by the Chief Planning Officer (circulated)

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

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) 146 Princes Street Edinburgh EH2 4BL - Change of use from retail to whisky-themed visitor experience with ancillary retail, bars, offices, training and event space, including roof-top extension and other external alterations. – application no 19/00574/FUL - report by the Chief Planning Officer (circulated)

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

7.1(b) 146 Princes Street Edinburgh EH2 4BL - Internal and external alterations to enable change of use from retail to whisky-themed visitor experience with ancillary retail, bars, offices, training and event space, including roof-top extension – application no 19/00573/LBC - report by the Chief Planning Officer (circulated)

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 8 Bainfield Drive Edinburgh (Land 34 Metres South East Of) - Moorings for boat hotel accommodation (5 boats) at Union Canal, west of Viewforth Bridge – application no 18/08091/FUL - report by the Chief Planning Officer (circulated)

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

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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