

Minutes

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 28 August 2019

Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Mary Campbell, Gordon, Griffiths, Mitchell, Mowat, Munn, Osler and Rose.

1. Minutes

Decision

- 1) To approve the minute of the Development Management Sub-Committee of 19 June 2019 as a correct record.
- 2) To approve the minute of the Development Management Sub-Committee of 31 July 2019 as a correct record.
- 3) To approve the minute of the Development Management Sub-Committee of 14 August 2019 as a correct record.

2. General Applications and Miscellaneous Business

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

Requests for Presentations

The Chief Planning Officer gave a presentation on agenda Item 4.2 – 34 Cammo Road, Edinburgh, EH4 8AP – Requested by Councillors Gordon and Osler

The Chief Planning Officer gave a presentation on agenda Item 4.4 – 1 Lanark Road, Edinburgh, EH14 1TG – Requested by Councillor Osler

Decision

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

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

3. 329 High Street, Edinburgh

Details were provided of proposals for planning permission for the change of use from offices to class 1 and 3 uses at ground, basement and mezzanine level, with serviced apartments above; alterations to form new door and altered window openings; alterations at roof level to form new and realigned roof lights and plant enclosure (as amended) at 329 High Street, Edinburgh. Details were also provided of proposals for listed building consent for alterations to the front and rear elevations to form new door and altered window openings, alterations at roof level to form new and realigned roof lights and plant enclosure and internal alterations (as amended) at 329 High Street, Edinburgh application nos 19/02318/FUL and 19/02319/LBC.

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

Motion

To grant planning permission and listed building consent subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer with an additional suspensive condition that prior to the development being initiated the relevant consent of the land owner would be obtained for the installation of the cycle racks.

- moved by Councillor Gardiner, seconded by Councillor Child.

Amendment

To refuse the applications for planning permission and listed building consent as the applications were contrary to Local Development Plan Policies Hou 7, Des 12c and Tra 3.

- moved by Councillor Osler, seconded by Councillor Booth.

Voting

For the motion: - 6 votes

(Councillors Gardiner, Child, Gordon, Griffiths, Mitchell and Rose)

For the amendment: - 4 votes

(Councillors Booth, Campbell, Munn and Osler)

Decision

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

Officer with an additional suspensive condition that prior to the development being initiated the relevant consent of the land owner shall be obtained for the installation of the cycle racks.

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

4. 5 Port Hamilton, Edinburgh (Land to East of)

Details were provided of proposals for planning permission at Land To East Of 5, Port Hamilton, Edinburgh for the Erection of offices (Class 4) and associated works application no 18/07354/FUL. The Chief Planning Officer gave details of the proposals and the planning considerations involved and recommended that the applications be granted.

Motion

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.

- moved by Councillor Gardiner, seconded by Councillor Child.

Amendment

To refuse planning permission as the application was contrary to Local Development Plan Policy Des 5.

- moved by Councillor Mowat, seconded by Councillor Osler.

Voting

For the motion: - 6 votes

(Councillors Gardiner, Child, Gordon, Griffiths, Munn and Rose)

For the amendment: - 5 votes

(Councillors Booth, Campbell, Mitchell, Mowat and Osler)

Decision

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.

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

5. 34 Cammo Road, Edinburgh, EH4 8AP

Details were provided of proposals for planning permission for the proposed demolition of an existing dwelling, erection of 7x Townhouses with associated parking, landscaping and footpaths (as amended) at 34 Cammo Road, Edinburgh, EH4 8AP – application no 18/02116/FUL.

Motion

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 and an additional condition as follows: “Notwithstanding the details as set out in drawing nos 03B and 15 of the permission, the path and steps shown on the eastern part of the site do not form part of this permission, hereby approved. ‘Reason; In order to protect the neighbouring site, being one of local importance and a special landscape area.’”

- moved by Councillor Gardiner, seconded by Councillor Child.

Amendment

To refuse planning permission as the application was contrary to Local Development Plan Policy Hou 4, Des 4b and Des 1.

- moved by Councillor Osler, seconded by Councillor Gordon.

Voting

For the motion: - 6 votes

(Councillors Gardiner, Child, Griffiths, Munn, Mowat and Rose)

For the amendment: - 5 votes

(Councillors Booth, Campbell, Gordon, Mitchell and Osler)

Decision

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 and an additional condition as follows: ‘Notwithstanding the details as set out in drawing nos 03B and 15 of the permission, the path and steps shown on the eastern part of the site do not form part of this permission, hereby approved. “Reason; In order to protect the neighbouring site, being one of local importance and a special landscape area.”’

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

Appendix

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
Note: Detailed conditions/reasons for the following decisions are contained in the statutory planning register.		
<u>Item 4.1 - Proposed Roseburn To Union Canal Cycleway, Dalry Road, Edinburgh</u>	<p>Proposed Roseburn To Union Canal Cycleway, Dalry Road, Edinburgh - The development of a new Cycle Link between Roseburn Path and Union Canal, in order to deliver a safe, family friendly network across the city (previous consultations undertaken under reference 16/01908/PAN) - application no 19/02885/PAN</p>	<ol style="list-style-type: none"> 1) To note the key issues at this stage. 2) To take into account the following additional issues: <ul style="list-style-type: none"> • Consider protection for pedestrians. • Consider the safety of small children should be factored in as a park sits at the Dalry end of the proposed development.
<u>Item 4.2 - 34 Cammo Road, Edinburgh, EH4 8AP</u>	<p>Proposed demolition of existing dwelling, erection of 7x Townhouses with associated parking, landscaping and footpaths (as amended) - application no 18/02116/FUL</p>	<p>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 and an additional condition as follows: ‘Notwithstanding the details as set out in drawing nos 03B and 15 of the permission, the path and steps shown on the eastern part of the site do not form part of this permission, hereby approved.’</p> <p>Reason; In order to protect the neighbouring site, being one of local importance and a special landscape area.’</p> <p>(On a division)</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 4.3 - 1 Grant Avenue, Edinburgh, EH13 0DS</u>	Application for removal of single glazed metal and timber windows and replacement with new double-glazed hardwood timber windows. (In retrospect) – application no 19/02624/LBC	To REFUSE Listed Building Consent for the reasons set out in the report by the Chief Planning Officer.
<u>Item 4.4 - 1 Lanark Road, Edinburgh, EH14 1TG</u>	Demolition of existing motor dealership and erection of new residential development comprising 57 flats, upgraded vehicular access, new pedestrian access, car and cycle parking and associated soft and hard landscaping (as amended to 50 flats) – application no 18/08232/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 and an additional informative that the applicants shall engage with the Council's active travel team to explore the feasibility of developing active travel links from the application site to the adjacent Union Canal and Water of Leith walkway.
<u>Item 4.5 - 2B Roseburn Terrace, Edinburgh, EH12 6AW</u>	The conversion of two existing large format static panels to digital. Consent was granted for the static panels on 24th November 2014 under application number 14/03219/ADV – application no 18/10341/ADV	To GRANT Advert Consent subject to the conditions and reasons set out in section 3 of the report by the Chief Planning Officer.
<u>Item 4.6 - 20 Thistle Street, North West Lane, Edinburgh, EH2 1EA</u>	Change of Use from Offices to Hotel with ancillary bar and restaurant; removal of existing and erection of new extension to form additional accommodation – application no 19/01930/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 4.7 - BF - 1F 22 Thistle Street, North West Lane, Edinburgh, EH2 1BY</u>	Internal and External Alterations at number 22 Thistle Street North West Lane and removal of extension building at No. 20 Thistle Street North West Lane with erection of new building extension – application no 19/01981/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.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 7.1 - GF 126 Canongate, Edinburgh, EH8 8DD</u>	Change of use from office to form 11 no. commercially managed short term let apartments, alterations to the rear elevation and roof, and creation of a ground floor class 1 & 2 unit (as amended) – application no 19/01404/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 7.2 - GF 126 Canongate, Edinburgh, EH8 8DD</u>	Alterations include: minor alterations to the non-original elements of the primary elevation of the property, enlarged windows, and an extension to the roof space to the rear of the property, internal refurbishment to the non-original interior of all floors of the property, and, alterations to create a shop frontage at street level (as amended) – application no 19/01405/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 7.3 - 329 High Street Edinburgh</u>	Change of use from offices to class 1 and 3 uses at ground, basement and mezzanine level, with serviced apartments above; alterations to form new door and altered window openings; alterations at roof level to form new and realigned roof lights and plant enclosure (as amended) – application no 19/02318/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 with an additional suspensive condition that prior to the development being initiated the relevant consent of the land owner shall be obtained for the installation of the cycle racks. (On a division)
<u>Item 7.4 - 329 High Street, Edinburgh</u>	Alterations to front and rear elevations to form new door and altered window openings, alterations at roof level to form new and realigned roof lights and plant enclosure and internal alterations (as amended) – application no 19/02319/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. (On a division)

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 7.5 - 7 GF, 7 IF, 8, 10, 10A & 10B Lower Gilmore Place, Edinburgh</u>	Demolition of all buildings on site and erection of office (Class 4) and flatted residential development with associated car parking and landscaping – application no 19/00789/FUL	To agree to determine the application by means of a hearing.
<u>Item 7.6 - 5 Port Hamilton, Edinburgh (Land To East Of)</u>	Erection of offices (Class 4) and associated works at land. – application no 18/07354/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. (On a division)