

Development Management Sub-Committee of the Planning Committee

10:00am Wednesday 26 February 2014

Present:

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock, Child, Dixon, Heslop, McVey, Milligan, Mowat, 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, and 9 of the agenda for the meeting.

The Acting Head of Planning and Building Standards gave a presentation on agenda item 4.1 (34 Clerwood Terrace) as requested by Councillor Perry.

A request to consider agenda item 4.1 (34 Clerwood Terrace), by holding a hearing session had been received from Councillor Keil.

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.)

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>		
Item 4.1 - 34 Clerwood Terrace, Edinburgh	Material variation to planning permission 04/03378/FUL to provide 5 additional residential units and vary approved house types and layout Application no. 13/04209/FUL	<ol style="list-style-type: none"> 1. To decline Councillor Keil's request to hold a hearing. 2. To GRANT planning permission subject to conditions, reasons, informatives and legal agreement as detailed in the report by the Acting Head of Planning and Building Standards
Item 4.2 - 501, 505 Lanark Road West, Edinburgh	Erect a development of 6 new build houses (as amended) Application no. 13/00181/FUL	To REFUSE the application for the reasons as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.3 - River Corridor, Riversdale Crescent, Edinburgh	Application for renewal of planning permission for the Water of Leith Flood Prevention Scheme (Phase 2) Application no.08/00609/FUL Application no. 13/02234/FUL	To GRANT planning permission 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 4.4 - 24 (Flat 1) Warrender Park Crescent, Edinburgh	Extend building to form common room associated with student halls of residence. (as amended) Application no. 13/03800/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.
Item 5.1 16 Holyrood Park Road, Edinburgh (Parkside Bowling Club)	Erect internally illuminated display sign to sit above boundary wall Application no. 13/04186/ADV	To REFUSE the application for the reasons as detailed in the report by the Acting Head of Planning and Building Standards.
Item 5.2 103 Newcraighall Road, Edinburgh (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	To GRANT the application subject to condition, reasons, informatives and legal agreement as detailed in the report by the Acting Head of Planning and Building Standards
Item 5.3 - 133 Princes Street, Edinburgh	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. Application no. 13/04801/FUL	To GRANT the application subject to a condition 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 9.1 - Pennywell Road, Edinburgh (Regeneration Masterplan Pennywell Muirhouse)	Approval of matters specified in conditions of application 13/01954/PPP – residential development comprising 193 units, landscaping and access. Application no 13/05158/AMC	<ol style="list-style-type: none"> 1) To APPROVE the application subject to condition, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards. 2) An additional informative, that the applicant investigate proposals for energy efficient street lighting, for example LED lighting.

Development Management Sub-Committee of the Planning Committee

10:00am Wednesday 12 March 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, and 7 of the agenda for the meeting.

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. Lutton Place, Edinburgh

The Acting Head of Planning and Building Standards reported on applications for planning permission and conservation area consent for a proposed development of students residential accommodation, associated ancillary uses, amenity space and the demolition of the existing business units at Lutton Place, Edinburgh (Application Nos. 13/04278/FUL and 13/04277/CON).

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

(a) Lutton Court Residents

Stephen Carter, Frances Gifford and Nicholas Oddy of the Lutton Court Residents advised that they objected to the application. The primary reason for objecting was that it would bring more students into a part of the Southside where the population is already dominated by students. Other concerns raised by the residents included:

1. The over-development to the rear of the application would impact on the amenity of local residents.
2. The development would intrude into back greens which provide a quieter, calmer, green space that residents enjoy.

3. As students tend to move accommodation often they will play little to no part in the wider community.
4. Antisocial behaviours such as noise, litter petty vandalism or damage to property could increase.
5. They development would not reduce pressure on existing flats in the area.

(b) Cockburn Associations

Marion Williams on behalf of the Cockburn Association advised that the Association objected to the application. Their main concern was the density of students in the surrounding area which they felt would inversely impact on the wider community. The Association also noted that the proposed development was inflexible and could not be readily converted to housing should demand for student accommodation decline.

In conclusion she requested that the application be refused.

(c) Applicants

John Stewart of Crosslane Buile Developments, Steven Black of Jones Lang La Salle and Rod Duncan of JM Architects began by stating that there was a lack of purpose built student accommodation in Edinburgh and that a survey of students showed that 75% chose accommodation because it was in close proximity to their place of study as well as retail and leisure facilities. This development was within ten minutes of Edinburgh University and had good access to public transport. It was recognised that the universities in the city were growing and that accommodation was required to meet this need.

Mr Black said that student accommodation out with the area could have an adverse effect on public transport as students would be required to travel to their place of study which would be an added burden on the public transport system.

Mr Black as felt that the student density within the area was acceptable, and added that students helped with the diversity of an area.

There was also a potential should this proposal go ahead for sixty residential units used presently as houses in multiple occupation could be returned to the mainstream housing sector and available for purchasing by families.

In conclusion he requested that the application be granted.

(d) Councillor Steve Burgess (Local Ward Member)

Councillor Burgess explained that there had been much opposition to this application from the local community. He welcomed students to Edinburgh and outlined the benefits that they can bring but cautioned against the imbalance that such a concentration in the surrounding area would create. Councillor Burgess also had concerns around the scale and design of the development, the access to the development and whether or not the development would help make existing HMOs available for families.

In conclusion he requested that the application be refused.

(e) Councillor Jim Orr (Local Ward Member)

Councillor Orr supported the statement made by Councillor Burgess, adding that such a development would be more suited to be situated out with the city centre.

In conclusion he requested that the application be refused.

Decision

1. To refuse planning permission for the reasons that:
 - (i) The proposal was contrary to part (b) of policy Hou 10 in the adopted Edinburgh City Local Plan in that the development would result in an excessive concentration of student accommodation in the locality.
 - (ii) The proposal was contrary to part (c) of policy ENV 2 and hence also contrary to ENV 5 of the adopted Edinburgh City Local Plan in that the merits of the alternative proposals for the site were not acceptable in principle.
2. To refuse conservation area consent for the reason that the proposal was contrary to policies ENV 5 and ENV 2(c) of the adopted Edinburgh City Local Plan in that it constituted demolition in a conservation area where the merits of the alternative proposals do not outweigh the loss of the existing buildings.

(Reference – reports (2) 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
Item 4.1 Calton Road, (Land At 20 Calton Road And Land Opposite On North Side Including Calton Hill Stairs), Edinburgh	Alter consent 07/00560/FUL changing one ground floor commercial unit into four residential units and commercial space, form two terraces and vary some external materials (as amended) Application no. 13/03259/FUL	To GRANT planning permission to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.2 - 100 Drum Brae North, Edinburgh	Remove existing access driveway, continue existing fence over original driveway opening, form new side access driveway accessed from existing turning point at the end of the cul-de-sac. Application no. 13/04970/FUL	To GRANT planning permission subject to informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.3 - Land At Festival Square, Edinburgh	Erection of television screen at Festival Square in retrospect for period to 31 December 2014 Application no. 14/00081/FUL	To GRANT the application subject to condition, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards
Item 5.1 14 - 16, 20, 24, 26 Beaverhall Road, Edinburgh	Mixed-use development comprising residential and commercial floor space including associated roads and infrastructure. Application no. 11/03374/FUL	To GRANT the application to change the material for the windows
Item 6.1 - Protocol Note by the Head of Legal, Risk and Compliance - 20, 22, 24, 26 Bernard Terrace 19B, 19C, 19D, 19E Luton Place, Edinburgh	Protocol note on hearing procedure.	Noted.

Agenda Item No/Address	Details of Proposal Details of Proposal/reference No /reference No	Decision This may not be the final minute wording
Item 6.1(a) - 20, 22, 24, 26 Bernard Terrace 19B, 19C, 19D, 19E Lutton Place, Edinburgh	Proposed development of student residential accommodation (incorporating demolition of existing business units) with associated ancillary uses and amenity space – Application no. 13/04278/FUL	To REFUSE the application for the reasons as detailed in the report by the Acting Head of Planning and Building Standards.
Item 6.1(b) - 20, 22, 24, 26 Bernard Terrace 19B, 19C, 19D, 19E Lutton Place, Edinburgh	Demolish existing buildings formerly used as industrial workshop units and business units. Application no. 13/04277/CON	To REFUSE the application for the reasons as detailed in the report by the Acting Head of Planning and Building Standards.
Item 7.1- 49 Burdiehouse Road (Land 196 Metres South Of), Edinburgh	Report on forthcoming application by AMEC Environment and Infrastructure UK Ltd for a proposed residential development with associated infrastructure Reference no. 14/00316/PAN	<ol style="list-style-type: none"> 1. To note the key issues at this stage; and 2. Further information on <ol style="list-style-type: none"> (a) the access on to the duel carriageway at Burdiehouse Road (b) The impact on the Kaimes junction (c) The possibility of an alternative access at Langloan or the roundabout below the Bypass.

Agenda Item No/Address	Details of Proposal Details of Proposal/reference No /reference No	Decision This may not be the final minute wording
<p>Item 7.2 - 85 Craigs Road (Land South Of West Craigs Cottage), Edinburgh</p>	<p>Report on forthcoming application by Taylor Wimpey for the erection of a residential development with associated access, landscaping and open space.</p> <p>Reference no. 13/05073/PAN</p>	<ol style="list-style-type: none"> 1. To note the key issues at this stage; and 2. Further information on <ol style="list-style-type: none"> (d) The sustainability study to consider the wider site (e) The preservation of the green route through the site (f) The impact on air quality on St Johns road (g) The impact on Craigs Ridge (h) The traffic impact on the roundabout entrance to East Craigs (i) The impact on the existing educational establishments serving the development and timing of provision of new educational facilities

Development Management Sub-Committee of the Planning Committee

10:00am Wednesday 26 March 2014

Present:

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

1. **Royal Edinburgh Hospital, 23 Tipperlinn Road, Edinburgh**

The Acting Head of Planning and Building Standards reported on applications for planning permission in respect of the phase 1 development of the healthcare masterplan of the Royal Edinburgh Campus (REC) and planning permission in principle regarding the masterplanning of the REC for healthcare purposes (Class 8) and ancillary uses including refurbishment, redevelopment and re-provision of the REC and additional NHS services together with various works including access and landscaping at the Royal Edinburgh Hospital (Application Nos. 13/04232/FUL and 13/04292/PPP).

(a) **Fairmilehead Community Council**

Norman Tinlin of Fairmilehead Community Council advised that they supported the planning applications. Mr Tinlin said that the upgrade in facilities at the hospital was welcomed by patients, staff and visitors and that the redevelopment was a welcome addition to modern health care in Edinburgh and Scotland. However, Mr Tinlin voiced some concerns around the junction at Myreside Road and supported the installation of a signalised junction.

In conclusion he asked the Sub-Committee to grant the applications.

(b) **Morningside Community Council**

Goff Cantley of Morningside Community Council advised that they supported the planning applications and welcomed the improved facilities for staff, patients and visitors and the public access to the site. However Mr Cantley voiced concerns around:

- The loss of open space, including the community gardens.
- The single storey design of the buildings.
- The impact of the redevelopment would have on the bio-diversity and wildlife within the site.
- The forced closure of the bowling club.
- The failure to integrate bus access to the site.

- The anticipated increase in the volume of traffic onto Morningside Road.
- The excessively high availability of car parking within the site.
- The lack of appropriate traffic management on Myreside Road.

In conclusion he asked the Sub-Committee to grant the applications.

(c) Applicants

Fraser Littlejohn of Montagu Evans LLP Planning introduced the team involved in developing the proposals for the redevelopment of the Royal Edinburgh Campus - Andrew Milne (NHS Lothian Project Director, Major Hub Initiatives), Dick Fitzpatrick (NHS Lothian Clinical Team), Charlie McQuilkin (Archial Norr Architects), Rolf Roscher (ERZ Landscape Architects), Richard Park (Hub South East) and David Wilson (Morrison Construction).

Andrew Milne said that the current accommodation at the Royal Edinburgh Hospital was poor and needed to be renewed and upgraded adding that the design proposals were based on clinical need.

Charlie McQuilkin said that the redevelopment would ensure mental health care could be delivered on the site for the next 50 years. The design was carefully managed to ensure that patients and staff felt that they were part of the campus, the buildings being single storey to allow easy access to the outside areas. The buildings themselves were designed to be more welcoming than they were at present.

Rolf Roscher said that much of the landscaping around the site at present was unusable in terms of clinical or therapeutic needs. He then spoke around how the landscape could be better used and that the existing church would be retained but would be used as a social hub. It was also confirmed that while some trees would be removed more would be planted in their place.

In conclusion he asked the Sub-Committee to grant the applications.

(d) Councillor Melanie Main (Local Ward Member)

Councillor Main welcomed the proposals but had concerns around access to the site, explaining that access was via residential streets and that residents were fearful that the increase in traffic would have a detrimental impact on the surrounding area.

In conclusion he asked the Sub-Committee to grant the applications.

Motion

1. To grant planning permission subject to conditions, reasons and informatives detailed in the report by the Acting Head of Planning and Building Standards and subject also to an additional condition in respect of the installation of a signalised junction on Myreside Road during Phase 1 of the development.

2. To grant planning permission in principle subject to conditions, reasons and informatives detailed in the report by the Acting Head of Planning and Building Standards and subject also to an additional informative in respect of provision of a bridge linking the site to Balcarres Street as part of Phase 2 of the development.

- moved by Councillor Howat, seconded by Councillor Ross.

Amendment

In similar terms to the motion but that the signalised junction on Myreside Road be installed as part of phase 2 of the development.

- moved by Councillor Rose, seconded by Councillor Milligan.

Voting

For the motion - 11 votes

For the amendment - 3 votes

Decision

1. To grant planning permission subject to conditions, reasons and informatives detailed in the report by the Acting Head of Planning and Building Standards and subject also to an additional condition in respect of the installation of a signalised junction on Myreside Road during Phase 1 of the development.
2. To grant planning permission in principle subject to conditions, reasons and informatives detailed in the report by the Acting Head of Planning and Building Standards and subject also to an additional informative in respect of provision of a bridge linking the site to Balcarres Street as part of Phase 2 of the development.

(References – reports (2) 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 returning applications as listed in Sections 4, 5, and 9 of the agenda for the meeting.

A request to consider agenda item 4.1 (7 East Restalrig Terrace, Edinburgh), by holding a hearing session had been received from Councillor Booth.

The Acting Head of Planning and Building Standards gave a presentation on agenda item 4.1 (7 East Restalrig Terrace) as requested by Councillors McVey, Mowat, Robson and Rose.

A request to consider agenda item 9.1 (12 Freeland Way, Ratho, Newbridge (Land 130 Metres West of), by holding a hearing session had been received from Councillor Bill Henderson.

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.)

3. 25 Ravelston Terrace, Edinburgh

The Acting Head of Planning and Building Standards reported on an application for a proposed change of use from existing redundant office block to 32 residential units with associated car parking at 25 Ravelston Terrace, Edinburgh (Application No. 13/02957/FUL).

On 12 February 2014, the Sub-Committee had continued this application for further information on parking, open space, design and materials, affordable housing and residential amenity.

The Acting Head of Planning and Building Standards gave an update on the proposal and the planning considerations included and recommended that planning permission be refused.

Motion

- 1) To grant planning permission subject to conditions, reasons, and informatives as detailed in the addendum to the report by the Acting Head of Planning and Building Standards.
- 2) To delete the words “full details of the external design” from Condition 1.
- moved by Councillor Howat, seconded by Councillor Dixon.

Amendment

- To refuse planning permission for the reasons detailed in the report by the Acting Head of Planning and Building Standards. moved by Councillor Bagshaw, seconded by Councillor McVey.

Voting

For the motion - 12 votes

For the amendment - 2 votes

Decision

- 1) To grant planning permission subject to conditions, reasons, and informatives as detailed in the addendum to the report by the Acting Head of Planning and Building Standards.
- 2) To delete the words “full details of the external design” from Condition 1.

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

4. 12 Freelands Way, Ratho, Newbridge

The Acting Head of Planning and Building Standards reported on an application for planning permission for a proposed residential development of 14 houses, footpaths and landscaping at 12 Freeland Way, Ratho, Newbridge, Edinburgh (Application No. 13/03878/FUL).

Councillor Bill Henderson, local member, had submitted a request that the Sub-Committee determine the application by way of a hearing. Members agreed not to hold a hearing and to proceed to consider the application at this meeting.

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

Amendment

1. To indicate that the Sub -Committee was minded to refuse planning permission on the grounds that the proposal would result in prime agricultural land being lost and that the design of the development would have a adverse impact on the surrounding are and be detrimental to the character of the conservation 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.
- moved by Councillor Heslop, seconded by Councillor Dixon

Voting

- For the motion - 4 votes
- For the amendment - 8 votes

Decision

1. To indicate that the Sub -Committee was minded to refuse planning permission on the grounds that the proposal would result in prime agricultural land being lost and that the design of the development would have a adverse impact on the surrounding area and be detrimental to the character of the conservation 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.

(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
3.1	Request for a Hearing 7 East Restalrig Terrace – Councillor Booth	See item 4.1 below.
3.2	Request for a Hearing 12 Freelands Way, Ratho – Councillor Bill Henderson	See item 9.1 below.
Item 4.1 7 East Restalrig Terrace, Edinburgh	Change of use from a dwelling house to a house in multiple occupation Application no. 14/00144/FUL	<ol style="list-style-type: none"> 1) To CONTINUE consideration of the application for a site visit. 2) To ask the Acting Head of Planning and Building Standards to provide further information on data zones and details of the number of HMOs for the Ward and Community Council area with appropriate maps. 3) To consider the request for a Hearing when the application is submitted to the Sub-Committee following the site visit.
Item 4.2 Site At Former 347A Pilton Avenue, Edinburgh	Change of use from school/college and alteration of Category B listed building to residential use and erection of new build residential accommodation, access, parking, landscaping and other associated development. Application no. 13/04479/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.
Item 4.3 - Tram Developer Contributions - Settlement with Miller Homes Ltd	To seek the Committee's approval to enter into a settlement agreement with Miller Homes Ltd dealing with tram contributions paid to the Council in relation to the proposed tram route running along the Roseburn corridor from Haymarket to Granton.	To CONTINUE consideration of the the settlement agreement for clarification of the financial implications.

Agenda Item No/Address	Details of Proposal Details of Proposal/reference No /reference No	Decision This may not be the final minute wording
Item 5.1 - 25 Ravelston Terrace, Edinburgh	<p>Proposed 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>1) To GRANT planning permission subject to the conditions, reasons and informatives detailed in the addendum to the report by the Acting Head of Planning and Building Standards.</p> <p>2) To delete the words “full details of the external design” from Condition 1.</p> <p>(On a division)</p>
Item 6.1 Royal Edinburgh Hospital 23 Tipperlinn Road, Edinburgh	<p>Protocol note on hearing procedure</p>	<p>Noted.</p>
Item 6.1(a) Royal Edinburgh Hospital 23 Tipperlinn Road, Edinburgh	<p>Phase 1 development of the healthcare masterplan of the Royal Edinburgh Campus including erection of mental health and brain injury facilities (Class 8) together with various works including access and landscaping (as amended)</p> <p>Application no. 13/04232/FUL</p>	<p>To GRANT planning permission subject to conditions, reasons and informatives detailed in the report by the Acting Head of Planning and Building Standards and subject also to an additional condition in respect of the installation of a signalised junction on Myreside Road during Phase 1 of the development.</p> <p>(On a division)</p>
Item 6.1(b) Royal Edinburgh Hospital 23 Tipperlinn Road, Edinburgh	<p>Planning permission in principle regarding the masterplanning of the Royal Edinburgh Campus (REC) for healthcare purposes (Class 8) and ancillary uses including refurbishment, redevelopment and reprovision of the REC and additional NHS services together with various works including access and landscaping</p> <p>Application no. 13/04292/PPP</p>	<p>To GRANT planning permission in principle subject to conditions, reasons and informatives detailed in the report by the Acting Head of Planning and Building Standards and subject also to an additional informative in respect of provision of a bridge linking the site to Balcarres Street as part of Phase 2 of the development.</p>

Agenda Item No/Address	Details of Proposal Details of Proposal/reference No /reference No	Decision This may not be the final minute wording
Item 9.1 12 Freelands Way, Ratho, Newbridge (Land 130 Metres West of)	Proposed residential development of 14 houses, footpaths and landscaping (as amended) Application no. 13/03878/FUL	<ol style="list-style-type: none"> 1) To indicate that the Sub-Committee is MINDED TO REFUSE planning permission for the reasons that prime agricultural land would be lost and that the design of the development would have an adverse impact on the surrounding area and be detrimental to the character of the conservation 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. (On a division)

Minutes

Development Management Sub-Committee of the Planning Committee

10.00am Wednesday 9 April 2014

Present:

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

1. 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 (173 Duddingston Park South) as requested by Councillor Child and item 4.5 (51 Little France Crescent) as requested by Councillor Perry.

A request to consider agenda item 9.3 (144 Newhaven Road) by holding a hearing session had been received from Councillor Jackson.

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. 10 Croall Place, Edinburgh

The Acting Head of Planning and Building Standards reported on an application for advertisement consent for an illuminated digital display advertisement within existing display framework at 10 Croall Place, Edinburgh (Application no. 14/00624/ADV)

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

Motion

1. To grant advertisement consent subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
2. Subject also to an additional condition that only static images be displayed.
- moved by Councillor Perry, seconded by Councillor Milligan.

Amendment

1. That the Sub -Committee was minded to refuse planning permission on the grounds that the proposal was detrimental to residential amenity and the character of the surrounding conservation area.
2. The Acting Head of Planning and Building Standards to report back on detailed reasons.
 - moved by Councillor Brock, seconded by Councillor McVey.

Voting

- For the motion - 7 votes
- For the amendment - 5 votes

Decision

1. To grant advertisement consent subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards
2. Subject also to an additional condition that only static images be displayed.
(References – report by the Acting Head of Planning and Building Standards, submitted.)

3. 144 Newhaven Road, Edinburgh

The Acting Head of Planning and Building Standards reported on an application for the demolition of a brick garage, the erection of a new house and to re-position access gate and driveway (as amended) at 144 Newhaven Road (Application no. 13/02120/FUL).

A request to consider the application by holding a hearing session had been received from Councillor Jackson.

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

Motion

1. To decline the request by Councillor Jackson to hold a hearing.
2. 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 Howat, seconded by Councillor Perry.

Amendment

1. To decline the request by Councillor Jackson to hold a hearing.
2. To indicate that the Sub -Committee was minded to refuse planning permission on the grounds that the proposal was contrary to policies Des 1 and Env 6 of the City of Edinburgh Local Plan

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

- moved by Councillor Bagshaw, seconded by Councillor Rose.

Voting

For the motion - 9 votes

For the amendment - 3 votes

Decision

1. To decline the request by Councillor Jackson to hold a hearing.
2. To grant planning permission subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.

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

4. 26, 28A, 29, 32, 33 Beaverbank Place, 11 Logie Green Road, Edinburgh

The convener ruled that the following item, notice of which had been given at the start of the meeting, should be considered as a matter of urgency as delay to determining the application could affect the commercial viability of the project.

The Acting Head of Planning and Building Standards reported on an application to allow operation of Class 1 retail premises between hours of 0800 - 2200 Monday to Saturday and 0900 - 2200 on Sundays at 26 28a 29 32 33 Beaverbank Place, 11 Logie Green Road, Edinburgh (Application no 14/00417/FUL).

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

Motion

To grant planning permission subject to a condition as detailed in the report by the Acting Head of Planning and Building Standards

- moved by Councillor Rose, seconded by Councillor Ross.

Amendment

To grant planning permission subject to a condition as detailed in the report by the Acting Head of Planning and Building Standards and an additional condition that the consent be for one year only from the commencement of the use to allow for monitoring.

- moved by Councillor McVey, seconded by Councillor Bagshaw

Voting

For the motion - 5 votes

For the amendment - 6 votes

Decision

To grant planning permission subject to a condition as detailed in the report by the Acting Head of Planning and Building Standards and an additional condition that the consent be for one year only from the commencement of the use to allow for monitoring.

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

5. Tram Developer Contributions - Settlement with Miller Homes Ltd

The Convener ruled that the following item, notice of which had been given at the start of the meeting, should be considered as a matter of urgency as delay to determining the application could affect the funds being available for apprenticeships.

The Sub-Committee considered a report by the Acting Head of Planning and Building Standards seeking approval to enter into a settlement agreement with Miller Homes Ltd regarding tram contributions paid to the Council in relation to the proposed tram route running along the Roseburn corridor from Haymarket to Granton.

The Sub-Committee had continued this on 26 March 2014 for clarification of the financial implications.

The Acting Head of Planning and Building Standards gave details of the proposal and recommended that authorisation be given for the Acting Head of Planning and Building Standards to sign the settlement agreement.

Decision

To approve the report and authorise the Acting Head of Planning and Building Standards to sign the settlement agreement as detailed in the report.

(References – Development Management Sub-Committee 26 March 2014 (item 2); 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><u>Item 4.1 - 1</u> <u>Broadway Park,</u> <u>South Gyle</u> <u>Broadway,</u> <u>Edinburgh</u></p>	<p>Mixed use development comprising residential units (Class 9), commercial development (Class 4 offices / Class 7 hotel) and ancillary development (Class 1 Retail / Class 2 Financial / Class 3 Food and Drink / Class 10 Non-Residential Institutions) – application no. 13/04966/PPP</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 4.2 - 34</u> <u>Cramond Road</u> <u>North, Edinburgh</u></p>	<p>S42 application for removal of condition 16 of planning consent for Cramond Campus to enable 100% occupation of the approved dwellings prior to completion/operation of the sports facilities – application no. 01/01881/FUL (modified in consent 05/02947/FUL)</p>	<p>To GRANT planning permission subject to a condition that: Prior to the occupation of the completed housing, the 3.357 hectare area highlighted on drawing number CS- PL- (MP1) 100 shall be temporarily seeded to the agreed grass seed mixture for a period of up to 5 years from the date of this approval. Thereafter, the approved sports pavilion and sports pitches shall be laid out and fully operational within 1 year of this end date.</p>

Agenda Item No/ Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 4.3 - 173 Duddingston Park South, Edinburgh	Residential development of 186 houses and flats (including 25% affordable homes) with associated parking, roads, access and landscaping – application no. 14/00169/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 4.4 - 55-63 Dundee Street, Edinburgh	Proposed new secondary school, associated facilities and ancillary development – approval of matters specified in conditions – application no. 13/05207/AMC	To APPROVE the application 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 4.5 - 51 Little France Crescent, Edinburgh (Edinburgh Royal Infirmary)	Approval of matters specified in conditions in relation to Condition 1(i) of application 11/02454/PPP in respect of erection of children's hospital including department for clinical neurosciences and ancillary facilities (relating to flood prevention works) – application no. 14/00078/AMC	<p>To APPROVE the application subject to conditions and reasons as detailed in the report by the Acting Head of Planning and Building Standards and an additional condition that:</p> <p>Prior to commencement of works on site for the flood prevention works, details of the proposed cut in the embankment that is south east of the homes at Little France Mills shall be submitted and approved by the Head of Planning and Building Standards.</p> <p>Reason</p> <p>To ensure flood risk to the homes at Little France Mills is adequately managed.</p>
Item 4.6 - 9 Lynedoch Place Lane, Edinburgh	Convert and extend existing garage to form new one and a half storey mews house – application no. 13/05014/FUL	To note the application had been withdrawn.
Item 4.7 - 60 Ratho Park Road, Ratho	Residential development of 85 units comprising one 5-bedroom detached, semi-detached and terraced houses, landscaping, SUDs and ancillary works – application no. 13/05165/FUL	To REFUSE the application 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 (This may not be the final minute wording)
Item 4.8 - 6 Ravelrig Road, Balerno	proposed residential development with open space, access, landscaping and associated engineering works – application no. 13/05121/PPP	To note the application had been withdrawn
Item 4.9 - 1 South Platt Hill, Newbridge	erection of a new 3-bedroom one and a half storey (with basement) dwellinghouse set into the topography of the land (in retrospect) – application no. 13/02024/AMC	To APPROVE the application subject to conditions and reasons as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.10 - 2 Strathearn Place, Edinburgh	sub-divide garden and form new one and a half storey house (as amended) – application no. 13/04545/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.
Item 7.1 - 2 Ocean Drive, Edinburgh	forthcoming application by Port of Leith Housing Association for residential development at land 96m south of 2 Ocean Drive, Edinburgh – reference no 14/00075/PAN (statutory address of the property is 1 Constitution Place)	To note the key issues at this stage. and in light of the neighbouring residential property opposite the site (1 Constitution Place) to balance impact on amenity against design considerations.

Agenda Item No/ Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 9.1 - 235 Corstorphine Road, Edinburgh	proposed residential development comprising of conversion of existing building to create 9 apartments and development of 21 residential apartments, car parking, landscaping and ancillary works – application no. 13/02510/FUL	Continued for a site visit
Item 9.2 - 10 Croall Place, Edinburgh	internally illuminated digital display advertisement within existing display framework – application no. 14/00624/ADV	To GRANT advertisement consent subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards and an additional condition that only static images be displayed. (On a division)
Item 9.3 - 144 Newhaven Road, Edinburgh	demolition of brick garage, erect new house and re-position access gate and driveway (as amended) – application no. 13/02120/FUL	1.To decline the request by Councillor Jackson to hold a hearing 2.To GRANT planning permission 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 9.4 - 35 Warriston Crescent, Edinburgh	To construct a full-sized (36.6m x 18.3m) tarmacadam tennis court and an adjoining mini-tennis court (17m x 8.5m) in the south east corner of the Warriston Playing Fields – application no. 13/02168/FUL	Continued for 1. A site visit 2. Discussions on an alternative site away from the trees and the material to be used for the surface of the courts
Tabled Item - Tram Developer Contributions Settlement with Miller Homes Ltd	To seek the Committee's approval to enter into a settlement agreement with Miller Homes Ltd dealing with tram contributions paid to the Council in relation to the proposed tram route running along the Roseburn corridor from Haymarket to Granton.	To APPROVE the report and authorise the Acting Head of Planning and Building Standards to sign the settlement agreement as detailed in the report
Tabled Item - 26 28a 29 32 33 Beaverbank Place 11 Logie Green Road	Vary Condition 9 of Planning Permission Ref 13/03546/FUL to allow operation of Class 1 retail premises between hours of 0800 - 2200 Monday to Saturday and 0900 - 2200 on Sundays. – application no 14/00417/FUL	To GRANT planning permission subject to a condition as detailed in the report by the Acting Head of Planning and Building Standards and an additional condition that the consent be for one year only from the commencement of the use to allow for monitoring. (On a division)