

Minutes

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 31 July 2019

Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Fullerton (substituting for Councillor Gordon for Items 4.1, 4.8, 4.14, 4.18, 4.19 and 8.1), Gordon, Griffiths, Mitchell, Miller (substituting for Councillor Booth) Mowat, Munn, Osler, Rose and Staniforth (substituting for Councillor Mary Campbell)

1. Minutes

Decision

- 1) To approve the minute of the Development Management Sub-Committee of 6 February 2019 as a correct record.
- 2) To approve the minute of the Development Management Sub-Committee of 20 February 2019 as a correct record.
- 3) To approve the minute of the Development Management Sub-Committee of 6 March 2019 as a correct record.
- 4) To approve the minute of the Development Management Sub-Committee of 20 March 2019 as a correct record.

2. General Applications and Miscellaneous Business

The Sub-Committee considered reports on planning applications listed in Sections 4, 6, 7 and 8 of the agenda for this meeting.

Requests for Presentations

The Chief Planning Officer gave a presentation on agenda Item 4.1 – Lochside Way, Edinburgh (Land Adjacent To), as requested by Councillor Gardiner.

The Chief Planning Officer gave a presentation on agenda Item 4.8 – 159 Fountainbridge Edinburgh (Site At Former), as requested by Councillor Staniforth.

The Chief Planning Officer gave a presentation on agenda Item 4.14 – 6 John's Place, Edinburgh, EH6 7EP, as requested by Councillor Gardiner.

The Chief Planning Officer gave a presentation on agenda Item 4.18 – 25 Milton Link, Edinburgh, EH15 3QH, as requested by Councillor Child.

The Chief Planning Officer gave a presentation on agenda Item 4.19 – 63 Morningside Drive, Edinburgh, EH10 5NQ, as requested by Ward Councillor Neil Ross.

The Chief Planning Officer gave a presentation on agenda Item 4.28 – West Bonnington Farm, Bonnington, Kirknewton, EH27 8BB, as requested by Councillor Gardiner.

Decision

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

Declaration of interests

Councillor Claire Miller declared a non-financial interest in item 7.1 as she had previously supported residents this application and took no part in consideration of the item.

Dissent

Councillor Miller requested that her dissent be recorded in respect of the decision on Items 7.2 and 7.3 – Royal Blind School, 2B Craigmillar Park, Edinburgh, EH16 5NA

(Reference – reports by the Chief Planning Officer, submitted.)

3. South East Wedge, Old Dalkeith Road, Edinburgh

The Chief Planning Officer had identified an application for planning permission to be dealt with by means of a pre-determination hearing at South East Wedge, Old Dalkeith Road, Edinburgh – application nos 19/01032/FUL and 19/01481/FUL. The Chief Planning Officer gave details of the proposals and the planning considerations involved and recommended that the application for planning permission be refused subject to referral to Council.

(a) Report by the Chief Planning Officer

The Chief Planning Officer gave a presentation on two applications for planning permission. The larger of the two applications was for the erection of 505 residential dwellings, retail floor space and associated infrastructure. The smaller application was for 199 residential dwellings, public open space and associated infrastructure. The site was located in south east Edinburgh at Little France.

In terms of the Local Development Plan (LDP) the site was designated as Green Belt and as an area of specific green space proposal. Issues regarding housing land supply and housing need were assessed and housing on the site was not justified in terms of need. In terms of the Green Belt policy, Env 10, development in the Green Belt and Countryside, only permits new development for the purposes of agriculture, woodland and forestry, or where a countryside location is essential. So, development on this site for housing was contrary to Env 10.

The applicant had asserted that the ground levels and poor environmental management had previously prevented this area of land from realising its full potential as a parkland. In addition, the site had been subject to large amounts of fly-tipping in the past, which has prevented it from being utilised to its full extent. However, the parkland had undergone a series of recent improvements and investment and was now being utilised for its intended purpose by the new population in the surrounding Greendykes housing developments. The representations submitted by surrounding residents demonstrated how the parkland was becoming a valuable asset for the surrounding communities.

Although the application site was not fully within Council ownership, and the land which was in Council ownership was undergoing a transition from unmaintained land to parkland, housing development on this site would remove this land from the green belt in perpetuity. This would prevent the site from realising its full potential in the future as a multi-functional parkland which would benefit the new residents as well as the city.

The Chief Planning Officer gave details of the design, scale and layout. In assessing the proposal against this framework of policies and guidance, the proposed buildings along the edges of the site did not address any of the surrounding streets or parkland in a positive way. With regards to policy Des 4, the scale and proportions of the proposed development did not sit comfortably within the landscape. The areas of parking were dominant across

the development, and the scale and massing of the flats were incongruous at the location.

The landscape had the potential to provide many services for the population of Craigmillar and beyond. It was part of a strategic network of green corridors and parks, designed to complement existing and new urban development. The current landscape was semi-rural. The semi-rural nature of the character had the potential to provide an open landscape that was characterised by wildlife that was associated with the countryside. This would be damaged by the loss of parkland area. The applicant had commented that the semi-rural nature of the park was not appropriate in this location and that the character of the park should change to become more of a managed urban parkland. The applicant stated that it would contribute towards the management and maintenance of the park if planning permission was granted, on the basis of an urban park. However, this was not the Council's aspirations for the land, and as noted in the letters of representation, the semi-rural parkland was already providing a valuable area for the new residents of Greendykes.

Details of infrastructure constraints were provided, including education, transport and healthcare. For the larger of the applications there was 58 letters of representations were received. These comprised 56 letters of objection, one letter of support and one letter of general comment. The chief planning officer concluded with the recommendation that the applications for planning permission be refused subject to referral to Council

The presentation can be viewed via the link below:

https://edinburgh.public-i.tv/core/portal/webcast_interactive/437133

(b) Jeff Stevenson, Objector

Mr Stevenson addressed the sub-committee in opposition to the proposed development.

Mr Stevenson argued the proposals would give rise to the loss of Green Belt and green wedge Parkland and would lead to a loss of wonderful panoramas from the Pentlands across Braid Hills/Blackford Hill to Craigmillar Castle, and Arthur's Seat and across to the Firth of Forth. The development would have a major adverse effect on the landscape character and visual amenity both external to and internally within the Springfield site, the Little France Park and along The Wisp.

There would also be a substantial reduction of opportunity to provide for recreation, well-being associated with physical and mental health and the

scope to engage with nature. The development would also lead to an exacerbation of existing traffic problems over the local highway network.

Mr Stevenson concluded that, if accepted, so much existing and future public benefit would be lost. The consenting of either proposal would undermine the Council's principles, policies and plans which would give rise to the erosion and loss of the Council's planning and environmental credibility.

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(c) Applicant and Applicant's Agent

Innes Smith (Springfield Properties) and Mark Hamilton (Springfield Properties) were heard in support of the application.

Mr Smith discussed the commercial and amenity aspects of the application. The application was recommended for refusal, primarily because it was on Green Belt land. Mr Smith stated that the proposals would enhance and secure Green Belt land. The Little France area was approximately 90 acres of unkept, waist high grass with a path route. Mr Smith said fly-tipping was a problem on the site and was not a particularly safe area. Springfield Properties were proposing to convert 30 acres to housing, but importantly argued Mr Smith, gave 60 acres of the park an injection of investment.

Mr Smith stated that Springfield Properties would spend up to one million pound putting in interconnecting pathways, installing benches, clearing areas, cutting grass allowing for public art, play parks, allotment. Springfield would also collect fees from the residents as part of a factoring change and this would pay for the park in perpetuity. This would secure the area for Green Belt forevermore.

Of the 500 houses proposed, 133 would be affordable housing. These could be directed to Edinburgh Council or to a housing association. Mr Smith stated he was happy to work with whoever the council wanted Springfield Properties to work with. The development would also create jobs and make a significant economic contribution. Each house was estimated to create four indirect jobs and Springfield properties would take on fifteen apprentices. There was a historic agreement in place which allowed Springfield Properties to buy the land under the council control.

Mr Smith thanked the sub-committee for their time.

The presentation can be viewed via the link below:

https://edinburgh.public-i.tv/core/portal/webcast_interactive/437133

Decision

To refuse planning permission, subject to referral to Full Council, for the reasons set out in Section 3 of the report by the Chief Planning Officer.

(Reference – report by the Chief Planning Officer, submitted.)

4. 37 Corstorphine Road, Edinburgh, EH12 5QQ

Details were provided of proposals for planning permission for the demolition of the existing house, erection of a new building to form residential apartments with associated car parking and landscaping at 37 Corstorphine Road, Edinburgh, EH12 5QQ.

The Chief Planning Officer gave details of the proposals and the planning considerations involved and recommended that the application be granted.

Decision

Motion

To grant planning permission subject to conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.

- moved by Councillor Rose, seconded by Councillor Child.

Amendment

To refuse planning permission as the proposals were contrary to Local Development Plan Policies Des 1, Des 4, Des 5, Hou 3 and Env 21.

- moved by Councillor Gardiner, seconded by Councillor Staniforth.

Voting

For the motion: - 4 votes

(Councillors Child, Fullerton, Griffiths and Rose)

For the amendment: - 6 votes

(Councillors Gardiner, Claire Miller, Mitchell, Mowat, Osler and Staniforth)

Decision

To refuse planning permission as the proposals were contrary to Local Development Plan Policies Des 1, Des 4, Des 5, Hou 3 and Env 21.

(Reference – report by the Chief Planning Officer, submitted.)

Appendix

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>Note: Detailed conditions/reasons for the following decisions are contained in the statutory planning register.</p>		
<p><u>Item 4.1 - Lochside Way, Edinburgh (Land Adjacent To)</u></p>	<p>Forthcoming application by Parabola Edinburgh Limited for the development of the Southern Phase of Edinburgh Park to comprise a 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), crèche (Class 10), leisure (Class 11), ancillary Class 1/ Class 2/ Class 3 and sui generis public house, car parking, landscaping, roads, access and associated works. The submission of this PAN follows an earlier consultation in respect of the site. This PAN reflects a new approach to the site to take forward a residential lead masterplan - application no 19/02776/PAN</p>	<p>1) To note the key issues at this stage.</p> <p>2) To take into account the following additional issues:</p> <ul style="list-style-type: none"> • Air Quality • Noise • Wider connectivity in terms of active travel links and walking and cycling provision • sustainability • Place making - how development would integrate with neighbourhoods to create a community
<p><u>Item 4.2 - The Forts, 3 Hawes Brae, South Queensferry EH30 9TE</u></p>	<p>Forthcoming application by Network Rail Infrastructure Limited for proposed development of reception centre and bridge access system with associated car parking, landscaping and servicing and alterations to existing pedestrian and vehicular access - application no 19/02357/PAN</p>	<p>To note the key issues at this stage.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
Item 4.3 - 9 Briery Bauks, Edinburgh, EH8 9TE	Proposed change of use from residential to commercial short term residential lets. - application no 19/01531/FUL-	To REFUSE planning permission for the reasons set out in the report by the Chief Planning Officer.
Item 4.4 - Boroughmuir High School, 111 Viewforth, Edinburgh, EH11 1FL	Proposed 5 storey extension to Boroughmuir High School, including 12 new classrooms, community facilities, ancillary accommodation, relocation of existing footpath, alterations to external landscaping, and secure car park compound (as amended)- application no 19/02377/FUL	To GRANT Planning Permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.
Item 4.5 - 15 Comiston Drive, Edinburgh, EH10 5QR	Create new car parking space by removing the front wall and railings for access. Add triple bin store and bike store with new path to front door and gravel area - application no 19/01115/FUL	To PARTLY GRANT and PARTLY REFUSE Planning Permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.
Item 4.6 - 134 Corstorphine Road, Edinburgh, EH12 6TS, East Lodge.	Two freestanding digital billboards, measuring 6m wide by 3m tall. Five 4m tall canvas signs on westerly approach to the zoo -application no 19/02194/ADV	To REFUSE advert consent for the reasons set out in the report by the Chief Planning Officer.
Item 4.7 - 40 Ferry Road, Edinburgh, EH6 4AE	Advertisement of the following types: Fascia Sign - application no 19/03037/ADV	To GRANT Advert Consent subject to the conditions and reasons set out in section 3 of the report by the Chief Planning Officer.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 4.8 - 159 Fountainbridge Edinburgh (Site At Former)</u>	Mixed use development comprising residential (flats) and other commercial uses including Class 3 Food and Drink and Class 11 Assembly and Leisure with associated access roads, landscaping / public realm and car parking (as amended) - application no 19/00256/FUL	To GRANT Planning Permission subject to the conditions, reasons and informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer, and an additional condition that before work begins a Public Realm Plan was approved by planning officers in consultation with community council.
<u>Item 4.9 - 17 Frogston Road East, Edinburgh (Land 296 Metres South Of)</u>	Change of house types and creation of 7 additional units to form 13 terraced houses - application no 19/00869/FUL	To GRANT Planning Permission subject to the conditions, reasons, informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer.
<u>Item 4.10 - 17 Frogston Road East, Edinburgh (Land 296 Metres South Of)</u>	Change of house types and creation of 5 additional units to form 22 cottage flats, 15 terraced houses and 2 semi-detached houses - application no 19/00871/FUL	To GRANT Planning Permission subject to the conditions, reasons and informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer.
<u>Item 4.11 - 17 Frogston Road East, Edinburgh (Land 296 Metres South Of)</u>	Change of house types and creation of 10 additional units to form 22 terraced houses - application no 19/00872/FUL	To GRANT Planning Permission subject to the conditions, reasons and informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer.
<u>Item 4.12 - 17 Frogston Road East, Edinburgh (Land 296 Metres South Of)</u>	Change of house types and creation of 16 additional units to form 39 terraced houses - application no 19/00868/FUL	To GRANT Planning Permission subject to the conditions, reasons and informatives and legal agreement set out in section 3 of the report by the Chief Planning Officer.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 4.13 - 2 - 3 Hermitage Place, Edinburgh, EH6 8AF</u>	Erect new 2 storey building on land at rear of hotel as ancillary accommodation for the hotel) - application no 19/00653/FUL	To GRANT Planning Permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.
<u>Item 4.14 - 6 John's Place, Edinburgh, EH6 7EP</u>	Change of use from language school to guest house application no 19/01932/FUL	To GRANT Planning Permission subject to the informatives set out in section 3 of the report by the Chief Planning Officer, and an additional condition to secure additional cycle parking.
<u>Item 4.15 - 18,19,20,21,22,23 & 24 John's Lane, Edinburgh, EH6 7EU</u>	Alterations to an existing derelict warehouse linked to the creation of 20 residential units - application no 19/01855/LBC	To GRANT listed building consent subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.
<u>Item 4.16 - Lochend House, 33 - 35 Lochend Road South, Edinburgh EH7 6BR</u>	Change of use to guest house - application no 19/01720/FUL	To GRANT Planning permission subject to the reasons and informatives set out in section 3 of the report by the Chief Planning Officer.
<u>Item 4.17 - 69 - 71 Marionville Road, Edinburgh, EH7 6AQ</u>	Planning permission for the demolition of two existing business class units and the erection of a new residential development of 120 units. Units are split over 4 apartment buildings, noted as Block A (East Block) Block B (South Block), Block C (West Block) and Block D (North Block), and a terrace of 10 mews houses. Application also concerns car parking, car port and associated landscaping (as amended) - application no 18/10499/FUL	To REFUSE Planning Permission for the reasons set out in the report by the Chief Planning Officer.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
Item 4.18 - 25 Milton Link, Edinburgh, EH15 3QH	Variation of condition (ii) imposed on planning permission TP/5/M/2264/85 to enable the sale of food for up to 743 sq.m - application no 18/09995/FUL	To GRANT Planning Permission subject to the conditions, reasons and informatives and legal agreement set out in section 3 of the report by the Chief Planning Officer.
Item 4.19 - 63 Morningside Drive, Edinburgh, EH10 5NQ	Change of use from nursing home (class 8) to dwelling with a two-storey east side extension; single storey rear extension; single storey west side extension; and associated garden landscaping. - application no 19/02190/FUL	To GRANT Planning Permission subject to the conditions and reasons set out in section 3 of the report by the Chief Planning Officer.
Item 4.20 - New Street Edinburgh (Land Adjacent To)	Application for the discharge of a planning obligation clause relating to Car Club provisions - application no 19/00398/OBL	To MODIFY Planning Obligation subject to the informatives set out in section 3 of the report by the Chief Planning Officer.
Item 4.21 - New Street Edinburgh (Land Adjacent To)	Application for the discharge of a planning obligation clause relating to the provision of a Travel Plan - application no 19/00400/OBL	To MODIFY Planning Obligation subject to the informatives set out in section 3 of the report by the Chief Planning Officer.
Item 4.22 - New Street Edinburgh (Land Adjacent To)	Application for the discharge of a planning obligation clause relating to the provision of affordable business space - application no 19/00536/OBL	To MODIFY Planning Obligation subject to the informatives set out in section 3 of the report by the Chief Planning Officer.
Item 4.23 - Ravelston Dykes Quarry, Ravelston Dykes Road, Edinburgh	Material and design amendments to approved dwellinghouse on Plot 1 of planning permission reference 16/05074/FUL. External alterations including changes to materials, window openings and replacement of pitched roof with flat roof garden - application no 19/01108/FUL	To GRANT Planning Permission subject to the conditions, reasons and informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 4.24 - Ravelston Dykes Quarry, Ravelston Dykes Road, Edinburgh</u>	Material and design amendments to approved dwelling house on Plot 2 of planning permission reference 16/05074/FUL. External alterations including changes to materials, window openings and replacement of pitched roof with flat roof garden - application no 19/01090/FUL	To GRANT Planning Permission subject to the conditions, reasons and informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer.
<u>Item 4.25 - Ravelston Dykes Quarry, Ravelston Dykes Road, Edinburgh</u>	Material and design amendments to approved dwelling house on Plot 3 of planning permission reference 16/05074/FUL. External alterations including changes to materials, window openings and replacement of pitched roof with flat roof garden - application no 19/01091/FUL	To GRANT Planning Permission subject to the conditions, reasons and informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer.
<u>Item 4.26 - Royal Botanic Nursery, Inverleith Avenue South, Edinburgh</u>	Construction of Plant Health Suite, Sustainable Energy Centre, multi service trench, oil tanks, landscape works and related infrastructure at RBGE Nursery (as amended) - application no - 18/10304/FUL	To GRANT Planning Permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.
<u>Item 4.27 - Parts of Muirhouse Avenue, Muirhouse Avenue North, Muirhouse Crescent and Muirhouse Way</u>	Stopping Up Order - Edinburgh PO/18/05	To CONFIRM the Stopping Up Order.
<u>Item 4.28 - West Bonnington Farm, Bonnington, Kirknewton, EH27 8BB</u>	Erection of farmhouse in connection with agricultural use (as amended) - application no 18/10372/FUL	To GRANT Planning Permission subject to the conditions, reasons and informatives and a legal agreement as set out in section 3 of the report by the Chief Planning Officer.
<u>Item 6.1 - South East Wedge, Old Dalkeith Road, Edinburgh</u>	Protocol Note by the Head of Strategy and Communications - application nos 19/01032/FUL and 19/01481/FUL	Noted.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 6.2 - South East Wedge, Old Dalkeith Road, Edinburgh</u>	Erection of 505 residential dwellings, 350 sq m of retail, open space and associated infrastructure - application no 19/01481/FUL	To REFUSE Planning Permission, subject to referral to Full Council, for the reasons set out in Section 3 of the report by the Chief Planning Officer.
<u>Item 6.3 - South East Wedge, Old Dalkeith Road, Edinburgh</u>	Erection of 199 residential dwellings, public open space and associated infrastructure - application no 19/01032/FUL	To REFUSE Planning Permission, subject to referral to Full Council, for the reasons set out in Section 3 of the report by the Chief Planning Officer.
<u>Item 7.1 - 7 - 17 Leven Street, Edinburgh EH3 9LH</u>	Partial demolition of the existing building and construction of 8 flatted dwellings including internal and external alterations to the existing shop (as amended) - application no 19/01461/FUL	To GRANT Planning Permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer, and an additional condition to provide further details on the angled windows on the rear elevation. Declaration of interests Councillor Claire Miller declared a non-financial interest in this item as she had previously supported residents this application and took no part in consideration of the item.
<u>Item 7.2 - Royal Blind School, 2B Craigmillar Park, Edinburgh, EH16 5NA</u>	Refurbishment and conversion of existing listed school for residential use (21 units). Refurbishment and extension of existing gate lodge building. Demolition of non-listed structures and formation of new residential dwellings (27 units), (as amended) - application no 18/10180/FUL	To GRANT Planning Permission subject to the conditions, reasons and informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer. Dissent Councillor Miller requested that her dissent be recorded in respect of this decision.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><u>Item 7.3 - Royal Blind School, 2B Craigmillar Park, Edinburgh, EH16 5NA</u></p>	<p>Refurbishment and conversion of existing listed school for residential use. Refurbishment and extension of gate lodge building - application no 18/10258/LBC</p>	<p>To GRANT listed building consent subject to the conditions and informatives set in out in Section 3 of the report by the Chief Planning Officer with an added condition of the retention and refurbishment of the existing windows in the gate lodge.</p> <p>Dissent</p> <p>Councillor Miller requested that her dissent be recorded in respect of this decision.</p>
<p><u>Item 7.4 - Royal Botanic Garden, 20A Inverleith Row, Edinburgh, EH3 5LR</u></p>	<p>Restoration, improvement and redevelopment of the North East corner of the Royal Botanic Garden. Development comprises works to listed buildings and structures; construction of a new glasshouse, research glasshouses, education building, horticultural support building and associated buildings; landscape works; erection of polytunnels and temporary decent facilities; temporary construction access road; and associated development and demolition (as amended) - application no 19/01068/FUL</p>	<p>To GRANT Planning Permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p> <p>Councillor Gardiner declared a non-financial interest in this item as he had an annual membership of Royal Botanic Gardens Glass House.</p>
<p><u>Item 7.5 - Royal Botanic Garden, 20A Inverleith Row, Edinburgh, EH3 5LR</u></p>	<p>Alterations and restoration works to the Victorian Palm houses, the 1967 glasshouses, and relocation of the Linnaeus Monument. Works will also include the temporary removal of gates and railings at Inverleith Place to facilitate the proposed construction access. (as amended) - application no 19/01069/LBC</p>	<p>To GRANT listed building consent subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p> <p>Councillor Gardiner declared a non-financial interest in this item as he had an annual membership of Royal Botanic Gardens Glass House.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><u>Item 7.6 - Royal Botanic Garden 20A Inverleith Row Edinburgh, EH3 5LR</u></p>	<p>Complete demolition in a Conservation Area - application no 19/01070/CON</p>	<p>To GRANT Conservation Area consent subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p> <p>Councillor Gardiner declared a non-financial interest in this item as he had an annual membership of Royal Botanic Gardens Glass House.</p>
<p><u>Item 8.1 - 37 Corstorphine Road, Edinburgh, EH12 5QQ</u></p>	<p>Demolition of existing house, erection of new building to form residential apartments with associated car parking and landscaping. - application no 18/02404/FUL</p>	<p>To REFUSE planning permission as the proposals were contrary to Local Development Plan Policies Des 1, Des 4, Des 5, Hou 3 and Env 21.</p> <p>(on a division)</p>