

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 30 July 2014

Present:

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, 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 pre-applications, listed in Sections 4, 5, 6, 7 and 9 of the agenda for the meeting.

The Acting Head of Planning and Building Standards gave presentations on agenda item 4.6 – 4B Gayfield Place as requested by Councillor Mowat, item 4.7 – 107 George Street as requested by Councillor Mowat, Item 4.8 – 1 Hillcoat Loan as requested by Councillor Child, Item 4.11 – King's Buildings Campus as requested by Councillor Rose, Item 4.12 – 8 Muir Wood Grove, Currie as requested by Councillors Helsop, Item 4.14 – 52 Nicolson Street as requested by Councillor Rose and Item 4.19 – 11,13,15,17,19 West Tollcross/20, 22, 24 Lochrin Place 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.)

Dissent

Councillor Heslop requested that his dissent be recorded in respect of the decision on agenda item 4.12 – 8 Muir Wood Grove, Currie.

2. Pre-Determination Hearing – 545 Old Dalkeith Road, (Edmonstone Estate), Edinburgh

The Acting Head of Planning and Building Standards reported on an application by Sheratan Limited for planning permission in principle for a residential development, ancillary uses and associated development at land 447 metres north east of 545 Old Dalkeith Road, Edinburgh (application no 14/01057/PPP). The application was to be

considered by way of a pre-determination hearing, with a recommendation being submitted to the full Council.

The Sub-Committee received:

- (i) A presentation on the application by the Acting Head of Planning and Building Standards.
- (ii) A presentation by the applicant's agent in support of the proposal, a copy of an appeal decision dated 9 October 2013, reference PPA-230-2087 in respect of Edmonstone Estate, Old Dalkeith Road, Edinburgh and a slide showing former mine workings on the site were submitted, as part of the presentation.

(a) Report by the Acting Head of Planning and Building Standards.

The Acting Head of Planning and Building Standards gave details of the application and the planning considerations involved for planning permission in principle.

The Acting Head of Planning and Building Standards considered that the proposal represented a significant departure from the development plan due to the green belt location, which was not justified in this instance and was also contrary to National Planning Framework 3 in terms of the Central Scotland Green Network.

He explained that housing was not an appropriate green belt use and the housing need was being met through the new local development plan. This proposal would undermine the landscape setting of the city and lead to coalescence with Danderhall.

The proposals would also be detrimental to the character and composition of the local landscape, whilst being contrary to the open space proposal that covered the site. In conclusion there were no material considerations which justified a departure from the development plan.

He recommended that the application for planning permission in principle be refused for the above reasons.

(b) Presentation by Applicant

Gordon Steel QC gave a presentation on behalf of the applicant and advised that the appeal decision for the adjacent site which had been was relevant to this application as the greenbelt considerations were the same for this application.

The Local Development Plan (LDP) had proposed several sites within the greenbelt for housing and granting permission for this development would ease the pressure on more sensitive sites identified in the LDP, an example would be Cammo.

This site was unique in regards to greenbelt and did not meet one of the main criteria of public access. This was because it was fenced off due to being considered unsafe as a result of previous underground workings.

The application would be an enabling development with the advantage of rendering the site safe by the stabilisation of the former mine workings.

These would cost in the region of £10 million. It would also allow for the rebuilding of the South Lodge to be undertaken, for which planning and listed building consent had already been granted. It was explained that the developer currently did not have the finance available to carry out the remedial works and these could only be funded through the development.

Reference was made to paragraph 15 of the Notice of Intention by the Reporter which highlighted the shortfall of housing land supply within Edinburgh. Reference was also made to the SESPlan supplementary housing supply guidance, approved by Scottish Ministers which set out the land requirement for the council as 29,510 homes. The applicants stated that the current overall shortfall was approximately 6,000 units and this proposal would help meet this shortfall.

Mr Steel stated that this was the first greenbelt application he was aware of in Edinburgh which had not attracted any public objections and had received no adverse comments at the consultation meetings. He further added that as there had been previous development on the site, the classification of this as a greenbelt development was open to interpretation and that it could be considered that this site was brownfield.

Subsequently, granting consent would not set a precedent for any future greenbelt applications.

In conclusion he asked that the Sub-Committee recommend to the Council that permission be granted.

Copies of representations received during the consultation period were available for the inspection of members of the Sub-Committee and members of the Sub-Committee had the opportunity to visit the site.

Both parties were questioned on their presentations by members of the Sub-Committee.

Motion

To recommend to the Council the application be refused for the reasons:

1. The proposal was contrary to SESPlan Policy 12, Edinburgh City Local Plan Policies Env 10 and Hou 1 and the Second Proposed LDP Policies Env 10 and Hou 1 as there were no compelling reasons to override the strong policy presumption against development in the Green Belt. The housing need was being met through the new Local Development Plan.
2. The proposal was contrary to SESPlan Policy 7 and Edinburgh City Local Plan Policies Des 8 and Env 11 and the Second Proposed LDP Policies Env 7 and Env 11 as the development would not be in keeping with the character of the settlement and local area and would be detrimental to the character and composition of the local landscape.

3. The proposal was contrary to Edinburgh City Local Plan Open Space and Recreation Proposal OSR 4 South East Wedge Parkland and the Second Local Development Plan Greenspace Proposal GS4 South East Wedge Parkland as the development would introduce housing into the area prejudicing the open space designation and the delivery of the strategic green network.
- moved by Councillor Perry, seconded by Councillor Child.

Amendment

1. To recommend to the Council that planning permission be granted.
 2. The Acting Head of Planning and Building Standards to submit conditions to be attached to the consent to the Council for approval.
- moved by Councillor Howat, seconded by Councillor Mowat.

Voting

For the motion - 6 votes

For the amendment - 6 votes

The number of votes cast for the Motion and for the Amendment being equal the Convener gave his casting vote in favour of the Motion.

Decision

1. The proposal was contrary to SESPlan Policy 12, Edinburgh City Local Plan Policies Env 10 and Hou 1 and the Second Proposed LDP Policies Env 10 and Hou 1 as there were no compelling reasons to override the strong policy presumption against development in the Green Belt. The housing need was being met through the new Local Development Plan.
2. The proposal was contrary to SESPlan Policy 7 and Edinburgh City Local Plan Policies Des 8 and Env 11 and the Second Proposed LDP Policies Env 7 and Env 11 as the development would not be in keeping with the character of the settlement and local area and would be detrimental to the character and composition of the local landscape.
3. The proposal was contrary to Edinburgh City Local Plan Open Space and Recreation Proposal OSR 4 South East Wedge Parkland and the Second Local Development Plan Greenspace Proposal GS4 South East Wedge Parkland as the development would introduce housing into the area prejudicing the open space designation and the delivery of the strategic green network.

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

3. Kings Buildings Campus, Edinburgh

The Acting Head of Planning and Building Standards reported on the proposed naming of two new streets Marion Ross Road and James Hutton Road within Edinburgh University Campus at Kings Buildings.

The Acting Head of Planning and Building Standards advised that as unanimous agreement had not been achieved in a consultation with the local Councillors and this required the matter to be referred to the Development management Sub-Committee for determination.

Motion

To agree the proposed street names Marion Ross Road and James Hutton Road, for the new streets within Edinburgh University Campus at Kings Buildings for the reasons detailed in the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Perry, seconded by Councillor Howat.

Amendment

The Acting Head of Planning and Building Standards to request Edinburgh University to review the proposed names Marion Ross and James Hutton for the new streets within Edinburgh University Campus at Kings Buildings

- moved by Councillor Rose, seconded by Councillor Mowat.

Voting

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

Decision

To agree the proposed street names Marion Ross Road and James Hutton Road, for the new streets within Edinburgh University Campus at Kings Buildings 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.)

4. 52 Nicolson Street , Edinburgh

The Acting Head of Planning and Building Standards reported on an application to install internally illuminated fascia sign and two graphic vinyl panels attached to internal structures at 52 Nicolson Street (Application no. 14/01934/ADV)

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

Motion

To refuse advertisement consent as detailed in the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Perry, seconded by Councillor Mowat.

Amendment

1. To indicate that the Sub -Committee was minded to grant advertisement consent
2. The Acting Head of Planning and Building Standards to report back on detailed conditions.

- moved by Councillor Rose, seconded by Councillor Howat.

Voting

For the motion - 7 votes

For the amendment - 4 votes

Decision

To refuse advertisement consent 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.)

5. 18 Tennant Street , Edinburgh

The Acting Head of Planning and Building Standards reported on an application to erect residential development of 49 units, comprising of three bedroom mews houses, two bedroom townhouses, and two apartment blocks with a mix of one and two bedroom apartments at 18 Tennant Street (Application no. 13/04405/FUL).

Motion

To continue consideration of the application for a site visit.

- moved by Councillor McVey, seconded by Councillor Ross.

Amendment

To consider and determine the application to erect residential development of 49 units, comprising of three bedroom mews houses, two bedroom townhouses, and two apartment blocks with a mix of one and two bedroom apartments (Application no. 13/04405/FUL).

- moved by Councillor Howat, seconded by Councillor Rose.

Voting

For the motion - 9 votes

For the amendment - 2 votes

Decision

To continue consideration of the application for a site visit.

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

6. 545 Old Dalkeith Road (Land 447 Metres Northeast of) (Edmonstone Estate, Edinburgh)

The Acting Head of Planning and Building Standards reported on an application for a Cemetery (including provision for woodland burials), Memorial Garden, Chapel of Rest and associated development (Application no. 13/05235/PPP).

The Convener advised that in order to allow due consideration of the proposals he was of the opinion that the application should be continued to the next meeting of the Sub-Committee on 13 August 2014 and in terms of Standing Order 8.1(b) instructed that a vote be taken for and against continuation.

Motion

To continue consideration of the application to the meeting of the Development Management Sub-Committee of 13 August 2014.

- moved by Councillor Perry, seconded by Councillor Child.

Voting

For the proposal - 7 votes
Against the proposal - 4 votes

Decision

To continue consideration of the matter to the meeting of the Development Management Sub-Committee of 13 August 2014.

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

7. 545 Old Dalkeith Road (Land 447 Metres Northeast of) (Edmonstone Estate, Edinburgh)

The Acting Head of Planning and Building Standards reported on an application for a Cemetery, Crematorium, Memorial Garden, Chapel of Rest and associated development (Application no. 13/05302/PPP).

The Convener advised that in order to allow due consideration of the proposals he was of the opinion that the application should be continued to the next meeting of the Sub-Committee on 13 August 2014 and in terms of Standing Order 8.1(b) instructed that a vote be taken for and against continuation.

Motion

To continue consideration of the matter to the meeting of the Development Management Sub-Committee of 13 August 2014.

- moved by Councillor Perry, seconded by Councillor Child.

Voting

For the proposal - 7 votes
Against the proposal - 4 votes

Decision

To continue consideration of the matter to the meeting of the Development Management Sub-Committee of 13 August 2014.

(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 minute wording)
<p>Note: Detailed conditions/reasons for the following decision are contained in the statutory planning register.</p>		
<p>Item 4.1 - 3 Back Dean Edinburgh</p>	<p>Removal of conservatory and addition of patio doors and external stair over new bay window to south elevation. Minor alterations to fenestration of east elevation and addition of east elevation and addition of 1.2 m satellite dish – application no. 14/01563/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>
<p>Item 4.2 - Balmwell Terrace Edinburgh</p>	<p>Stopping Up Order</p>	<p>To CONFIRM the Order.</p>
<p>Item 4.3 - 8 Cramond Bridge (Cobble Cottage Cramond Ferry) Edinburgh_</p>	<p>Provision of east and west bank infrastructure for the Cramond chain ferry, lift platform, support structure, floating pontoon and ferry dock (as amended) – application no. 12/02406/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>
<p>Item 4.4 - East Princes Street Gardens Princess Street Edinburgh</p>	<p>Erection of a big wheel with associated box office and ancillary facilities – application no. 14/02334/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>

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 4.5 - Eastfield Road (Land 132 Metres Northwest of 100 Eastfield Road) Edinburgh	Erect 600 mm high aluminium advert circling two illuminated golf clubs and a golf ball on a tee - application no. 14/FUL/02220/ADV	To GRANT advertisement consent subject to a condition, reason and an informative as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.6 - 4b Gayfield Place Edinburgh	Change of use from office accommodation to guesthouse/B&B – application no 14/01197/FUL	To CONTINUE for <ol style="list-style-type: none"> 1. Further details of the proposed use whether it would operate as an HMO or Hostel 2. An assessment on residential amenity 3. Further information of the number of occupants and proposed management. 4. Transportation to reassess the application in regard to parking provision in the area.
Item 4.7 - 107 George Street Edinburgh	Proposed sub-division and change of use of upper and lower basement floors from existing retail use (Class 1) to restaurant (Class 3) – application no. 14/01522/FUL	To GRANT planning permission subject to conditions, reason and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.8 - 1 Hillcoat Loan Edinburgh	Erection of a metal container type shed – application no. 14/00389/FUL	To CONTINUE for a site visit
Item 4.9 - Hyvot Gardens Hyvot Terrace Edinburgh	Stopping Up Order	To CONFIRM the Order.
Item 4.10 - 100 Jubilee Road Edinburgh	Apply 2 proposed 7mx 14m vinyls to stairwells and 52m x 9m mesh adverts on the western elevation of the multi-storey car park – application no. 14/02064/ADV	To GRANT planning permission subject to a condition and reason 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 4.11 - Kings Buildings Campus Edinburgh	Proposed naming of new streets within Edinburgh University Campus at Kings Buildings	To AGREE the proposed renaming. (On a division)
Item 4.12 - 8 Muir Wood Grove Currie	Build single storey extension to side of house with projection to front – application no. 14/01879/FUL	To GRANT planning permission subject to informatics as detailed in the report by the Acting Head of Planning and Building Standards. Councillor Heslop asked that his dissent be noted in regard to the above decision
Item 4.13 - 181 Newhaven Road (Trinity Primary School) Edinburgh	Extension to existing dining hall. Replacement of curtain wall to one classroom following reduction of structural opening width. Replacement of existing window with door to provide additional access to courtyard from adjacent cloakroom – application no. 14/01940/FUL	To GRANT planning permission subject to informatics as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.14 - 52 Nicolson Street Edinburgh	Install internally illuminated fascia sign and 2 graphic vinyl panels attached to internal structures – application no. 14/01934/ADV	To REFUSE advertisement consent as detailed in the report by the Acting Head of Planning and Building Standard and authorise. (On a division)
Item 4.15 - Queensferry Road Kirkliston (At Land Adjacent to)	Planning Application under Section 42 of the planning act to increase total number of residential units from 680 to 720 – application no. 14/01283/PPP	To GRANT the application subject to informatics 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 (This may not be the final minute wording)
Item 4.16 - Queensferry Road Kirkliston (Land Adjacent To) 14/01280/AMCc	Approval of Matters specified in Conditions for residential development of 40 homes at Area A, Kirkliston – application no. 14/01280/AMC	To GRANT the application subject to a condition, reason and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.17 - Queensferry Road Kirkliston (Land Adjacent To) 14/01708/AMC	Approval of Matters Specified in Conditions for development of 75 dwelling houses and associated roads, paths, walls, fences, soft and hard landscaping – application no. 14/01708/AMC	To GRANT the application subject to a condition, reason and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.18 - 1 Wemyss Place Edinburgh (Land 15 Metres East of)	Permission to allow the Air Quality Monitoring Station at the junction of Wemyss Place and Queen Street to remain at this site for a further period of two years – application no. 14/01424/FUL	To GRANT planning permission subject to a condition, reason and informative as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.19 - 11, 13, 15, 17, 19 West Tollcross 20, 22, 24 Lochrin Place Edinburgh	Financial obligations as noted on the Section 75 Agreement between The City of Edinburgh Council and Teague Developments Ltd - registered on 16/08/05 - application no. 14/01143/OBL	To CONTINUE for <ol style="list-style-type: none"> 1. Further details of the charges on the properties and potential costs the authority would incur in recovering the contribution 2. Further information on the potential to recover part of the contributions 3. Details of systems now in place to monitor Section 75 agreements 4. Further information of why the Transportation contribution is no longer required

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 5.1 - 35 Warriston Crescent Edinburgh	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 (as amended) – application no 13/02168/FUL	To GRANT the application subject to a condition, reason and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 6.1 - Protocol Note	Protocol Note	
Item 6.2 - 545 Old Dalkeith Road (Land 447 Metres South East of Edmonstone Estate)	Residential development, ancillary uses and associated development - application no 14/01057/PPP	To recommend to the Council meeting on 21 August 2014 to REFUSE planning permission as detailed in the report by the Acting Head of Planning and Building Standard and authorise. (On a division)
Item 7.1 - 52 Annandale Street Edinburgh	Report on forthcoming application by JLL for residential development – reference no. 14/02658/PAN	<ol style="list-style-type: none"> 1) To note the key issues at this stage. 2) Further information on infrastructure capacity 3) An assessment of the suitability of residential development next to the bus garage taking into account noise and disturbance due to its 24 hour operation
Item 7.2 - 34b Haddington Place Edinburgh	Report on forthcoming application by S Harrison Developments Limited for a mixed use development comprising student accommodation, retail, gym, café and restaurant uses – reference no. 14/02115/PAN	CONTINUE to the meeting of the Development Management Sub-Committee of 13 August 2014

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 7.3 - Lang Loan Edinburgh	Report on forthcoming application by Geddes Consulting for the development of a greenfield site for housing – reference no. 14/02056/PAN	CONTINUE to the meeting of the Development Management Sub-Committee of 13 August 2014
Item 7.4 - 151 London Road Edinburgh	Report on forthcoming application by Caledonia Trust PLC for renewal of planning permission in principle application 09/01793/PPP for 21,500SQM of mixed use development including residential, retail/commercial, hotel & student accommodation – reference no. 14/02137/PAN	CONTINUE to the meeting of the Development Management Sub-Committee of 13 August 2014
Item 7.5 - Portobello High Street (Baileyfield) Edinburgh	Report on forthcoming application by GVA James Barr for mixed use development comprising housing and foodstore – reference no. 14/02185/PAN	CONTINUE to the meeting of the Development Management Sub-Committee of 13 August 2014
Item 7.6 - Queensferry Road Edinburgh	Report on forthcoming application by Erskine Stewart Melville schools for demolition of existing junior school buildings (Belford, Beuly, Pentland and Extension to Wallace Dunlop Hall) to be replaced by new build 2 storey teaching building and extension to Reid House – reference no. 14/01367/PAN	To note the key issues at this stage.

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 7.7 - 3-8 St Andrew Square 7-21 South St David Street Edinburgh	Report on forthcoming application by Standard Life Assurance Ltd for Mixed Use Development – reference no. 14/02836/PAN	CONTINUE to the meeting of the Development Management Sub-Committee of 13 August 2014
Item 7.8 - 102 St Leonard's Street Edinburgh	Report on forthcoming application by the UNITE Group plc. for demolition of the existing building and development of a mixed use development comprising student accommodation, retail and associated facilities – reference no. 14/00885/PAN	CONTINUE to the meeting of the Development Management Sub-Committee of 13 August 2014
Item 9.1 - 545 Old Dalkeith Road (Land 447 Metres Northeast of Edmonstone Estate) Edinburgh	Cemetery (including provision for woodland burials), Memorial Garden, Chapel of Rest and associated development – application no. 13/05235/PPP	CONTINUE to the meeting of the Development Management Sub-Committee of 13 August 2014 (On a division)
Item 9.2 - 545 Old Dalkeith Road (At Land 447 Metres Northeast of Edmonstone Estate) Edinburgh	Cemetery, Crematorium, Memorial Garden, Chapel of Rest and associated development – application no. 13/05302/PPP	CONTINUE to the meeting of the Development Management Sub-Committee of 13 August 2014 (On a division)

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 9.3 - 18 Tennant Street Edinburgh	Erect residential development of 49 units, comprising of 3 bedroom mews houses, 2 bedroom townhouses, and two apartment blocks with a mix of one and two bedroom apartments – application no. 13/04405/FUL	To CONTINUE for a site visit (On a division

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 24 September 2014

Present:

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

1. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications and pre-applications, listed in Sections 4, 5, 6, and 9 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)

APPENDIX

Applications

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p>Note: Detailed conditions/reasons for the following decision are contained in the statutory planning register.</p>		
<p>Item 4.1 - Ferrymuir Gate, South Queensferry (site north of)</p>	<p>Residential development with associated accesses, roads and landscaping (application no 14/01509/PPP)</p>	<p>To CONTINUE consideration of the application for a site visit.</p> <p>Note: Further information to be included in report back to Committee following site visit on:</p> <ul style="list-style-type: none"> • anticipated impact on future plans for the site once the new Queensferry Crossing is operational • cycle route • access in and out of the site
<p>Item 4.2 - 267 Niddrie Mains Road, Edinburgh (former Niddrie Mill Primary School)</p>	<p>Residential development of new build flatted properties and housing at site of the former Niddrie Mill Primary School and conversion of the primary school building to flatted properties.</p>	<p>To GRANT the application subject to the conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item No 5.1 - 545 Old Dalkeith Road (Land 447 Metres Northeast Of) (Edmonstone Estate), Edinburgh</p>	<p>Cemetery (including provision for woodland burials), Memorial Garden, Chapel of Rest and associated development (application no 13/05235/PPP)</p>	<p>To GRANT the application subject to the conditions, reasons, informatives and a legal agreement as detailed in the addendum to the report by the Acting Head of Planning and Building Standards.</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item No 5.2 - 545 Old Dalkeith Road (Land 447 Metres Northeast Of) (Edmonstone Estate), Edinburgh)	Cemetery, Crematorium, Memorial Garden, Chapel of Rest and associated development (application no 13/05302/PPP)	To GRANT the application subject to the conditions, reasons, informatives and a legal agreement as detailed in the addendum to the report by the Acting Head of Planning and Building Standards.
Item 5.3(a) - 142 Lothian Road, Edinburgh	Partial demolition of the existing building, erection of a replacement new mixed use extension comprising retail, offices, plant, basement parking and associated works. (application no 14/01056/FUL)	To GRANT the application subject to the conditions, reasons, informatives and a legal agreement as detailed in the addendum to the report by the Acting Head of Planning and Building Standards.
Item 5.3(b) -142 Lothian Road, Edinburgh	Partial demolition and replacement of later extensions with new mixed-use development (as amended) (application no 14/01051/LBC)	To GRANT the application subject to the conditions, reasons, informatives and notification to Scottish Ministers as detailed in the report by the Acting Head of Planning and Building Standards
Item 5.4 - 20 Mansionhouse Road, Edinburgh	Hard and soft landscape works including new metal railings and gates to the street frontage, masonry boundary wall repairs, alterations to the existing vehicular access driveway including new surface finish and extents and several tree removals. (application no 14/02371/FUL)	To GRANT the application subject to the 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 6.1 - Burdiehouse Burn, Moredunvale Road	Development of flood defences including erection of a flood wall structure, replacement of residential access bridge and ancillary works together with landscaping and associated works at land at Nether Craigour/Upper Craigour (application no 14/01810/FUL)	To GRANT the application subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 6.2 – 7 Kew Terrace, Edinburgh (site 26 metres west of)	Application under Section 42 to delete conditions 1 and 2 of planning permission 13/04207/FUL and proposed new condition (application no 14/01596/FUL)	To GRANT the application subject to an additional condition restricting the use of the ground floor unit to non-food retail.
Item 6.3 - 30 McDonald Place, Edinburgh	Variation of condition 3 of planning permission 834/88 (as amended under appeal reference PPA-230-2114 dated 19 June 2014) to extend the opening hours of the cash and carry to 08:30 to 12:00 on Sundays (application no 14/02892/FUL)	To CONTINUE consideration of the application for a site visit.
Item 9.1 Craigleith Road (Royal Victoria Hospital	Masterplan – report on forthcoming application in respect of the masterplanning of the Royal Victoria Hospital site for part integrated health and social care purposes including residential care accommodation (Class 8 and 10) and part residential development (Class 9), open space, landscaping and new access together with various works including demolition	To note the key issues at this stage and that consideration be given to access in and out of the site at the Craigleith Hill Avenue junction.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 9.2 Craigleith Road (Royal Victoria Hospital)	Phase 1 - report on forthcoming application for the development of an integrated health and social care facility comprising long and short stay residential accommodation (Class 8 and 10), open space, landscaping and new access and associated works including demolition.	To note the key issues at this stage and that consideration be given to access in and out of the site at the Craigleith Hill Avenue junction.
Item 9.3 1-11 Dalgety Road, Edinburgh	Report on forthcoming application by Evantyr Properties Ltd for residential development of 52 flats (reference no 14/02545/PAN)	To note the key issues at this stage and that developer be asked to incorporate pitched roofs into the design of the proposals in order to be compatible with the surrounding area.

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 8 October 2014

Present:

Councillors Howat (Vice-Convener), Bagshaw, Blacklock, Brock, Cairns, Dixon, Heslop, Milligan and Mowat.

1. Chair

In the absence of the Convener (Councillor Perry), The Vice-Convener Councillor Howat assumed the Chair.

2. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications and pre-applications, listed in Sections 4, 6, 8 and 9 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)

APPENDIX

Applications

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p>Note: Detailed conditions/reasons for the following decision are contained in the statutory planning register.</p>		
Item 4.1 - Baberton Loan, Edinburgh – Stopping Up Order	Stopping Up Order	To CONFIRM the Order.
Item 6.1(a) - Land 50 Metres East Of Alnwickhill Reservoir, Liberton Gardens, Edinburgh	Development of 297 dwellings, including associated accesses, roads and landscaping. Application no 14/00577/AMC	To APPROVE the application subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards. A further condition on the material to be used in respect to the tiles on the flats to be submitted to the Sub-Committee for approval.
Item 6.1(b) - Land 50 Metres East Of Alnwickhill Reservoir, Liberton Gardens, Edinburgh	Application to take down Outlet House 2 and rebuild to relate to proposed ground levels. Application no 14/03139/LBC	To GRANT the application subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 6.2 - Land 115 Metres Southeast Of 42, Gilmerton Dykes Road, Edinburgh	Application for residential development of 61 units with associated accesses, roads and landscaping. Application no 14/01446/FUL	To CONTINUE the application for further information on the calculation of the financial contributions referred to in the legal agreement.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 8.1 - Land 17 Metres West Of 11, Cumberland Street North West Lane, Edinburgh	<p>Development of 2 no. mews houses on existing car park to west of no. 11 North West Cumberland Street Lane and on garden ground to rear of no. 20C Fettes Row, respectively.</p> <p>Application no 13/05285/FUL</p>	<p>To REFUSE the application and for the reason that the proposal would be detrimental to residential amenity and the Acting Head of Planning and Building Standard to report with back with detailed reasons.</p>
Item 8.2 - 30 McDonald Place, Edinburgh	<p>Variation of condition 3 of planning permission 834/88 (as amended under appeal reference PPA-230-2114 dated 19 June 2014) to extend the opening hours of the cash and carry to 08:30 to 12:00 on Sundays.</p> <p>Application no 14/02892/FUL</p>	<p>To REFUSE the application and for the reason that the proposal would be detrimental to residential amenity and the Acting Head of Planning and Building Standard to report with back with detailed reasons</p>
Item 8.3 - 19 Dean Park Crescent, Edinburgh	<p>To erect a single-storey extension and form new window to the rear with decking.</p> <p>Application no 13/05041/FUL</p>	<p>To GRANT the application subject to the informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>
Item 9.1 - 50 Metres South of 17 Fleming Place	<p>Report on forthcoming application by J. Smart & Co. (Contractors) for development of 76 new build flats</p>	<ol style="list-style-type: none"> 1) To note the key issues at this stage. 2) Further consideration to be given to the permeability of the street design also having regard to boundary walls.

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 22 October 2014

Present:

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

1. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications and pre-applications, listed in Sections 4, 5, 6, 8 and 9 of the agenda for the meeting.

The Acting Head of Planning and Building Standards gave presentations on agenda item 4.6 (2 Pisligo Road, Edinburgh), as requested by Councillor Bagshaw and Howat and agenda item 4.9 (Tanfield, Edinburgh) as requested by Councillor Bagshaw.

A request to consider agenda item 4.3 (76 Colinton Mains Drive, Edinburgh), by holding a hearing session had been received from Councillor Aitken. The Acting Head of Planning and Building Standards gave a presentation on this item as part of the consideration of the hearing request.

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
<p>Note: Detailed conditions/reasons for the following decision are contained in the statutory planning register.</p>		
<p>Item 4.1 – Bellevue Road, Edinburgh</p>	<p>Confirmation of Tree Preservation Order No. 173 Reference no. TPO/173</p>	<p>To confirm the Tree Preservation Order.</p>
<p>Item 4.2 – 6 Cliftonhall Industrial Estate, Newbridge (Newbridge Industrial Estate)</p>	<p>Change of use from Class 6 building (storage and distribution) to waste recycling centre (sui generis). Application no 14/02622/FUL</p>	<p>To GRANT the application subject to the informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item 4.3 – 76 Colinton Mains Drive, Edinburgh</p>	<p>Amendment to 09/00897/FUL including the installation of external ducts to side elevation, a new entrance door arrangement and an amendment of condition 6 to permit opening hours till 2200hrs (as amended to 2100hrs). Application no. 14/02760/FUL</p>	<ol style="list-style-type: none"> 1. To decline the request for a hearing by Councillor Aitken. 2. To GRANT the application subject to the conditions and reasons as detailed in the report by the Acting Head of Planning and Building Standards.
<p>Item 4.4 – 9A 10-11 George IV Bridge, Edinburgh</p>	<p>Proposed conversion and change of use from existing library/annexe/office/vacant shop unit to restaurant/bar accommodation. Application no. 14/01611/FUL</p>	<p>To GRANT the application subject to a condition, reason and an informative 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
Item 4.5 – 50 Moredunvale Road, Edinburgh (The Jolly Farmer)	Change of use from public house to public house, retail unit and hot food carry out. - Application no. 14/02202/FUL	To GRANT the application subject to the informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.6 – 2 Pitsligo Road, Edinburgh	Modification of the Planning Obligation relating to Section 75 Agreement for 11/01386/FUL Application no. 14/03478/OBL	To GRANT the application subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.7 – 27 Seaview Terrace, Edinburgh	Erection of new house including conversion of existing garage into bedroom Application no. 14/02926/FUL	To GRANT the application subject to the informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.8 – 91 South Oswald Road, Edinburgh	Change of use, alteration and extension of existing school building to form 10 residential flats. Application no. 14/00866/FUL	To GRANT the application subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.

<p>Item 4.9 – 1 Tanfield, Edinburgh</p>	<p>Change of use of part to Gymnasium (Class 11) with 24 hour operation, alterations and installation of access gate.</p> <p>Application no. 14/03161/FUL</p>	<p>To GRANT the application subject to the informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item 4.10 – 1-14 Wilkie View, 27 Freelands Way, Ratho</p>	<p>Proposed installation of a domestic communal satellite dish to serve block 1 of affordable housing and a domestic communal satellite dish to serve block 2 of affordable housing.</p> <p>Application no. 14/03469/FUL</p>	<p>To GRANT the application subject to the informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item 5.1 – 30 McDonald Place, Edinburgh</p>	<p>Variation of condition 3 of planning permission 834/88 (as amended under appeal reference PPA-230-2114 dated 19 June 2014) to extend the opening hours of the cash and carry to 08:30 to 12:00 on Sundays</p> <p>Application no 14/02892/FUL</p>	<p>To REFUSE the application and for the reason detailed in the report by the Acting Head of Planning and Building Standard</p>
<p>Item 6.1 – 15 Cumin Place, Edinburgh</p>	<p>Alteration and extension of existing dwelling house.</p> <p>Application no. 14/01928/FUL</p>	<p>To GRANT the application subject to a condition, reason and informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>

<p>Item 6.2 – GF 107 George Street, Edinburgh</p>	<p>Change of use of ground floor class 1 retail unit to class 2 offices. Application no. 14/03491/FUL</p>	<p>To GRANT planning permission subject to the standard conditions and informatives</p>
<p>Item 6.3 – 15 Greenhill Gardens, Edinburgh</p>	<p>Single storey extensions to the rear and side of the property, minor stone cleaning to the front elevation and erection of garden shed. Application no. 13/04781/FUL</p>	<p>To CONTINUE consideration of the matter for</p> <ol style="list-style-type: none"> 1. A site visit 2. Further information on <ol style="list-style-type: none"> i. The siting of the flu and any impact on the amenity to the upper floor property ii. The size of the extension, loss of greenspace and the impact that these breaches of guidance could have on the conservation area
<p>Item 8.1 – Ferrymuir Gait, South Queensferry (Site North Of)</p>	<p>Residential development with associated accesses, roads and landscaping. Application no. 14/01509/PPP</p>	<p>To CONTINUE consideration of the matter for the Acting Head of Planning and Building Standards to discuss with the Forth Estuary Transportation Authority (FETA) land within their control being made available to form an access to the proposed development.</p>

<p>Item 9.1 – Frogston Road, Edinburgh (Land 105 Metres East Of)</p>	<p>Report on forthcoming application by CALA Management Ltd for development of a Greenfield site for housing</p> <p>Reference no. 14/03149/PAN</p>	<p>To note the key issues at this stage and further information on</p> <p>a) access to the development due to the busy surrounding road network</p> <p>b) educational requirements for the development</p>
<p>Item 9.2 – 3 Harlaw Gait, Balerno (Land 190 Metres North Of)</p>	<p>Report on forthcoming application by Lord Dalmeny for a residential development with associated infrastructure and engineering works</p> <p>Reference no. 14/03473/PAN</p>	<p>To note the key issues at this stage and further information on the provision of multiple access to the site for pedestrians, cyclists and vehicles</p>

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 5 November 2014

Present:

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

1. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications and pre-applications, listed in Sections 4, 5 and 6 of the agenda for the meeting.

The Acting Head of Planning and Building Standards gave presentations on agenda item 4.2 (31 (Flat 2) Grove Street, Edinburgh), as requested by Councillor Howat.

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)

Dissent

Councillor Rose requested that his dissent be recorded in regard to the decision for agenda item 4.2 the application for the change of use from flat to house in multiple occupation (HMO) for six persons at 31 (Flat 2) Grove Street, Edinburgh. - Application no. 14/03381/FUL

APPENDIX

Applications

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p>Note: Detailed conditions/reasons for the following decision are contained in the statutory planning register.</p>		
Item No 4.1 - 16 (2f2) Grove Street Edinburgh	Change of use from flat to House in Multiple Occupation (HMO) for 6 persons. - application no. 14/03417/FUL	To REFUSE the application and for the reason detailed in the report by the Acting Head of Planning and Building Standard
Item No 4.2 - 31 (flat 2) Grove Street Edinburgh	Change of use from flat to house in multiple occupation (HMO) for six persons. - application no. 14/03381/FUL	<ol style="list-style-type: none"> 1. To REFUSE the application and for the reason that the proposal would be contrary to policy Hou 8 as it would constitute a non compliant intensification of a use to the detriment of residential amenity. 2. The Acting Head of Planning and Building Standards to approve the final wording of the refusal reason <p>NOTE: Councillor Rose requested that his dissent be recorded in regard to the above decision</p>
Item No 4.3 - 50 Ravenscroft Gardens Edinburgh	Form two semi detached houses, landscaped garden, parking.- application no. 14/01537/FUL	To GRANT the application subject to a condition, reason and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item No 5.1 - 11 Cumberland Street Lane North West Edinburgh	Development of 2 no. mews houses on existing car park to west of no. 11 North West Cumberland Street Lane and on garden ground to rear of no. 20C Fettes Row, respectively (as amended). – application no 13/05285/FUL	To REFUSE the application for the reasons detailed in the report by the Acting Head of Planning and Building Standard

<p>Item No 5.2 - 31 Echline Grove South Queensferry (Land 13 Metres Southeast Of)</p>	<p>Change of use of small section of amenity open space to private garden. Area will be fenced off from the remaining area of amenity open space by the erection of a new 1.8 metre hit and miss timber fence (as amended). – application no 14/01350/FUL</p>	<p>To GRANT the application subject to the informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item No 6.1 - 51 Little France Crescent Edinburgh (Edinburgh Royal Infirmary)</p>	<p>Erection of flue stack at Energy Centre as part of re-provision of Royal Hospital for Sick Children and Department of Clinical Neurosciences, Condition 1(b) on PPP consent (11/02454/PPP). – application no. 14/03599/AMC</p>	<p>To GRANT the application subject to an informative as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item No 6.2 - 6 Ravelrig Road Balerno (Land 322 Metres West Of)</p>	<p>Proposed residential development with open space, access, landscaping and associated engineering works. - application no. 13/02806/PPP</p>	<p>To REFUSE the application for the reasons detailed in the report by the Acting Head of Planning and Building Standard</p>