

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10:00am, Wednesday 19 June 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:

Email: veronica.macmillan@edinburgh.gov.uk /
jamie.macrae@edinburgh.gov.uk

Tel: 0131 529 4283 / 0131 553 4242

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 17 June 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 None.

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 2 Pepper Place (At Site 90 Metres South Of) – Forthcoming application by John Talbot for a mixed-residential development comprising of student/co-worker living, assisted living and a dementia care centre with landscaping, SUDs, carparking, access and associated infrastructure. On vacant land opposite the White House and adjacent to Craigmillar Library – application no 19/02043/PAN – report by the Chief Planning Officer (circulated)

Applications

- 4.2 2 Belmont Drive, Edinburgh, EH12 6JN - Form new accommodation within garden (as amended) – application no 18/10330/FUL – report by the Chief Planning Officer (circulated)

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

- 4.3 73 Duddingston Row, Edinburgh (At Land 56 Metres Southeast Of) - Erection of 40 residential units, comprising 30 flats, 2 houses and 8 maisonettes, along with associated parking, pedestrian paths, amenity space and soft landscaping. – application no 18/03994/FUL – report by the Chief Planning Officer (circulated)

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

- 4.4 18 - 20 King's Stables Road, Edinburgh EH1 2LQ - Use of student accommodation as short-term holiday accommodation from 1 June to 31 August annually – application no 19/00112/FUL – report by the Chief Planning Officer (circulated)

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

- 4.5 540A Lanark Road, Edinburgh, EH14 5EL - Extension of existing class 2 use premises to form new class 3 hot food takeaway (Sui Generis). (Change of Use from Bank Class 2 to Class 1 is permitted development). (Re-submission related to 17/04434/FUL) – application no 18/10239/FUL – report by the Chief Planning Officer (circulated)

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

- 4.6 Silverknowes Parkway, Edinburgh (Land Adjacent to Gas Governor) - Replacement of non-advertising bus shelter to Foster bus shelter with double-sided back-lit LED advertising panel – application no 18/10579/ADV – report by the Chief Planning Officer (circulated)

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

- 4.7 Whitson Grove And Stevenson Drive, Whitson Grove, Edinburgh (At Bus Shelter at Junction of) - Replacement of non-advertising bus shelter to Foster bus shelter with double-sided back-lit LED advertising panel – application no 18/10575/ADV – report by the Chief Planning Officer

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

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 3F2, 17 Bruntsfield Gardens, Edinburgh - 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**.

- 5.2 7, 11, 13 Eyre Terrace, Edinburgh EH3 5ER - Planning permission in principle for mixed use development. Retail (class 1); financial, professional + other services (class 2); food + drink (class 3); business (class 4); hotels (class 7); residential (class 8, 9 + sui generis), car parking, access + other works, approval of siting + maximum height of principal building block, points of vehicular/pedestrian access + egress – application no 14/01177/PPP – report by the Chief Planning Officer (circulated)

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

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) Craigiehall, Riverside Road, South Queensferry EH30 9TN - Protocol Note by the Head of Strategy and Communications (circulated) - application no 18/10545/PPP
- 6.1(b) Craigiehall, Riverside Road, South Queensferry EH30 9TN - Demolition of buildings, residential development (Class 9) and apartments (Sui Generis); commercial Class 1, 2 and 3 within a local centre; non-residential (Class 10); hotel (Class 7); park & ride; landscaping, open space, access, SUDS and ancillary development – application no 18/10545/PPP – report by the Chief Planning Officer (circulated)

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

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) 179A Canongate, Edinburgh – Partial demolition of existing buildings and development of Purpose Built Student Accommodation (PBSA) with community space and associated infrastructure – application no 19/00117/FUL – report by the Chief Planning Officer (circulated)

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

- 7.1(b) 179A Canongate, Edinburgh - Partial demolition of existing buildings – application no 19/00116/CON – report by the Chief Planning Officer (circulated)

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

- 7.2 37 Corstorphine Road, Edinburgh EH12 5QQ - Demolition of existing house, erection of new building to form residential apartments with associated car parking and landscaping – application no 18/02404/FUL – report by the Chief Planning Officer (circulated)

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

- 7.3 61 and 63 London Road, Edinburgh (Land at) - Erection of mixed-use development including student accommodation and ancillary uses, commercial unit, and associated landscaping and infrastructure – application no 19/01149/FUL – 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 None.

Laurence Rockey

Head of Strategy and Communications

Committee Members

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Gordon, Griffiths, McLellan, Mitchell, Mowat, Munn 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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