

# Notice of meeting and agenda

## Development Management Sub-Committee of the Planning Committee

**10:00am, Wednesday 22 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.

### Contacts:

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## 1. Order of business

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- 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 20 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

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- 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

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- 3.1 None

## 4. General Applications, Miscellaneous Business and Pre-Application Reports

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**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**

- 4.1 136 Peffermill Road, Edinburgh (Land 44 Metres East Of) - The development of a Sports village for the University of Edinburgh at Peffermill playing fields to accommodate redeveloped playing surfaces, the erection of a new sports centre building incorporating ancillary facilities and the erection of a new student accommodation building incorporating ancillary facilities – application no 19/01249/PAN – report by the Chief Planning Officer (circulated)

## **Applications**

- 4.2 62 Broughton Road, Edinburgh (At Land 35 Metres Southeast Of) – Erection of six one-bed apartments with associated pedestrian access, hard and soft landscaping, bicycle and bin storage - application no 19/00451/FUL – report by the Chief Planning Officer (circulated)

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

- 4.3 3F2, 17 Bruntsfield Gardens, Edinburgh, EH10 4DX – Creation of new flatted dwelling within attic space and alter existing third floor flat. Proposed new access from existing communal stairwell (as amended). application no 19/00792/FUL – report by the Chief Planning Officer (circulated)

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

- 4.4(a) 19C Fettes Row, Edinburgh, EH3 6RH - Single storey extension to rear – application no 19/00095/FUL – report by the Chief Planning Officer (circulated)

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

- 4.4(b) 19C Fettes Row, Edinburgh, EH3 6RH - Single storey extension to rear and associated internal alterations – application no 19/00096/LBC – report by the Chief Planning Officer (circulated)

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

- 4.5 31 Groathill Road South, Edinburgh (Land 30 Metres South Of) - Application to amend the design of the consented and commenced development of 9 flats on the site at the south end of Groathill Road South, Edinburgh (planning ref 14/00026/FUL). The proposal aims to provide further amenities to the penthouse apartment through the addition of a room to the roof – application no - 19/01333/FUL – report by the Chief Planning Officer (circulated)

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

## **5. Returning Applications**

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**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**

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**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) 18 Cammo Walk Edinburgh (345 Metres Southeast Of) - Protocol Note by the Head of Strategy and Communications (circulated) - application no 18/01755/FUL

- 6.1(b) 18 Cammo Walk, Edinburgh (345 Metres Southeast Of) - Development of LDP allocated site HSG20 for residential development supported by ancillary mixed uses including associated works and landscaping (as amended) – application no 18/01755/FUL - report by the Chief Planning Officer (circulated)

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

## **7. Applications for Detailed Presentation**

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**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 Duncan Street, Edinburgh, EH9 1SR - Change of Use from car servicing and repairs centre to student accommodation (comprising 24 student studios coupled with shared quiet spaces, reception, laundry and ancillary spaces) and associated works (as amended). – application no 19/00114/FUL - report by the Chief Planning Officer (circulated)

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

- 7.1(b) 20 Duncan Street, Edinburgh, EH9 1SR - Alterations from car servicing and repairs centre to student accommodation (comprising 24 student studios coupled with shared quiet spaces, reception, laundry and ancillary spaces) and associated works (as amended) – application no 19/00131/LBC - report by the Chief Planning Officer (circulated)

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

## **8. Returning Applications Following Site Visit**

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**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**

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

## **Information about the Development Management Sub-Committee**

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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**

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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](mailto: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](http://www.edinburgh.gov.uk/meetings) .

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