

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 20 November 2013

Present:

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Brock, Child, Dixon, Heslop, McVey, Milligan, Mowat, Robson, Rose and Ross.

1. 103 Newcraighall Road, Edinburgh (Land 335 Metres Southwest of)

The Acting Head of Planning and Building Standards reported on an application for planning permission in principle for development of land 335 metres southwest of 103 Newcraighall Road, Edinburgh.

The terms of a revised legal obligation had been agreed in principle with the applicant (following consultation with City of Edinburgh Council Transport and Children and Families) and satisfied the policy tests set out in Circular 3/2012 on Planning Obligations. EDI had confirmed agreement with the proposed changes to the legal agreement. The Acting Head of Planning and Building Standards had recommended that the application proceed for determination on this basis.

Councillor Child, as a local ward member, had submitted a request that the matter be dealt with by means of a hearing, giving reasons for the request. The Sub-Committee decided not to hold a hearing and to proceed to consider the application.

Decision

To grant the application subject to conditions, reasons, informatives and a legal agreement, as detailed in the report by the Acting Head of Planning and Building Standards.

(Reference – report by the Acting Head of Planning and Building Standards, submitted)

Declaration of Interests

Councillor Ross declared a non-financial interest in the above item as a Director of EDI, and left the room during consideration of this item.

Councillor Rose declared a non-financial interest in the above item as a Director of CEC Holdings, and left the room during consideration of this item.

2. 204 Rose Street, Edinburgh

The Sub-Committee considered requests for a Hearing submitted by Councillor Mowat, as a Committee Member, and Councillors Doran and Rankin, as local ward members, for planning applications nos. 13/02020/FUL and 13/02032/LBC in respect of the proposed development at 204 Rose Street, Edinburgh.)

Decision

To agree that the applications be dealt with by means of a hearing to be considered at a future meeting of the Development Management Sub-Committee..

(Reference - report by the Acting Head of Planning and Building Standards, submitted.)

3. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on general applications as listed in Section 4 of the agenda.

Note: The Acting Head of Planning and Building Standards gave a presentation of his report on agenda item 4.2 (64 Dudley Avenue) as requested by Councillors Howat, Child and Rose.

Decision

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

(Reference – reports by Acting Head of Planning and Buildings Services, submitted)

4. 31 Abbeyhill, Edinburgh

The Acting Head of Planning and Building Standards reported on an application for the development of student accommodation and ancillary uses at 31 Abbeyhill, Edinburgh (Application No. 13/01070/FUL).

Motion

To delay consideration of this application until sufficient relevant information on data zones was made available to allow the Sub-Committee to make an informed decision.

- moved by Councillor Rose, seconded by Councillor Mowat

Amendment

To proceed with consideration of the application as sufficient information was available to allow the Sub-Committee to make an informed decision.

- moved by Councillor Ross, seconded by Councillor Child

Voting

For the motion - 4 votes

For the amendment - 9 votes

Decision

To proceed with consideration of the application.

The Acting Head of Planning and Building Standards gave details of the proposals and the planning considerations included, and recommended that planning permission be granted.

Motion

To grant planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Perry, seconded by Councillor Ross.

Amendment

- 1) To indicate that the Sub-Committee was minded to refuse the application for the reasons that the scale and design of the development would have a detrimental effect on the amenity of neighbouring residents and other occupiers..
- 2) To continue consideration of the application for the Acting Head of Planning and Building Standards to report further on the reasons for refusal.

- moved by Councillor Mowat, seconded by Councillor Dixon.

Voting

For the motion - 9 votes

For the amendment - 4 votes

Decision

To grant planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.

Reference – report by Acting Head of Planning and Building Standards, submitted)

5. 99 Inchview Terrace, Edinburgh

The Acting Head of Planning and Building Standards reported on an application for planning permission in principle for a retail supermarket with associated parking at 99 Inchview Terrace, Edinburgh (Application No. 13/03189/PPP).

The Acting Head of Planning and Building Standards gave details of the proposals and the planning considerations included, and recommended that planning permission be refused.

Motion

To refuse planning permission for the reasons detailed in the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Child, seconded by Councillor Bagshaw

Amendment

- 1) To indicate that the Sub-Committee was minded to grant planning permission in principle for the development.
- 2) To continue consideration of the application for the Acting Head of Planning and Building Standards to report further on any relevant conditions, informatives and/or reasons.

- moved by Councillor Rose, seconded by Councillor Heslop

Voting

For the motion - 9 votes

For the amendment - 4 votes

Decision

To refuse planning permission for the reasons detailed in the report by the Acting Head of Planning and Building Standards.

(Reference - report by the Acting Head of Planning and Building Standards, submitted.)

5. 64 Dudley Avenue, Edinburgh

The Acting Head of Planning and Building Standards reported on an application to replace windows and doors, roof coverings and other external works and erect a timber bicycle store at the front of the property at 64 Dudley Avenue, Edinburgh (- (Application no 13/03743/FUL).

The Acting Head of Planning and Building Standards gave details of the proposals and the planning considerations included, and recommended that the Sub-Committee issue a mixed decision..

Motion

- 1) To grant planning permission for that part of the application relating to the alterations to the rear and roof of the property only subject to the reasons detailed in the report by the Acting Head of Planning and Building Standards.
- 2) To refuse planning permission for that part of the application relating to the timber shed to the front of the property for the reasons detailed in the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Perry, seconded by Councillor Milligan.

Amendment

- 1) To grant planning permission for that part of the application relating to the alterations to the rear and roof of the property only subject to the reasons detailed in the report by the Acting Head of Planning and Building Standards.

- 2) To indicate that the Sub-Committee was minded to grant planning permission for that part of the application relating to the timber shed to the front of the property and to continue consideration of the application for the Acting Head of Planning and Building Standards to report further on any relevant conditions, informatives or reasons.

- moved by Councillor Rose, seconded by Councillor Howat.

Voting

For the motion	-	5 votes
For the amendment	-	8 votes

Decision

- 1) To grant planning permission to that part of the application relating to the alterations to the rear and roof of the property only subject to the reasons detailed in the report by the Acting Head of Planning and Building Standards.
- 2) To indicate that the Sub-Committee was minded to grant planning permission for that part of the application relating to the timber shed to the front of the property and to continue consideration of the application for the Acting Head of Planning and Building Standards to report further on any relevant conditions, informatives or reasons.

(Reference - report by the Acting Head of Planning and Building Standards, submitted.)

APPENDIX

Applications

Agenda Item No/Address	Details of Proposal/Reference No	Decision <i>(This may not be the final wording)</i>
<u>Item 4.1</u> <u>63 Dreghorn Loan (Land 260 metres south of)</u>	Residential development (including affordable housing provision) and associated open space tree planting, access road, enhancement of existing pedestrian routes and all ancillary. (Application No. 13/02928/AMC)	Withdrawn at the request of the Acting Head of Planning and Building Standards. Note: The application will be considered at a future meeting.
<u>Item 4.2</u> <u>64 Dudley Avenue, Edinburgh</u>	Replace windows and doors to rear outshoot, remove window, slap window cill and install french doors. Install new lantern light, repair cast iron and stonework in lime putty / mortar to match existing. Replace roof coverings and insulate. Erection of timber bicycle store (Application No. 13/03743/FUL)	To GRANT planning permission in full subject to conditions as detailed in the report by the Acting Head of Planning and Building Standards and subject also to any further conditions/reasons relating specifically to the erection of the timber shed at the front of the property being reported back to the Sub-Committee for approval. (On a division)
<u>Item No 4.3</u> <u>Greendykes Road, Edinburgh</u>	Section 42 to extend the timeframe by 10 years as outlined in condition 1 of consent 07/01644/OUT (Application No. 13/02694/FUL)	To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.
<u>Item 4.4</u> <u>Holly Cottage, Westfield, Winchburgh (Land 22 metres east of)</u>	To discharge the legal agreement relating to planning permission 07/00268/FUL. (Application No. 13/04008/OBL)	To GRANT planning permission subject to informatives as detailed in the report by the Acting Head of Planning and Building Standards.

Agenda Item No/Address	Details of Proposal/Reference No	Decision <i>(This may not be the final wording)</i>
<u>Item 4.5</u> <u>200 Mansfield Road,</u> <u>Balerno (Land 300 metres</u> <u>west of)</u>	Planning permission in principle for residential development with associated landscaping, footpaths and roads. (Application No. 13/02787/PPP)	To REFUSE planning permission for the reasons detailed in the report by the Acting Head of Planning and Building Standards.
<u>Item 4.6</u> <u>20 Mansionhouse Road,</u> <u>Edinburgh</u>	Removal of existing swimming pool and conservatory and construction of a garden room extension and first floor extension. (Application No. 13/04161/FUL)	To GRANT planning permission subject to informatives as detailed in the report by the Acting Head of Planning and Building Standards.
<u>Item 5.1</u> <u>103 Newcraighall Road,</u> <u>Edinburgh (Land 335</u> <u>metres southwest of)</u>	Development including new housing, potential mixed use facilities, open space, access and services infrastructure (Application No. 10/03449/PPP)	To GRANT the application subject to conditions, reasons, informatives and a legal agreement, as detailed in the report by the Acting Head of Planning and Building Standards.
<u>Item 9.1</u> <u>31 Abbeyhill, Edinburgh</u>	Proposed student residential accommodation and ancillary uses. (Application No. 13/02890/FUL)	To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards. (On a division)
<u>Item 9.2</u> <u>99 Inchview Terrace,</u> <u>Edinburgh</u>	Erection of Class 1 (food) retail unit, access, car park, servicing plus external works (Application No. 13/03189/PPP)	To REFUSE planning permission for the reasons detailed in the report by the Acting Head of Planning and Building Standards. (On a division)

Agenda Item No/Address	Details of Proposal/Reference No	Decision <i>(This may not be the final wording)</i>
<u>Item 9.3a</u> <u>204 Rose Street, Edinburgh</u>	Change of use from Class 10 to a Public House (as amended to delete outside seating area). (Application No. 13/02020/FUL)	Agreed that this application will be considered at a future meeting when a hearing will be held.
<u>Item 9.3(b)</u> <u>204 Rose Street, Edinburgh</u>	Proposed internal and external alterations to form a Public House. (Application No. 13/02032/LBC)	Agreed that this application will be considered at a future meeting when a hearing will be held.

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday, 4 December 2013

Present

Councillors Perry (Convener), Howat (Vice-Convener), Blacklock, Brock, Child, Heslop, McVey Robson and Ross.

1. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on general applications as listed in Sections 4 and 7 of the agenda.

The Acting Head of Planning and Building Standards gave a presentation on agenda items 4.7 (29(3F1) Lutton Place) as requested by Councillor Rose and 4.9 (a) – (e) (102 – 104 Marchmont Road and 108-110 Marchmont Road) as requested by Councillor Howat.

Decision

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

(Reference – reports by Acting Head of Planning and Buildings Services, submitted.)

2. 154 Mcdonald Road, Edinburgh

The Development Management Sub-Committee on 6 November 2013 considered by way of a hearing an application by Kingsford Development for planning permission for the alterations to and change of use from offices to form residential accommodation. Application no. 13/02458/FUL.

At that meeting the Sub-Committee resolved to

- 1) To indicate the intention to refuse planning permission for the application, for the reason that the proposal is contrary to Edinburgh City Local Plan Policy Ret Local Plan Policy Hou 2, 3 and 5 and Tra 4 & 5.
- 2) The Acting Head of Planning and Building Standards to report further on the detail of the reasons for refusal

At this meeting the Sub-Committee had under consideration a report by the Acting Head of Planning and Building Standards providing detailed reasons for refusal of the application.

The Acting Head of Planning and Building Standards advised that subsequent to the decision on 6 November 2013 the applicant had lodged an appeal against non determination of the application with the Directorate for Planning and Environmental Appeals.

Decision

Had the Sub-Committee been in a position to determine the application it would have refused planning permission for the reasons detailed in the report by the Acting Head of Planning and Building Standards.

(References – Development Management Sub-Committee 6 November 2013 (item 1); report by Acting Head of Planning and Buildings Services, submitted.)

3. 1 Milton Road, Edinburgh (Portobello High School)

The Acting Head of Planning and Building Standards reported on an application for planning permission for renewal of consent 10/02830/FUL for the erection of the new Portobello High School and associated ancillary buildings, site works, car parking, landscaping, pitches and floodlighting. Application no. 13/02830/FUL

He gave details of the proposals and the planning considerations included, and recommended that planning permission be granted.

(a) Portobello Community Council

Geoff Lynn, on behalf of Portobello Community Council advised that the Community Council supported this application. Mr Lynn believed that the High School plays a significant part in making Portobello an attractive place to live and work. The existing school was highly successful but was out of date, no longer fit for purpose and needed replacing. There was agreement in Portobello in respect of replacing the school the only matter of disagreement was the site of the new school, and the outcomes of the consultation carried out by the Council on these proposals together with the consultation undertaken on the ongoing parliamentary bill had shown that the majority of people were in favour of the new school on this site.

In conclusion he requested that the application be granted.

(b) Portobello for a New School

Emma Wood, on behalf of Portobello For A New School, advised that they supported this application, and this was the opinion of the majority of people within the community. The design was something that students, parents, teachers and the wider community could be proud of and that it would serve to generate a sense of value and greater self esteem in students.

In conclusion she indicated that this site was the most appropriate for the school and asked that the application be granted

(c) Portobello Park Action Group

Jack Aitken and Stephen Hawkins, on behalf of Portobello Park Action Group, advised that they represented the views of a wide range of people who objected to this application. PPAG supported the development of a new High School, but felt that the site chosen for the development was not appropriate and that alternative sites had not been adequately explored by the council.

The proposal to build on the park, which was well used for a wide range of activities would have a detrimental impact on the community should permission be granted.

Mr Aitken added that the compensatory measures proposed by the Council, including investment in the remaining park facilities, would not recompense for the loss of the area proposed for development.

The other concerns raised by Mr Aitken were that:

- The loss of a significant amount green space.
- Views of Arthurs Seat would be severally restricted.
- Traffic and road safety concerns remained unanswered especially in regard to traffic congestion on Milton Road and delivery vehicles being directed through narrow streets which would also increase pollution from vehicle emissions.
- In creases in noise disturbance and a loss of amenity to neighbouring properties caused by floodlights at the sports pitches.
- There would be a reduction in biodiversity in the area.

In conclusion he advised that the council should pursue the option of building on the existing site and refuse this application

(d) The Applicant

Billy McIntyre on behalf of City of Edinburgh Council and Ian Alexander (JM Architects) spoke in favour of the development. Mr McIntyre stated that the existing school building was outdated and in poor condition and that the new school would be a state of the art facility. Mr McIntyre empathised with the objectors at the perceived loss of some green space but felt that the compensation measures proposed to provide a new park on the existing school site and the community facilities incorporated into the new school would adequately compensate for this loss.

Ian Alexander gave an overview of the internal and external aspects of the proposed development. Mr Alexander said that access to the campus would be improved by a cycle and path network to encourage more students to walk to the campus, reduced speed limits would be introduced on surrounding roads. The building itself will meet all environmental criteria, such as energy and materials used for development.

In conclusion they requested that the application be granted.

(e) Ward Councillor

Councillor Child spoke in support of the proposal and advised that the majority of the community supported the building of the new school on this site, the location in the centre of the catchment area put the school at the heart of the community. The modern design with the community facilities incorporated would be an asset to the area.

In conclusion she requested that the Sub-Committee grant the application.

Decision

To grant renewal of planning permission subject to conditions and informatives as detailed in the report by the Acting Head of Planning and Building Standards.

(Reference – report by Acting Head of Planning and Buildings Services, submitted.)

Declaration of Interests

Councillor Child – declared a non financial interest in the above item as she had already intimated a view on the application and took no part in consideration of that item.

APPENDIX

Applications

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final wording)
<p>Item 4.1 85 Blackchapel Close, Edinburgh (Site 80 Metres Northeast of)</p>	<p>Erection of 67 dwelling houses and 24 flatted dwellings, formation of associated access roads, car parking and associated works.</p> <p>(Application No. 13/01378/FUL)</p>	<p>To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final wording)
<p>Item 4.2 Cowgate, Edinburgh (Land At)</p>	<p>Variation of planning condition 8 on planning permission (ref 11/02998/FUL) to extend the opening hours of the proposed gates located at Chambers Street pend, South Bridge Close and Cowgate entrance.</p> <p>(Application No. 13/02316/FUL)</p>	<p>To GRANT planning permission subject to a condition and informative as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item No 4.3 21 Dalkieth Road, Edinburgh (Royal Commonwealth Pool)</p>	<p>To erect temporary overlay installations and associated works to be implemented for the 2014 Commonwealth Games</p> <p>(Application No. 13/03391/FUL)</p>	<p>To GRANT planning permission subject to a condition and informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final wording)
<p><u>Item 4.4</u> 63 Dreghorn Loan, Edinburgh (Land 260 Metres South Of)</p>	<p>Residential development (including affordable housing provision) and associated open space tree planting, access road, enhancement of existing pedestrian routes and all ancillary.</p> <p>(Application No. 13/02928/AMC)</p>	<p>To GRANT planning permission subject to a conditions and informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p><u>Item 4.5</u> Fountainbridge/Semple Street, Edinburgh</p>	<p>The modification or discharge of planning obligations</p> <p>(Application No. 13/04295/OBL)</p>	<p>To GRANT planning permission subject to informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p><u>Item 4.6</u> 194 Fountainbridge, Edinburgh (Land Adjacent To)</p>	<p>Erection of 181 bedroom hotel with associated facilities, car park and soft landscaping and other associated works.</p> <p>(Application No. 13/01405/FUL)</p>	<p>To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p><u>Item 4.7</u> 29 (3F1) Lutton Place, Edinburgh</p>	<p>Alter roof over existing flat to fit 2 velux rooflights to front elevation and 4 rooflights to rear elevation.</p> <p>(Application no. 13/04350/FUL)</p>	<p>To GRANT planning permission subject to informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final wording)
Item 4.8 527 Queensferry Road, Edinburgh	Change of use and amalgamation of units 6 and 7 from class 1 and class 2 respectively to class 3 with associated external alterations. (Application no. 13/03329/FUL)	To GRANT planning permission subject to a conditions and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.9(a) 102 - 104 Marchmont Road & 108-110 Marchmont Road, Edinburgh	Installation of new and replacement louvres to shop front and rear elevations (as amended) (Application no. 13/03092/FUL)	To GRANT planning permission subject to informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.9(b) 102 - 104 Marchmont Road & 108-110 Marchmont Road, Edinburgh	Proposed shop front alterations: installation of an automatic door (as amended) (Application no. 13/03093/FUL)	To GRANT planning permission subject to informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.9(c) 102 - 104 Marchmont Road & 108-110 Marchmont Road, Edinburgh	Proposed installation of new and replacement louvres to shop front and rear elevations. (as amended) (Application no. 13/03094/LBC)	To GRANT listed building consent subject to conditions and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.9(d) 102 - 104 Marchmont Road & 108-110 Marchmont Road, Edinburgh	Installation of automatic sliding door; installation of illuminated and non-illuminated signage; internal alterations to ground floor and basement floors; and the application of window vinyls (as amended). (Application no. 13/03095/LBC)	To GRANT advertisement consent subject to conditions and informatives as detailed in the report by the Acting Head of Planning and Building Standards.

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final wording)
Item 4.9(e) 102 - 104 Marchmont Road & 108-110 Marchmont Road, Edinburgh	Proposed installation of illuminated fascia signage, ATM surround and window vinyls (as amended) (Application no. 13/03096/ADV)	To GRANT planning permission subject to informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.10 Scotstoun Avenue, South Queensferry (Agilent Technologies)	Approval of matters specified in conditions of application 11/00995/PPP for mixed use development of 450 houses and flats and commercial building. – (Application no. 13/03310/AMC)	To Approve the application subject to conditions and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.11 62 West Port, Edinburgh	Change of use from class 1 to restricted class 3, with no cooking on premises apart from panini machine, microwave and soup tureen. – Application no. 13/03419/FUL	To GRANT planning permission subject to conditions and an informative as detailed in the report by the Acting Head of Planning and Building Standards.
Item 5.1 154 McDonald Road, Edinburgh	Alterations to and change of use from offices to form residential accommodation (as amended). (Application No. 13/02458/FUL)	To indicate that had the Sub-Committee been in a position to determine the application it would have REFUSED planning permission for the reasons detailed in the report by the Acting Head of Planning and Building Standards.
Item 6.1 Milton Road, Edinburgh (Portobello High School)	Protocol note on hearing procedure	Noted

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final wording)
Item 6.1(a) Milton Road, Edinburgh (Portobello High School)	Renewal of consent 10/02830/FUL for the erection of the new Portobello High School and associated ancillary buildings, site works, car parking, landscaping, pitches and floodlighting (Application no. 13/03200/FUL)	To GRANT renewal of planning permission subject to conditions and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 7.1 25 Brunswick Road, Edinburgh (Site 157 Metres West Of)	Report on forthcoming application by Long harbour and Barratt East Scotland for a residential and commercial development (former 10 Brunswick Road) (Reference no. 13/04323/PAN)	To note the key issues
Item 7.2 Cockburnhill Road, Balerno (Goodtrees Farm) (Land 320 Metres South East Of)	Report on forthcoming application by Miller Homes Ltd for a new residential development with associated infrastructure and engineering works. (Reference no. 13/03844/PAN)	<ol style="list-style-type: none"> 1. To note the key issues. 2. Further information on the capacity of the road network within and around the proposed development area
Item 7.3 173 Duddingston Park South, Edinburgh	Report on forthcoming application by Clockwork Properties Ltd for residential development. (Reference no. 13/04203/PAN)	<ol style="list-style-type: none"> 1. To note the key issues. 2. Further information on permeability and open space

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final wording)
<p>Item 7.4</p> <p><u>Freelands Farm, Freelands Road, Ratho Newbridge (Land 164 Metres South Of)</u></p>	<p>Report on forthcoming application by David Wilson Homes for planning permission in principle for erection of residential development and associated works. –</p> <p>(Reference no. 13/04218/PAN)</p>	<ol style="list-style-type: none"> 1. To note the key issues. 2. Further information on the capacity of the road network within and around the proposed development area
<p>Item 7.5</p> <p><u>17 Frogston Road East, Edinburgh (Broomhills) (Land 296 Metres South Of)</u></p>	<p>Report on forthcoming application by Trustees of Catchelraw Trust and David Wilson Homes for residential development (with small scale commercial units) with associated roads, footpaths, parking, landscaping and open space plus site for new Primary School.</p> <p>(Reference no. 13/04194/PAN)</p>	<ol style="list-style-type: none"> 1. To note the key issues. 2. Further information on the capacity of the road network within and around the proposed development area 3. Further information on the impact the proposed development would have on the local Roman Catholic school. 4. Further information on any impact that may be experienced by the existing housing caused by deliveries to the proposed commercial units

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final wording)
Item 7.6 42 Gilmerton Dykes Road, Edinburgh (Land 115 Metres Southeast Of)	Report on forthcoming application by Land Options for residential development. (Reference no. 13/04204/PAN)	To note the key issues at this stage
Item 7.7 545 Old Dalkeith Road, Edinburgh (Land 447 Metres Northeast Of)	Report on forthcoming application by Baywater IOM Ltd for development of cemetery, crematorium, chapel of rest and ancillary buildings and services. (Reference no. 13/04023/PAN)	<ol style="list-style-type: none"> 1. To note the key issues at this stage. 2. Further information on public access to the proposed development.
Item 7.8 Riccarton Mains Road, Edinburgh (Land 272 Metres South Of Heriot Watt University)	Report on forthcoming application by Heriot Watt University at Riccarton Campus for a National Performance Centre for Sport. (Reference no. 13/04540/PAN)	<ol style="list-style-type: none"> 1. To note the key issues at this stage. 2. To enhance reference to rail and other methods of sustainable transport as means of accessing the proposed development.

Development Management Sub-Committee of the Planning Committee

09.30 am, Wednesday, 18 December 2013

Present

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock, Cairns, Child, Heslop, Milligan, Mowat, McVey Robson, Rose and Ross.

1. 204 Rose Street, Edinburgh

The Sub-Committee at its meeting on 21 November 2013 continued consideration of the following two applications in order that they be considered by way of a hearing.

- 1) Change of use from class 10 to a Public House (as amended to delete outside seating area) Application no 13/02020/FUL and
- 2) Proposed Internal and External Alterations to form a Public House. This would include external alterations to the ground floor to suit the change of use along with external alterations to the roof to accommodate plant equipment. Internally most alterations will be to the basement and third floor out with the main body of the existing chapel. Application no. 13/02032/LBC

The Acting Head of Planning and Building Standards reported on the applications for planning permission and listed building consent. He gave details of the proposals and the planning considerations included, and advised that the proposals complied with the development plan and that non-statutory guidance stated that it would not adversely impact on residential amenity, or on the character of the conservation area. There were no other material considerations and recommended that planning permission and listed building consent be granted.

(a) Neil Simpson

Neil Simpson, on behalf of the residents, advised that over 150 residents would be adversely impacted by this development together with the guests staying in twenty six bedrooms in the adjacent hotel, there was already an over provision of pubs in the area and that a pub of this magnitude would raise the capacity of these premises by one third. Mr Simpson advised that in his opinion the development would increase noise,

disturbance and instances of antisocial behaviour in the area. The proposals were also contrary to policy Ret 12 of the Local Development Plan.

In conclusion he asked that the members take into consideration the views of the residents of the area when making their decision and requested that the applications be refused.

(b) Marcello Ventisei

Marcello Ventisei, on behalf of the Roxburghe Hotel, advised that he represented many businesses in the area who objected to these applications. Mr Ventisei said that while he supported other businesses moving into Rose Street he had serious concerns around the proposed development due to the:

- Threat of increased vandalism and personal safety.
- Anti social behaviour caused by overconsumption of alcohol
- Loss of the small retail character of the area.
- Increase in noise pollution.

In conclusion he felt that what was proposed did not help to deliver either the Rose Street Action Plan or Essential Edinburgh's strategies of a clean, attractive, safe and secure street and asked that the applications be rejected.

(c) New Town Community Council

Ian Mowat and Richard Price, on behalf of New Town Community Council, together with Douglas Thomson a local landlord and Superintendent Matt Richards advised that they objected to these applications.

Mr Mowat indicated that the proposals were contrary to policy Ret 12 of the Local Development Plan, and would increase noise pollution due to the noise generated by patrons and deliveries being made to the premises.

Douglas Thomson advised that he supported Mr Mowat's statement, adding that the development would have serious ramifications on local residents with a possible reduction in property prices and on landlords due to a loss of rental income. Mr Thomson also felt that many residents would feel threatened by numbers of patrons that the establishment would attract.

Superintendent Matt Richards warned that the numbers of patrons that the development would attract could lead to the limited police resources within the city centre being over stretched. Superintendent Richards added that the area is already a 'hotspot' for criminality and that should the development be granted the levels of criminality were likely to increase.

In conclusion they advised that in their opinion the applications should be refused.

(d) Charlotte Chapel

Dr Norman Wallace and David Clement, on behalf of the Charlotte Chapel, advised that they supported this application. Dr Wallace said that the size of the congregation and the associated clubs and activities using the premises made the building not longer fit for purpose forcing the congregation to look for an alternative building. Property had been purchased in Shandwick Place and the money from the sale of the property was required for the refurbishment of the new premises.

The building had been marketed widely and no proposals for either residential or hotel use had been received, all the proposals received were for leisure use and the proposal being considered today was the most advantageous and did mosst to preserve the character of the listed building.

In conclusion they requested that the applications be granted.

(e) The applicant

Michael D Kelman and Alexander Salussolia, on behalf of the Glendola Leisure Group, spoke in favour of the development. Mr Kelman advised that the development would preserve the exterior and interior of the listed building. He stressed that works would be completed to limit noise pollution. He felt that the slow, staggered nature of patrons exiting the venue would not adversely impact upon residents and that it was unlikely that the venue would ever attain full occupancy levels.

Mr Salussolia empathised with the objectors but felt that the noise assessment that had carried out would alleviate their concerns, he added that the Glendola was a family run business and that it was not in the interest of the company to alienate their neighbours. The numbers of patrons quoted did not describe the development which was not a superpub but a premises with different bars on many levels providing food and part would be a live music venue. The proposals would also retain and maintain the listed interior and exterior of the building.

He indicated that it would be unfair to base a decision on the potential behaviour suggested in the objections when that had not been the experience of the group with other similar sized venues that they operated throughout the country.

In conclusion they requested that the application be granted.

(f) Ward Councillors

Councillor Rankin advised that he objected to this application. He felt that the proposed public house would have a detrimental impact on residents due to increased nice pollution, adding that the narrow streetscape of Rose Street would serve to amplify the noise created by both patrons and deliveries being made to the property.

Councillor Doran advised the Committee that she also objected to the application. She felt that the proposed public house would destroy the unique mix of residential and commercial properties within the city centre and that should the development be granted it would drive residents from the area. She added that resident's lives would be made intolerable due to noise pollution.

In conclusion they requested that the Sub-Committee reject the application.

Motion

To grant planning permission subject to conditions, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Howat, seconded by Councillor Blacklock

Amendment

- 1) To indicate the Sub-Committees intention to refuse planning permission for the reasons that the proposal was contrary to policies Hou 8 and Ret 6 and 12
- 2) To indicate the Sub-Committees intention to listed building consent for the reasons that the proposal was detrimental to the character of the listed building.
- 3) The Acting Head of Planning and Building Standards to report further on the detail of the reasons for refusal

- moved by Councillor Perry, seconded by Councillor Mowat.

Voting

For the motion	-	2 votes
For the amendment	-	10 votes

Decision

- 1) To indicate the Sub-Committees intention to refuse planning permission for the reasons that the proposal was contrary to policies Hou 8 and Ret 6 and 12
- 2) To indicate the Sub-Committees intention to listed building consent for the reasons that the proposal was detrimental to the character of the listed building.
- 3) The Acting Head of Planning and Building Standards to report further on the detail of the reasons for refusal

(References – Development Management Sub-Committee 21 November 2013 (item 2); report by the Acting Head of Planning and Building Standards, submitted.)

2. General Applications and Miscellaneous Business

Councillor McVey requested information on the reason why the application for Victoria Primary School had not been brought back for consideration by the Sub-Committee

The Sub-Committee considered the reports on applications, pre-applications and enforcement as listed in Sections 5, 7 and 9 of the agenda.

The Acting Head of Planning and Building Standards gave a presentation on agenda items 5.5 Kew Terrace, Edinburgh (Site 26 Metres West of) as requested by Councillor Howat and 5.6 Mcdonald Place, Edinburgh as requested by Councillor Brock

Decision

- 1) The Acting Head of Planning and Building Standards to attend the next meeting of the Development Management Sub-Committee to advise of the reasons for the decision regarding the application for Victoria Primary School.
- 2) To determine the applications as detailed in the Appendix to this minute.
(Reference – reports by Acting Head of Planning and Buildings Services, submitted.)

Dissent

Councillor Bagshaw requested that his dissent be recorded in respect of the decision on agenda item 9.2

3. 30 Mcdonald Place, Edinburgh

The Acting Head of Planning and Building Standards reported on an application for planning permission for a variation of Condition 3 of planning permission 834/88 to extend opening hours to 0700 to 2000 (Monday to Saturday) and 0830 to 1200 (Sunday) Application no 13/04453/FUL.

Motion

- 1) To indicate the Sub-Committees intention to refuse planning permission for the reasons that the proposal was contrary to policy Hou 8.
- 2) The Acting Head of Planning and Building Standards to report further on the detail of the reasons for refusal

- moved by Councillor Brock, seconded by Councillor McVey.

Amendment

To grant this application subject to a condition as detailed in the report by the Acting Head of Planning.

- moved by Councillor Howat, seconded by Councillor Perry.

Voting

For the motion - 6 votes

For the amendment - 3 votes

Decision

- 1) To indicate the Sub-Committees intention to refuse planning permission for the reasons that the proposal was contrary to policy Hou 8.
- 2) The Acting Head of Planning and Building Standards to report further on the detail of the reasons for refusal

(Reference - report by the Acting Head of Planning and Building Standards, submitted.)

4. 21 Salamander Street., Edinburgh

The Convener ruled that the following item, notice of which had been given at the start of the meeting, be considered as a matter of urgency as a decision was required timeously.

Details were provided of an application for a for the modification or discharge of planning obligations in relation to application 07/03238/FUL. Application no 13/05058/OBL

Decision

To grant the application subject to an informative as detailed in the report by the Acting Head of Planning and Building Standards

(Reference - report by the Acting Head of Planning and Building Standards, submitted.)

APPENDIX

Applications

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final wording)
3.1(a) 204 Rose Street	Change of use from Class to a public house (Application no. 13/02020/FUL)	<ol style="list-style-type: none"> To indicate the Sub-Committees intention to REFUSE the application for the reasons that the proposal was contrary to policies Hou 8 and Ret 6 and 12 The Acting Head of Planning and Building Standards to report on suitable reasons for refusal. <p>(On a division)</p>
3.1(b) 204 Rose Street	Proposed Internal and External Alterations to form a Public House. (Application no. 13/02032/LBC)	<ol style="list-style-type: none"> To indicate the Sub-Committees intention to REFUSE the application for the reasons that the proposal was detrimental to the character of the listed building. The Acting Head of Planning and Building Standards to report on suitable reasons for refusal. <p>(On a division)</p>
Item 5.1 77 (GF10) Craigmount Brae, Edinburgh (Craigievar House)	Proposed conversion and extension of Craigievar House from office space to form residential accommodation consisting of 44 flats for Castle Rock Edinvar Housing Association Limited (Application No. 13/03871/FUL)	To GRANT the application subject to conditions, reasons, informatives and a legal agreement, as detailed in the report by the Acting Head of Planning and Building Standards.
Item 5.2 132 Broughton Road, Edinburgh (Broughton Primary School)	Erection of a two storey education building within the site boundary of Broughton Primary School. (Application no. 13/04456/FUL)	To GRANT the application subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.

<p>Item 5.3 4 Ferrymuir, South Queensferry (Site 80 Metres West Of)</p>	<p>Proposed Variation to conditions 1a and 1b of Planning Permission in Principle (Ref: 09/00490/OUT) to extend for a further 3 years, the period within which an application for the Approval of Matters specified in conditions is to be submitted and to allow a further 2 years from the final Approval of Matters specified in conditions within which the development should be commenced.</p> <p>(Application no. 13/04029/FUL)</p>	<p>To APPROVE the application subject to conditions, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item 5.4 Hyvot Terrace, Edinburgh</p>	<p>Stopping Up Order</p>	<p>To CONFIRM the City of Edinburgh Council (Hyvot Terrace, Edinburgh) (Stopping Up) Order 2009.</p>
<p>Item 5.5 7 Kew Terrace, Edinburgh (Site 26 Metres West Of)</p>	<p>Proposed class 1, 2, 3 and residential building over 3 floors.</p> <p>(Application no. 13/04207/FUL)</p>	<ol style="list-style-type: none"> 1. To indicate the Sub-Committees intention to Grant the application 2. The Head of Planning and Building Standards to report on suitable conditions including conditions requiring a tree survey, report on the impact on nature conservation and the retail units being restricted to class 2 and 3.
<p>Item 5.6 30 Mcdonald Place, Edinburgh</p>	<p>Variation of Condition 3 of planning permission 834/88 to extend opening hours to: 07:00 to 20:00 hours (Monday to Saturday) and 08:30 to 12:00 hours (Sunday).</p> <p>(Application no. 13/04453/FUL)</p>	<ol style="list-style-type: none"> 1. To indicate the Sub-Committees intention to REFUSE the application for the reason that the proposal was contrary to policy H8. 2. The Head of Planning and Building Standards to report on suitable reasons for refusal. <p>(On a division)</p>
<p>Item 5.7 1 Malta Terrace, Edinburgh</p>	<p>Demolition of existing extensions to Malta House and replace with new extension.</p> <p>(Application no. 13/04325/FUL)</p>	<p>To GRANT the application subject to a condition and informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>

Item 5.8(a) 4 West Pilton Crescent, Edinburgh (St David's RC And Pirniehall Primary School)	Erection of a 4 classroom, two storey education building within the site boundary of St Davids RC Primary School. (Application no. 13/04459/FUL)	To GRANT the application subject to a condition and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 5.8(b) 4 West Pilton Crescent, Edinburgh (St David's RC And Pirniehall Primary School)	Erection of an 8 class, two storey education building within the site boundary of St David's RC Primary School. (Application no. 13/04460/FUL)	To GRANT the application subject to a condition as detailed in the report by the Acting Head of Planning and Building Standards.
Item 5.9 Whitehill Road, Edinburgh (Land Adjacent To)	Erect 2 class-3 drive-thru fast food units with associated parking, landscaping and access. (Application no. 13/04012/FUL)	To GRANT the application subject to conditions, and informatives as detailed in the report by the Acting Head of Planning and Building Standards
Item 7.1 Ferrymuir Gait, South Queensferry (Site North Of)	Report on forthcoming application by Corus Hotels for a proposed residential development at land north of Ferrymuir Gait, South Queensferry. (Reference no. 13/04022/PAN)	<ol style="list-style-type: none"> 1. To note the key issues. 2. Further information on the capacity of and impact on surrounding schools and health centres
Item 7.2 142 Lothian Road 54A Fountainbridge, Edinburgh	Report on forthcoming application by SWIP PLC c/o Corran Properties for detailed proposals for demolition and redevelopment of site for office and development. (Reference no. 13/03816/PAN)	<ol style="list-style-type: none"> 1. To note the key issues. 2. Examples of previously part demolitions of listed buildings to be provided 3. Clarification of the site description used in the consultation
Item 9.1 9 – 13 Brandfield Street, Edinburgh	Unauthorised change of use from residential flatted accommodation to short stay commercial leisure apartments (SSLA). (Reference no. 13/00267/ECOU)	To AUTHORISE formal enforcement action to require the cessation of the unauthorised use
Item 9.2 3 - 8 St Andrew Square, Edinburgh	3 - 8 St Andrew Square, Edinburgh – Demolition of 6/7 St Andrew Square and construction of new floor plates at upper levels, together with façade reconstruction. (Application no. 13/03955/LBC)	<p>To GRANT the application subject to conditions, reasons, informatives and notification to Scottish Ministers, as detailed in the report by the Acting Head of Planning and Building Standards</p> <p>Note: Councillor Bagshaw requested that his dissent be recorded in respect of the above decision</p>

Tabled Item - 9 – 21 Salamander Street.	Application for the modification or discharge of planning obligations in relation to application 07/03238/FUL (Application no. 13/05058/OBL)	To GRANT the application subject to an informative as detailed in the report by the Acting Head of Planning and Building Standards
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Minutes

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday, 15 January 2014

Present

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock, Child, Dixon, Heslop, McVey, Milligan, Mowat and Rose.

Also Present

Councillor Walker

1. General Applications and Miscellaneous Business

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

Note: under Section 4, Councillor Bagshaw had requested a presentation by the Acting Head of Planning and Building Standards in relation to agenda item 4.1, Councillor Mowat had requested a presentation by the Acting Head of Planning and Building Standards in relation to agenda item 4.3 and Councillor Brock had requested a presentation by the Acting Head of Planning and Building Standards in relation to agenda item 4.5.

Decision

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

(Reference – reports by the Acting Head of Planning and Building Standards, submitted.)

2. 103 Newcraighall Road, Edinburgh (Agenda Item 6.1)

The Acting Head of Planning and Building Standards reported on an application for planning permission for a residential development of 220 units comprising houses, cottages and flats and two commercial units (as amended). Application No. 13/03181/FUL.

He gave details of the proposals and the planning considerations involved, and recommended the granting of planning permission.

Pre-application discussions had taken place on this application and a site visit had been undertaken.

(a) Newcraighall Heritage and Community Association

David Hewitt and Barbara McLetchie on behalf of the Association advised that they objected to the application. The previously approved application had restricted the number of units to 160 and this new application for 220 was a further example of the developer ignoring the views of the local community and trying to further encroach into the green belt .

The transport assessment that had been used was from 2010 and development in Newcraighall East had radically changed the street usage since that time, and this increased usage with an associated increase in noise and other traffic related pollution would be detrimental to the amenity of the existing residents. Furthermore the removal of the bridge would curtail the cycle route to Queen Margaret University which would increase traffic.

Newcraighall was a village and would be swallowed up by this development which was twice its size and would destroy the unique character of the village

In conclusion they requested that should permission be granted that the numbers be restricted to 160 units.

(b) Gilberstoun Residents Association

Terry Dobson on behalf of the Residents Association advised that they objected to the application on the following grounds:

1. Local Plan

The Planning Application as it currently stood was for significantly more units than was outlined in the current Local Plan. The developer was seeking 53 additional units over and above the outline planning consent numbers for this site. From their perspective, no account seemed to have been taken of previous objections or the impact that building 30% more houses on this tight site would have on the area.

2. Build Quality/Design Style & Density

The units to be developed were out with the keeping of the local area. The proposed units were of a style and density that was significantly at odds with the types of housing currently in the Village of Newcraighall.

3. Loss of Green Space

The mix of proposed housing lacked formal green space and if built would exacerbate the lack of formal green space within the Gilberstoun area.

4. Amenity

The significant loss of amenity value for the local residents, was particularly disturbing as the area had few amenities as it was.

5. Impact of Local Services

The scale and scope of the proposed development would swamp the already stretched local services and put stress on the existing fragile infrastructure covering, health, transport and education.

6. **Traffic Impact**

The additional traffic volumes that would be created by including more than 50 additional housing units, may add, up to an additional 75-100 cars running on an already strained road network. Such additional traffic volumes would cause a significant uplift in unnecessary car journey's and create further pollution as a result. Looking at the plans, the natural chicane that currently existed due to the impact of the former railway bridge would be lost, which would encourage speeding and increase the potential for traffic accidents.

7. **Loss of Cycleway**

The national cycle way, which ran south to north on the site was now highlighted as a possible access road. The local plan and all planning applications prior to this one contended that this particular route was to be for emergency vehicle access only. From this planning application those assurances seem to have disappeared along with a well used urban cycle path.

This loss was particularly disappointing as the road may lead to the field immediately east of the site being developed at some later date, which would result in coalescence with Musselburgh, and the loss of the fragmented farmland residents currently enjoy.

In conclusion he requested that the application be refused

(c) Cockburn Association

Marion Williams on behalf of the Association advised that Newcraighall Village was surrounded by green fields and while this land was not in the Local Development Plan as Greenbelt it was recognised as being Greenbelt.

This application would ruin the identity of Newcraighall Village which was contrary to Scottish Planning Policy which tried to preserve the identity of small village surroundings, the development would have the effect of joining Edinburgh with Musselburgh and totally eroding the Greenbelt at that location.

In conclusion she requested that the application be refused.

(d) Applicant

David Harrold, Mansoor Ali and Andrew Rule on behalf of the applicant advised that the site was located in the well established residential areas of Newcraighall and Brunstane where the principal of residential use had been accepted. The proposals were for a range of family housing and included affordable housing. The gross density proposed at the development was 26.5 units per hectare which was within the recommended sustainable density of the local plan and was comparable with developments across the city. The proposed development was well designed and would ensure that the land allocated for housing was developed efficiently to meet the City's housing demand shortfall.

Pre-application discussions had been held with City of Edinburgh Council Planning officials who had encouraged adherence to the 'Edinburgh Design Guide' and the principles of 'Designing Streets'. The design principles of the Cadell Masterplan had

been embraced and a pre-application consultation event had been held on 19 June 2013 at Newcraighall Primary School. The layout of the proposed development had been developed from the Cadell Masterplan. There were two access points which would help spread vehicle movement and a safe route to schools was provided for children. The height of the buildings was generally two storeys with only one 3 storey apartment block. A play area was proposed as part of the development.

The layout, design and landscaping would create a high quality and pleasant residential quarter that would mature into an attractive place over time and they urged the sub-committee to approve the application.

(e) Ward Councillor

Councillor Walker explained that there had been a lot of opposition to this application from the local community. His concerns were similar to those which had already been raised earlier in the meeting. He felt that the proposed development was too large and that the development would swamp Newcraighall village. The flats that had been proposed as a part of the development would have a detrimental visual impact. The proposed removal of the railway bridge was contrary to TR13 of the local plan. The scale of the development was too large and it would put increased pressures on the road through the village which was a small village street. He noted that most people in the community had accepted that some form of development would be undertaken on the site however any development should be in line with the recommendations by the appeal Reporter. In conclusion he stated that the height of buildings should be restricted to two storeys. The footprint of the development should be reduced so that it did not encroach on the former railway line and the old railway bridge should be retained.

Motion

1. To indicate intention to grant planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.
2. An additional informative/legal agreement in respect of the developer making a contribution at a level to be determined by the Acting Head of Planning and Building Standards for the upgrading of the existing play park in Newcraighall village.
3. This additional informative to be reported to the Development Management Sub-Committee for approval

- moved by Councillor Perry, seconded by Councillor Howat.

Amendment

1. That the Sub -Committee was minded to refuse Planning permission on the grounds that the proposal was contrary to policies TRA 1 and 13
2. The Acting Head of Planning and Building Standards to report back on detailed reasons.

- moved by Councillor Bagshaw, seconded by Councillor Child.

Voting

For the motion	-	8 votes
For the amendment	-	3 votes

Decision

1. To indicate intention to grant planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.
2. An additional informative/legal agreement in respect of the developer making a contribution at a level to be determined by the Acting Head of Planning and Building Standards for the upgrading of the existing play park in Newcraighall village.
3. This additional informative to be reported to the Development Management Sub-Committee for approval

(References – Development management Sub-Committee 18 January 2012 (items 3 and 4); report by the Acting Head of Planning and Building Standards, submitted.)

Declaration of Interest

Councillor Blacklock declared a non-financial interest in the above item, as a Director of EDI, left the room and took no part in the consideration of the item.

Councillor Rose declared a non-financial interest in the above item as a Director of CEC Holdings, left the room and took no part in the consideration of the item.

APPENDIX

Applications

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>		
Item 4.1- 1-15 Bristo Square Edinburgh (Mcewan Hall)	Refurbishment of existing building with basement level extension and relandscaping of adjacent Bristo Square. Application no. 13/02287/FUL	To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.2 - 40-44 Elm Row and 29-33 Montgomery Street Edinburgh	Discharge of planning obligations in the S. 75 Agreement relating to the demolition of existing theatre, workshops and associated buildings and erection of 42 flats/townhouses and reinstatement of ground floor retail use to Elm Row. The applicant is the owner of the land to which the planning instrument relates. Application no. 13/04872/OBL	To GRANT the application subject to an informative as detailed in the report by the Acting Head of Planning and Building Standards.
Item No 4.3 - 3-29 Great King Street Edinburgh	Demolish existing single storey double garage at rear of property and replace with mews house. Application no. 13/04441/FUL	Continued for The Acting Head of Planning and Building Standards to verify the neighbour notification and a site visit
Item 4.4 - 22 Kirkliston Road South Queensferry	Erect 2 semi-detached houses on west half of site. Application no. 13/04227/FUL	To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.

Agenda Item No/ Address	Details of Proposal/Reference No	Decision
Item 4.5 - 22 Manderston Street Edinburgh	Proposed new roof over existing commercial garage premises. Application no. 13/04562/FUL	Continued for a site visit
Item 4.6 - 23 Tipperlinn Road Edinburgh (Royal Edinburgh Hospital)	The erection of temporary project offices over two storeys (in retrospect). Application no. 13/03997/FUL	To GRANT planning permission subject to conditions and reasons, i as detailed in the report by the Acting Head of Planning and Building Standards.
Item 5.1 - 7 Kew Terrace Edinburgh (Site 26 Metres West Of)	Proposed class 1, 2, 3 and residential building over 3 floors. Application no. 13/04207/FUL	<ol style="list-style-type: none"> 1. To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards. 2. Subject also to condition 4 being amended to include a tree survey 3. A further condition requiring the submission of details of the existing and proposed site levels
Item 5.2 - 2-30 Mcdonald Place Edinburgh	Variation of Condition 3 of planning permission 834/88 to extend opening hours to: 07:00 to 20:00 hours (Monday to Saturday) and 08:30 to 12:00 hours (Sunday). Application no. 13/04453/FUL	To REFUSE the application for the reasons as detailed in the report by the Acting Head of Planning and Building Standards.
Item 5.3(a) - 204 Rose Street Edinburgh	Change of Use from Class 10 to a Public House (as amended to delete outside seating area). Application no. 13/02020/FUL	To REFUSE planning permission for the reasons as detailed in the report by the Acting Head of Planning and Building Standards.

Agenda Item No/ Address	Details of Proposal/Reference No	Decision
Item 5. 3(b) - 204 Rose Street Edinburgh	Proposed Internal and External Alterations to form a Public House. This will include external alterations to the ground floor to suit the change of use along with external alterations to the roof to accommodate plant equipment. Internally most alterations will be to the basement and third floor out with the main body of the existing chapel. Application no. 13/02032/LBC	To REFUSE listed building consent for the reasons as detailed in the report by the Acting Head of Planning and Building Standards.
Item 6.1 - 103 Newcraighall Road Edinburgh (Land 335 Metres Southwest Of)	Protocol note on hearing procedure	Noted

Agenda Item No/ Address	Details of Proposal/Reference No	Decision
Item 6.1(a) - 103 Newcraighal Road Edinburgh (Land 335 Metres Southwest Of)	Residential development of 220 units comprising houses, cottages and flats and two commercial units (as amended). Application no. 13/03181/FUL	<ol style="list-style-type: none"> 1. To indicate intention to GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards. 2. An additional informative/legal agreement in respect of the developer making a contribution at a level to be determined by the Acting Head of Planning and Building Standards for the upgrading of the existing play park in Newcraighall village 3. This additional informative to be reported to the Development Management Sub-Committee for approval (On a division)
Item 7.1 - Old Dalkeith Road (Land at Edmonstone Estate)	report on forthcoming application by Sheratan Ltd for amendment to existing approval 12/01624/FUL, residential development, to amend housing mix.	<ol style="list-style-type: none"> 1. To note the key issues at this stage. 2. The Acting Head of Planning and Building Standard to check if a flood risk assessment is required. 3. Should a flood risk assessment be required, details of the type of flood risk to be clarified and assessed.

Development Management Sub-Committee of the Planning Committee

10:00am Wednesday 29 January 2014

Present:

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock, Child, Dixon, Heslop, McVey, Milligan, Mowat, Robson, Rose and Ross.

1. Caltongate Development

The Acting Head of Planning and Building Standards reported on applications for planning permission, listed building consent and conservation area consent for the redevelopment/erection/demolition of buildings for mixed use development including offices, commercial, leisure and other associated uses, landscaping and public realm on land adjacent to New Street, East Market Street, Cranston Street and Canongate (application nos 13/03406/FUL, 13/03407/FUL, 13/03399/LBC, 13/03400/LBC, 13/03405/LBC, 13/03402/CON and 13/03403/CON).

He gave details of the proposals and the planning considerations involved, and recommended that planning permission, listed building consent and conservation area consent be granted.

In addition, the Acting Head of Planning and Building Standards recommended that, should planning permission be granted, further conditions be added as follows:

- 1) Details of cycle parking, to conform to current parking standards, shall be provided for each element of the development and to be secure and under cover, the details to be agreed with the Acting Head of Transport.
- 2) Condition 1 – identifying site sub-sections:
No development shall take place until a plan identifying individual sub-sites and phasing has been submitted to and approved in writing by the Planning Authority. Any subsequent alterations to this plan shall be agreed in writing by the Acting Head of Planning and Building Standards. Hereafter, reference to sub-sites in subsequent conditions relates to the identified sub-sites within this phasing plan.
- 3) To change the other conditions to reflect reference to sub-sections.

Pre-application discussions had taken place on this application and a site visit had been undertaken.

(a) Old Town Community

Julie Logan, former Chair of the Old Town Community Council advised that they objected to the application. Since the pre-application report was considered in 2006 the circumstances regarding the redevelopment of Caltongate had radically changed and that the Caltongate Masterplan was no longer fit for purpose. Other concerns raised included:

1. The lack of detail within the application, particularly the southern side of the development, meant that a detailed analysis of the proposal was impossible.
2. The loose nature of the planning application meant that it was contradictory and as such allowed the developer to alter the development significantly without consulting the wider community.
3. The applicant had not engaged with the local community on the design proposals to a sufficient level.
4. The development was a piece of poorly thought out urban design with little or no unique elements.
5. The phrase 'public realm' was used throughout the applications but was not clearly defined.
6. The public square would be privately owned and managed which could mean that public access was severely restricted.
7. The proposals did not secure the future of numerous listed buildings and some on the 'at risk' register.
8. No traffic assessment had been undertaken nor the intensive use of budget hotel operatives that the development would encourage at the expense of residential properties.
9. The delay from pre-application reports to final application meant the situation has radically altered.
10. The volume of day light exposure to the hotels and civic square was also questioned.

In conclusion she requested that the application be refused.

(b) Edinburgh Old Town Development Trust

Neil Simpson on behalf of the Edinburgh Old Town Development Trust advised that the Trust objected to the application. There was no architectural diversity with the development and that what was proposed was not a good example of a sustainable community. He also raised concerns around the route and pathways through the proposed development site and the nature of the proposed budget hotel operatives that the development would encourage.

In conclusion he requested that the application be refused.

(c) David Raine on behalf of Sheila Gilmore MP

David Raine on behalf of Sheila Gilmore MP advised that she objected to the application. Mr Raine reported that Ms Gilmore recognised that redevelopment was needed in Caltongate but cautioned that development should not be at any cost. She described the material and design as ‘any time any town’ and that the designs were unsympathetic for a development situated so close to a world heritage site. She also felt that the mix of commercial and residential properties was not well balanced and as such would do little to ensure the longevity of the community.

In conclusion she requested that the application be refused.

(d) Cockburn Association

Marion Williams on behalf of the Cockburn Association advised that the Association objected to the application. The aims of the Association were to protect the area from the worst excesses of developers and that what was proposed was insensitive to the local area and would weaken the urban fabric of the city centre.

The extent and scale of the development bore no relationship with what was on the site previously while the design was inappropriate and insensitive for the area and would in all likelihood drive people from the Old Town.

In conclusion she requested that the application be refused.

(e) Architectural Heritage Society Scotland

Ewan Hyslop on behalf of the Architectural Heritage Society Scotland advised that the Society objected to the application. The proposed demolition of certain buildings was unnecessary and that good practice would be to retain the older buildings and build around them, citing the Royal Infirmary as a good example. Mr Hyslop likened the proposed design to Edinburgh Park but felt that small boutique hotels would suit the area better and would also encourage clientele that would promote and encourage greater investment in the area.

In conclusion he requested that the application be refused.

(f) Councillor Karen Doran (Local Ward Member)

Councillor Doran explained that there had been a lot of opposition to this application from the local community. Her concerns were similar to those which had already been raised earlier in the meeting.

In conclusion she requested that the application be refused.

(g) Applicant

Lukas Nakos of Artisan REI and Richard Slipper of GVA James Barr began by stating that the development would herald £50m of capital investment and would create in excess of 2,400 jobs. He felt that the proposed development complemented the council plans and policies in regards to the Caltongate Masterplan and that this guidance document remained robust and fit for purpose. Mr Slipper outlined the various engagement exercises undertaken and said that many of the key messages had been taken on board and incorporated into the design.

Mr Nakos said that the design ensured that there was a natural flow from the New to Old Town. He was also encouraged by the interest shown in the development by many operatives and as such hoped to begin work as soon as possible. Mr Nakos said the level of investment of Artisan REI in Edinburgh signified the commitment they had in ensuring the development was successful and hoped that the first tranche of buildings would be occupied by December 2015.

Motion

To grant planning permission, listed building consent and conservation area consent subject to conditions, reasons and informatives and a legal agreement as detailed in the reports by the Acting Head of Planning and Building Standards and subject also to the following additional conditions:

- 1) Details of cycle parking, to conform to current parking standards, shall be provided for each element of the development and to be secure and under cover, the details to be agreed with the Acting Head of Transport.
 - 2) Condition 1 – identifying site sub-sections:
No development shall take place until a plan identifying individual sub-sites and phasing has been submitted to and approved in writing by the Planning Authority. Any subsequent alterations to this plan shall be agreed in writing by the Acting Head of Planning and Building Standards. Hereafter, reference to sub-sites in subsequent conditions relates to the identified sub-sites within this phasing plan.
 - 3) To change the other conditions to reflect reference to sub-sections.
- moved by Councillor Perry, seconded by Councillor Rose

Amendment

- 1) To indicate that the Sub-Committee was minded to refuse planning permission, listed building consent and conservation area consent for the reasons that the scale and design of the development would have a detrimental impact on the character and appearance of the Conservation Area and on the grounds that the proposals were contrary to policies ENV 1, 2, 3, 4, 5 and 6 and DES 1, 2, 3, 4, 5, and 7.
 - 2) To continue consideration of the application for the Acting Head of Planning and Building Standards to report further on the reasons for refusal.
- moved by Councillor Howat, seconded by Councillor Child.

Voting

For the motion	-	8 votes
For the amendment	-	6 votes

Decision

To grant planning permission, listed building consent and conservation area consent subject to conditions, reasons and informatives and a legal agreement as detailed in the reports by the Acting Head of Planning and Building Standards and subject also to the following additional conditions:

- 1) Details of cycle parking, to conform to current parking standards, shall be provided for each element of the development and to be secure and under cover, the details to be agreed with the Acting Head of Transport.
- 2) Condition 1 – identifying site sub-sections:
No development shall take place until a plan identifying individual sub-sites and phasing has been submitted to and approved in writing by the Planning Authority. Any subsequent alterations to this plan shall be agreed in writing by the Acting Head of Planning and Building Standards. Hereafter, reference to sub-sites in subsequent conditions relates to the identified sub-sites within this phasing plan.
- 3) To change the other conditions to reflect reference to sub-sections.

(Reference – reports (7) by the Acting Head of Planning and Building Standards, submitted.)

2. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications and pre-applications as listed in Sections 4, 7 and 9 of the agenda for the meeting.

The Acting Head of Planning and Building Standards gave presentations on agenda item 4.3 (27 Johnston Terrace) as requested by Councillor Mowat and agenda item 4.4 (65 West Harbour Road) as requested by Councillor Bagshaw.

Decision

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

(Reference – reports by the Acting Head of Planning and Building Standards, submitted.)

Declaration of Interests

Councillor McVey declared a non-financial interest in items 9.1(a) and 9.1(b) as a Board Member of 6VT, left the room and took no part in the consideration of this item.

3. Broughton Street Lane, Edinburgh (Land at)

The Acting Head of Planning and Building Standards reported on an application to extend the period of time to conclude a legal agreement in respect of land at Broughton Street Lane, Edinburgh (application no 13/01217/FUL).

On 11 September 2013, the Sub-Committee had indicated that it was minded to grant consent subject to a suitable legal agreement being concluded within three months.

The legal agreement had not been concluded and the application was returning to the Sub-Committee with a recommendation that a further period of three months was allowed to conclude the legal agreement.

Motion

To grant an extension of a further three months to allow for conclusion of the legal agreement.

- moved by Councillor Perry, seconded by Councillor Ross

Amendment

Not to grant a further three month extension.

- moved by Councillor Mowat, seconded by Councillor Bagshaw

Voting

For the motion	-	7 votes
For the amendment	-	4 votes

Decision

To grant an extension of a further three months to allow for conclusion of the legal agreement.

(Reference – report by the Acting Head of Planning and Building Standards, submitted)

Declaration of Interests

Councillor Robson declared a non-financial interest in the above item as a former Director of NUS Scotland, left the room and took no part in the consideration of this item.

APPENDIX

Applications

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>		
Item 4.1(a) 34 Bread Street, Edinburgh	<p>Installation of 15 condenser units with 2.2m high acoustic screening on roof of single storey extension to rear of hotel (as amended).</p> <p>Application no. 13/02663/FUL</p>	<p>To GRANT planning permission subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>
Item 4.1(b) 34 Bread Street, Edinburgh	<p>Installation of 15 no. condenser units with 2.2m high acoustic screening on roof of single storey extension to rear of hotel.</p> <p>Installation of a 665mm x 465mm dry riser inlet to East Fountainbridge elevation (as amended).</p> <p>Application no. 13/02649/LBC</p>	<p>To GRANT listed building consent subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>
Item No 4.2 12 Freelands Way, Ratho (Land 130 metres west of)	<p>Proposed residential development of 14 houses, footpaths and landscaping at land to north of Freelands Way, Ratho.</p> <p>Application no. 13/03878/FUL</p>	<p>Report WITHDRAWN at the request of the Acting Head of Planning and Building Standards</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 4.3 27 Johnston Terrace, Edinburgh (Land 87 metres west of)	<p>Removal of temporary rock trap barrier and erection of 3 metre high stone filled gabion walls to form new permanent rock trap. Gabions to run 165 metres of Johnston Terrace located below the south facing rock face of Edinburgh Castle. Provision of new asphalt footpath with whin/granite kerbs to match existing.</p> <p>Application no. 13/03444/FUL</p>	<ol style="list-style-type: none"> 1. To indicate that the Sub-Committee was minded to REFUSE planning permission for the reason that the proposed development would have a detrimental effect on the visual amenity and character of the area. 2. To continue consideration of the application for the Acting Head of Planning and Building Standards to report further on the reasons for refusal.
Item 4.4 43 West Court, Ravelston House Park, Edinburgh (Land 10 metres northwest of)	<p>Creation of new timber bin enclosure for recycling facilities serving flat nos. 43 to 56, to sit adjacent to existing car port gable wall at north eastern side of West Court.</p> <p>Application no. 13/05020/FUL</p>	<p>To GRANT planning permission subject to informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>
Item 4.5 - 65 West Harbour Road, Edinburgh	<p>Approval of matters specified in condition 2 of outline application 01/00802/OUT covering siting and height of development, design and configuration of public and open spaces, access, road layouts, footpaths and cycle routes.</p> <p>Application no. 13/04320/AMC</p>	<p>To APPROVE the application subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p> <p>Note: Ratio figures relating to population density and availability of green space to be circulated to members.</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 5.1 Broughton Street Lane, Edinburgh (Land at)	<p>Application under section 42 of the Town and Country Planning (Scotland) Act 1997 to vary the terms of condition 1 of planning permission 07/01631/FUL to extend period of time.</p> <p>Application no. 13/01217/FUL</p>	<p>To GRANT an extension of a further three months to allow for conclusion of legal agreement.</p> <p>(On a division)</p>
Item 6.1 Caltongate Development	<p>Protocol note on hearing procedure.</p>	<p>Noted.</p>
Item 6.2(a) New Street, Edinburgh (Land adjacent to)	<p>Redevelopment/erection of buildings for mixed use development including offices (class 4), commercial (class 1, 2 and 3), non-residential institutions (class 10), leisure (class 11) and other associated uses, landscaping/public realm and other associated works.</p> <p>Application no. 13/03406/FUL</p>	<p>To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.</p> <p>(On a division)</p>
Item 6.2(b) New Street (Land Adjacent to), 2, 4, 5 New Street, 221, 223, 227 and 231 Canongate, Edinburgh.	<p>Redevelopment/ demolition/erection of buildings for mixed use development comprising class 7 hotels, class 1, 2 and 3 commercial, class 4 business, community uses (class 8 and 10), leisure (class 11), other associated uses, landscaping/public realm and other associated works.</p> <p>Application no. 13/03407/FUL</p>	<p>To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.</p> <p>(On a division)</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 6.3 5 New Street, Edinburgh	Alterations to building, boundary walls and gatepiers including removal of existing plinth and new additions to building. Application no. 13/03399/LBC	To GRANT listed building consent subject to conditions, reasons, and informatives as detailed in the report by the Acting Head of Planning and Building Standards. (On a division)
Item 6.4 2, 4 New Street and 231 Canongate, Edinburgh	Part demolition/part retention of building with part retained Canongate and New Street façade. Application no. 13/03400/LBC	To GRANT listed building consent subject to the application being notified to Scottish Ministers prior to determination and other conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards. (On a division)
Item 6.5 East Market Street (Land at), 1-15 East Market Street and 16-24A Cranston Street, Edinburgh	Internal and external alterations to arches and erection of new building to west of Cranston Street abutting arches. Application no. 13/03405/LBC	To GRANT listed building consent subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards. (On a division)
Item 6.6 East Market Street (CEC Depot), Edinburgh	East Market Street (CEC Depot), Edinburgh – demolition of building and boundary wall. Application no. 13/03402/CON.	To GRANT conservation area consent subject to the application being notified to Scottish Ministers prior to determination and other conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards. (On a division)

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 6.7 221, 223, 227 and 229 Canongate, Edinburgh	Part demolition of buildings with part retained facade Application no. 13/03403/CON	To GRANT conservation area consent subject to the application being notified to Scottish Ministers prior to determination and other conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards. (On a division)
Item 7.1 137 Drum Street, Candlemaker' s Park, Edinburgh (Land 126 metres north of)	Report on forthcoming application by South East Edinburgh Development Company Ltd (SEED CO) for residential development and ancillary uses	<ol style="list-style-type: none"> 1. To note the key issues at this stage. 2. Further information on the capacity of and impact on surrounding schools and health centres. 3. Further information concerning Drum Street Junction upgrade.
Item 7.2 200 Mansfield Road, Balerno (Land 300 metres west of)	Report on forthcoming application by Barratt/David Wilson Homes for a residential development with associated landscaping and footpaths.	To note the key issues at this stage.
Item 9.1(a) 10-11 Riddle's Court, 322 Lawnmarket, Edinburgh	External alterations and the insertion of a lift shaft and creation of a plant room through roof extensions (as amended) Application no. 13/03993/FUL.	To GRANT planning permission subject to conditions, reasons, and informatives as detailed in the report by the Acting Head of Planning and Building Standards.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 9.1(b) 10-11 Riddle's Court, 322 Lawnmarket, Edinburgh	Internal and external alterations with the insertion of a lift shaft and creation of a plant room through roof extensions (as amended) Application no. 13/03994/LBC	To GRANT listed building consent subject to conditions, reasons, and informatives as detailed in the report by the Acting Head of Planning and Building Standards.

Minutes

Development Management Sub-Committee of the Planning Committee

10:00am Wednesday 12 February 2014

Present:

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock, Child, Dixon, Heslop, McVey, Milligan, Mowat, Robson, Rose and Ross.

1. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications and returning applications as listed in Sections 4, 5, 8 and 9 of the agenda for the meeting.

The Acting Head of Planning and Building Standards gave presentations on agenda item 4.1 (25 Ravelston Terrace) as requested by Councillor Mowat, item 4.2(a) and 4.2(b) (122 High Street) as requested by Councillor Bagshaw.

Decision

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

(Reference – reports by the Acting Head of Planning and Building Standards, submitted.)

2. 122 High Street, Edinburgh

The Acting Head of Planning and Building Standards reported on an applications for planning permission and listed building consent for a change of use of a former church for use as a venue for the provision of music events, theatre, art galleries and retail space for craft fairs and internal alterations at 122 High Street, Edinburgh (Application No. 13/04750FUL and 13/04752/LBC).

The Acting Head of Planning and Building Standards gave details of both proposals and the planning considerations included, and recommended that permission be granted.

Motion

To indicate intention to grant planning permission and listed building consent subject to conditions, reasons, and informatives as detailed in the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Perry, seconded by Councillor Ross.

Amendment

1. That the Sub -Committee was minded to refuse planning permission on the grounds that the proposal was detrimental to resident's amenities and there are not sufficient details within the proposal for members to make an informed decision.
2. That the Sub -Committee was minded to refuse listed building consent on the grounds that the proposal was detrimental to the character of the surrounding area.
3. The Acting Head of Planning and Building Standards to report back on detailed reasons.
 - moved by Councillor Mowat, seconded by Councillor Robson.

Voting

For the motion - 10 votes
For the amendment - 4 votes

Decision

To indicate intention to grant planning permission and listed building consent subject to conditions, reasons, and informatives as detailed in the reports by the Acting Head of Planning and Building Standards.

(References – report by the Acting Head of Planning and Building Standards, submitted.)

3. 29 Great King Street, Edinburgh

The Acting Head of Planning and Building Standards reported on an application for the demolishing of an existing single garage which would be replaced by a mews at 29 Great Street, Edinburgh (Application No.13/04441/FUL).

The Acting Head of Planning and Building Standards gave details of the proposal and the planning considerations included, and recommended that planning permission be granted.

Motion

To indicate intention to grant planning permission subject to conditions, reasons, and informatives as detailed in the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Perry, seconded by Councillor Howat.

Amendment

1. That the Sub -Committee was minded to refuse planning permission on the grounds that the proposal did not comply with the meet guidance on mews housing and that the development would materially change the character of the lane and the surrounding area.

2. The Acting Head of Planning and Building Standards to report back on detailed reasons.

- moved by Councillor Mowat, seconded by Councillor Blacklock.

Voting

For the motion - 9 votes

For the amendment - 5 votes

Decision

To indicate intention to grant planning permission subject to conditions, reasons, and informatives as detailed in the reports by the Acting Head of Planning and Building Standards.

(References – report by the Acting Head of Planning and Building Standards, submitted.)

APPENDIX

Applications

Agenda Item No/ Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
<p>Note: Detailed conditions/reasons for the following decisions are contained in the statutory planning register</p>		
<p>Item 4.1 25 Ravelston Terrace, Edinburgh</p>	<p>Change of use from existing redundant office block to 32 residential units with associated car parking</p> <p>Application no. 13/02957/FUL</p>	<p>Continued for The Acting Head of Planning and Building Standards to request the applicant to provide further information on:</p> <ul style="list-style-type: none"> - the provision of amenity issues that may affect neighbouring properties and future residents, - the material and design of the proposed cladding, - the number of affordable housing units, - daylighting.
<p>Item 4.2(a) 122 High Street, Edinburgh</p>	<p>Change of use of former church for use as a venue for the provision of music events, theatre, art galleries and retail space for craft fairs for the periods of Christmas and New Year in 2013 and 2014, and during the Jazz and Edinburgh Fringe Festival events in 2014 and 2015.</p> <p>Application no. 13/04750/FUL</p>	<p>To GRANT planning consent subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p> <p>(On a division)</p>

Agenda Item No/ Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
4.2(b) 122 High Street, Edinburgh	Internal alterations to install temporary bar, portable disabled toilet and disabled platform lift. Application no. 13/04752/LBC.	To GRANT listed building consent subject to conditions, reasons and informatives and referral to Scottish Ministers as detailed in the report by the Acting Head of Planning and Building Standards. (On a division)
Item 4.3 14 - 16 Beaverhall Road, Edinburgh	Application for the modification or discharge of planning obligations in relation to financial contribution for public realm improvements. Application no. 13/05319/OBL	To REFUSE the application for the reasons as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.4 (a) 34 Bread Street, Edinburgh	Installation of a single air handling unit serving Monboddo Bar. Existing unit located on the first floor roof at the rear of the will be relocated to a corner position 11m to the west (as amended) – Application no. 13/03873/FUL.	To GRANT listed building consent subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.4 (b) 34 Bread Street, Edinburgh	Retrospective application for the installation of a single air handling unit serving Monboddo Bar. Existing unit located on the first floor roof at the rear of the will be relocated to a corner position 11m to the west (as amended) Application no. 13/03874/LBC	To GRANT the listed building consent subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.

Agenda Item No/ Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 5.1 27 Johnston Terrace, Edinburgh	Removal of temporary rock trap barrier and erection of 3 metre high stone filled gabion walls to form new permanent Rock Trap. Gabions to run 165 metres of Johnston Terrace, located below the south facing rock face of Edinburgh Castle. Provision of new asphalt footpath with whin/granite kerbs to match existing. Demolish existing single storey double garage at rear of property and replace with mews house - application no. Application no. 13/04444/FUL	To REFUSE the application for the reasons as detailed in the report by the Acting Head of Planning and Building Standards.
Item 8.1 - 22 Manderston Street, Edinburgh	Proposed new roof over existing commercial garage premises. Application no. 13/04562/FUL	To GRANT the application subject to informatives as detailed in the report by the Acting Head of Planning and Building Standards
Item 8.2 - 29 Great King Street, Edinburgh	Demolish existing single storey double garage at rear of property and replace with mews house. Application no. 13/04441/FUL.	To GRANT the application subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards. (On a division)

Agenda Item No/ Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 9.1 - Holyrood Park Road, Edinburgh	<p>Erection of internally illuminated display sign to sit above boundary wall At Parkside Bowling Club</p> <p>Application no. 13/04186/ADV</p>	<ol style="list-style-type: none"> 1. To decline Councillor Burgess's request to hold a hearing. 2. To indicate that the Sub-Committee was minded to REFUSE advertisement consent for the reasons that; <ol style="list-style-type: none"> (a) the proposed illuminated display sign would have a detrimental effect on the amenity area, (b) it would damage the views of Arthur's Seat, (c) the size, design and scale would result in a dominant feature to the detriment of neighbouring properties, (d) it would have a detrimental effect on the character of the area with negative impact on residential amenity. 3. To continue consideration of the application for the Acting Head of Planning and Building Standards to report further on the reasons for refusal.
Item 9.2 - 133 Princes Street, Edinburgh	<p>Change of use of class 1 retail building on four floors to allow mix of uses in classes 2 and 3, including formation of new entrance to upper floors, new shop front details, installation of ATM's and rear elevational alterations –</p> <p>Application no. 13/04801/FUL</p>	<ol style="list-style-type: none"> 1. To indicate that the Sub-Committee was minded to GRANT planning permission. 2. To continue consideration of the application for the Acting Head of Planning and Building Standards to report on detailed conditions for granting.