

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 20th May, 2020

Virtual Meeting - via Skype

This is a public meeting and members of the public are welcome watch the live webcast on the Council's website.

Contacts

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1. Order of business

- 1.1 Including any notices of motion, hearing requests from ward councillors and any other items of business submitted as urgent for consideration at the meeting.
- 1.2 Any member of the Council can request a Hearing if an item raises a local issue affecting their ward. Members of the Sub-Committee can request a presentation on any items in part 4 or 5 of the agenda. Members must advise Committee Services of their request by no later than **1.00pm on Monday 18 May 2020** (see contact details in the further information section at the end of this agenda).
- 1.3 If a member of the Council has submitted a written request for a hearing to be held on an application that raises a local issue affecting their ward, the Development Management Sub-Committee will decide after receiving a presentation on the application whether or not to hold a hearing based on the information submitted. All requests for hearings will be notified to members prior to the meeting.

2. Declaration of interests

- 2.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

3. Minutes

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| 3.1 | Minute of the Development Management Sub-Committee of 6 November 2019 – submitted for approval as a correct record | 11 - 18 |
| 3.2 | Minute of the Development Management Sub-Committee of 4 March 2020 – submitted for approval as a correct record | 19 - 34 |
| 3.3 | Minute of the Development Management Sub-Committee of 18 | 35 - 40 |

4. General Applications and Miscellaneous Business Reports

The recommendation by the Chief Planning Officer or other Chief Officers detailed in their reports on applications will be approved without debate unless the Clerk to the meeting indicates otherwise during “Order of Business” at item 1.

- 4.1** Comely Bank Road, Edinburgh - Rebuild 1912 South Boundary wall of the former Grange & Academics Trust playing field. Restore in its original form and position fronting Comely Bank Road. The wall will be built using any surviving and retrievable original stone with new matching squared rock-faced red sandstone with half-round copes, all bedded in hot-mixed lime mortar - application no 19/04744/FUL – Report by the Chief Planning Officer 41 - 54
- It is recommended that this application be **REFUSED**.
- 4.2** 30 Corbiehill Road, Edinburgh, EH4 5DZ - Alterations and roof extension to existing detached house to form 5 flats - application no 19/03387/FUL – Report by the Chief Planning Officer 55 - 70
- It is recommended that this application be **GRANTED**.
- 4.3** Headstart Nursery, 64-68 Morningside Drive, Edinburgh - Planning application for demolition of existing nursery school and construction of 3 No. townhouses with landscaping, cycle and bin stores and, ancillary infrastructure (as amended) - application no 20/00549/FUL – Report by the Chief Planning Officer 71 - 88
- It is recommended that this application be **GRANTED**.
- 4.4** Headstart Nursery, 64-68 Morningside Drive, Edinburgh - Complete demolition in a conservation area. Demolition of an existing nursery school - application no 20/00550/CON – Report by the Chief Planning Officer 89 - 100
- It is recommended that this application be **GRANTED**.

5. Returning Applications

These applications have been discussed previously by the Sub-Committee. A decision to grant, refuse or continue consideration will be made following a presentation by the Chief Planning Officer and discussion on each item.

5.1 None.

6. Applications for Hearing

The Chief Planning Officer has identified the following applications as meeting the criteria for Hearings. The protocol note by the Head of Strategy and Insight sets out the procedure for the hearing.

6.1 None.

7. Applications for Detailed Presentation

The Chief Planning Officer has identified the following applications for detailed presentation to the Sub-Committee. A decision to grant, refuse or continue consideration will be made following the presentation and discussion on each item.

7.1 19 Turnhouse Road, Edinburgh (At Site 100 Metres North East Of) - Approval of Matters Specified in Conditions of planning permission in principle 16/04738/PPP in respect of conditions 1,2,3,4 and 5 (site masterplan) - application no 19/05599/AMC – Report by the Chief Planning Officer 101 - 136

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

7.2 19 Turnhouse Road, Edinburgh (At Site 100 Metres North East Of) - Approval of Matters Specified in Conditions of planning permission in principle 16/04738/PPP, in respect of conditions 6(c), 6(d), 6(e), 7,8,10,11,12,13.14,16,18,19.20 and 21 (relating to landscape and enabling infrastructure) - application no 19/05514/AMC – Report by the Chief Planning Officer 137 - 172

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

- 7.3** West Craigs Cottage, 85 Craigs Road, Edinburgh (At Land 195 Metres South Of) - Application for approval of matters specified in conditions 1,2,3,4 and 5 of planning permission 16/05681/PPP for erection of 250 residential dwellings (Scheme 2) - application no 19/05051/AMC – Report by the Chief Planning Officer 173 - 216
- It is recommended that this application be **APPROVED**.

8. Returning Applications Following Site Visit

These applications have been discussed at a previous meeting of the Sub-Committee and were continued to allow members to visit the sites. A decision to grant, refuse or continue consideration will be made following a presentation by the Chief Planning Officer and discussion on each item.

- 8.1** None.

9. Pre-Application Notices

The Pre-Application reports listed below are for noting only and provides the opportunity to raise key issues. Any comments should be emailed direct to the case officer.

- 9.1** Forthcoming application by Parabola Edinburgh Ltd for Proposal of Application Notice at Land Adjacent to Lochside Way, Edinburgh - Development of southern phase of Edinburgh Park to comprise mix of uses including residential (class 9 houses and sui generis flats), student accommodation and serviced apartments (sui generis), offices (class 4), hotel (class 7), creche (class 10), leisure (class 11), ancillary class 1/class 2/class 3 and sui generis public house – Report by the Chief Planning Officer 217 - 224
- 9.2** Forthcoming application by Teague Homes (UK) Ltd for Proposal of Application Notice at Former 9-21 Salamander Place, Edinburgh - Phase 5 and 6 Proposed residential development and associated open space, car parking and landscaping - application no 20/00906/PAN – Report by the Chief Planning Officer 225 - 232

- 9.3** Forthcoming application by Gladman Developments Ltd for Proposal of Application Notice at Land at the Wisp, Edinburgh - Planning permission in principle for proposed residential development with associated SUDS, landscaping, infrastructure and engineering works - 20/00529/PAN – Report by the Chief Planning Officer

233 - 240

10. Extended Delegation Decisions

The reports listed below have been decided by the Chief Planning Officer, in consultation with the Convener and Vice-Convener of the Development Management Sub-Committee, using the Extended Delegated Powers agreed by the Leadership Advisory Panel held on 31 March 2020.

- 10.1** 10 Croall Place, Edinburgh EH7 4LT - Hoarding with LED digital display - application no 19/06049/ADV
This application was Granted by the Chief Planning Officer under Extended Delegated Authority.
- 10.2** East Garden Suite, 32 Hailes Avenue, Edinburgh - Change of use of existing category B listed Hailes House from commercial office to residential to provide 10 dwellings. Conversion includes construction of external bin & bike store and associated parking and shared amenity space (as amended to delete proposed new build residential units) - application no 19/04894/FUL
This application was Granted by the Chief Planning Officer under Extended Delegated Authority.
- 10.3** East Garden Suite, 32 Hailes Avenue, Edinburgh - Alterations to convert existing category B listed Hailes House from commercial office use to residential to provide 10 dwelling houses. Conversion includes internal down takings, enlarging existing external openings and the formation of new openings (as amended) - application no 19/04892/LBC
This application was Granted by the Chief Planning Officer under Extended Delegated Authority.

10.4 9 Inverleith Terrace, Edinburgh - Tree Preservation Order - application no TPO/191

This application was Confirmed by the Chief Planning Officer under Extended Delegated Authority.

10.5 189 Morrison Street, Edinburgh EH3 8DN - Redevelopment of site comprising hotels, offices, retail, leisure, public houses, restaurants, car parking and associated works - application no 19/02623/FUL

This application was Granted by the Chief Planning Officer under Extended Delegated Authority.

10.6 1A Old Liston Road, Newbridge EH28 8SJ - To address conditions 1,4,5,6,7,8,9,11,13,14,15,18,19 and 20 with further required design details in accordance with requirements of original Planning Permission in Principle - application no 19/01848/AMC

This application was Approved by the Chief Planning Officer under Extended Delegated Authority.

Laurence Rockey

Head of Strategy and Communications

Committee Members

Councillor Neil Gardiner (Convener), Councillor Maureen Child (Vice-Convener), Councillor Chas Booth, Councillor Mary Campbell, Councillor George Gordon, Councillor Joan Griffiths, Councillor Max Mitchell, Councillor Joanna Mowat, Councillor Rob Munn, Councillor Hal Osler and Councillor Cameron Rose

Information about the Development Management Sub-Committee

The Development Management Sub-Committee consists of 11 Councillors and is appointed by the City of Edinburgh Council. The meeting will be held by Skype and will be webcast live for viewing by members of the public.

Further information

If you have any questions about the agenda or meeting arrangements, please contact Veronica MacMillan, Committee Services, City of Edinburgh Council, Business Centre

2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, Tel 0131 529 4283 / 0131 529 4237, email veronica.macmillan@edinburgh.gov.uk / martin.scott@edinburgh.gov.uk.

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