

# Notice of meeting and agenda

## Development Management Sub-Committee

**10.00 am Wednesday, 26th August, 2020**

Virtual Meeting - via Skype

This is a public meeting and members of the public are welcome to watch the meeting via the online webcast.

### Contacts

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## 1. Order of Business

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- 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 24 August 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

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- 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 Minutes of the Development Management Sub-Committee of the 12 August 2020 – submitted for approval as a correct record 9 - 14

## 4. General Applications and Miscellaneous Business Reports

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4.1 None.

## 5. Returning Applications

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**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** 34 Cammo Road, Edinburgh, EH4 8AP - Proposed demolition of existing dwelling, erection of Six Townhouses with associated parking, landscaping and footpaths (as amended) - application no 18/02116/FUL – Report by the Chief Planning Officer 15 - 16

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

- 5.2** 159 Fountainbridge, Edinburgh (At Site At Former) - 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 – Report by the Chief Planning Officer 17 - 18

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

- 5.3** 553 - 555 Gorgie Road, Edinburgh, EH11 3LE - Erection of mixed-use development comprising residential flats, purpose-built student accommodation, associated car parking, cycle parking, landscaping and infrastructure, change of use of existing car showroom to class 1 and class 2 uses (as amended) - application no 20/00619/FUL – Report by the Chief Planning Officer 19 - 21

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

## 6. Applications for Hearing

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**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

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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 None.

## 8. Returning Applications Following Site Visit

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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

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The key issues for the Pre-Application reports and 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.

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 None.

## 10. Extended Delegation Decisions

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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

**10.1** None.

## **Laurence Rockey**

Head of Strategy and Communications

### **Committee Members**

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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**

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The Development Management Sub-Committee consists of 11 Councillors and is appointed by the City of Edinburgh Council.

### **Further information**

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If you have any questions about the agenda or meeting arrangements, please contact Jamie Macrae, Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, Tel 0131 553 8242 / 0131 529 4085, email [jamie.macrae@edinburgh.gov.uk](mailto:jamie.macrae@edinburgh.gov.uk) / [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk).

A copy of the agenda and papers for this meeting will be available for inspection prior to the meeting at the main reception office, City Chambers, High Street, Edinburgh.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to [www.edinburgh.gov.uk/cpol](http://www.edinburgh.gov.uk/cpol).

### **Webcasting of Council meetings**

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Please note this meeting may be filmed for live and subsequent broadcast via the Council's internet site – at the start of the meeting the Convener will confirm if all or part of the meeting is being filmed.

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Any information presented by individuals to the Council at a meeting, in a deputation or otherwise, in addition to forming part of a webcast that will be held as a historical record, will also be held and used by the Council in connection with the relevant matter until that matter is decided or otherwise resolved (including any potential appeals and other connected processes). Thereafter, that information will continue to be held as part of the historical record in accordance with the paragraphs above.

If you have any queries regarding this, and, in particular, if you believe that use and/or storage of any particular information would cause, or be likely to cause, substantial damage or distress to any individual, please contact Committee Services ([committee.services@edinburgh.gov.uk](mailto:committee.services@edinburgh.gov.uk)).

# Minutes

## Development Management Sub-Committee of the Planning Committee

**10.00 am, Wednesday 12 August 2020**

### **Present:**

Councillors Gardiner (Convener) (items 1 - 4.3, 4.5 onwards), Child (Vice-Convener), Booth (items 1 – 4.5, 7.1 onwards), Mary Campbell, Dixon (substituting for Councillor Gordon, items 4.2, 7.3 onwards), Griffiths, Mitchell (items 4.2, 4.4, 7.1 onwards), Mowat, Munn (items 1 – 5.1, 7.3 onwards), Osler, Rose and Frank Ross (substituting for Councillor Gardiner, item 4.4 and for Councillor Munn, item 7.2).

### **1. Minutes**

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#### **Decision**

To approve the minute of the Development Management Sub-Committee of 29 July 2020 as a correct record.

### **2. General Applications and Miscellaneous Business**

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The Sub-Committee considered reports on planning applications listed in Sections 4, 5 and 7 of the agenda for this meeting.

#### **Requests for Hearings**

Ward Councillors Bird and Jim Campbell requested a hearing in respect of item 4.2 - 40 Laverockbank Road, Edinburgh.

Ward Councillor Douglas requested a hearing in respect of item 7.1 - 37 Corstorphine Road, Edinburgh.

#### **Requests for Presentations**

The Chief Planning Officer gave a presentation on agenda item 4.2 - 40 Laverockbank Road, Edinburgh – requested by Ward Councillors Bird and Jim Campbell.

The Chief Planning Officer gave a presentation on agenda item 4.4 - 9 Marchbank Grove, Balerno – requested by Councillor Gardiner.

#### **Requests for Site Visits**

Ward Councillors Bird and Jim Campbell requested a site visit in respect of item 4.2 - 40 Laverockbank Road, Edinburgh.

## Declaration of interest

Councillor Gardiner declared a non-financial interest in item 4.4 - 9 Marchbank Grove, Balerno - as he had expressed his opinion on a related motion to a meeting of the City of Edinburgh Council and took no part in consideration of the item.

## Decision

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

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

### 3. 37 Corstorphine Road, Edinburgh

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Details were provided of an application for the demolition of existing house and erection of new residential building to form residential apartments with associated car parking and landscaping at 37 Corstorphine Road, Edinburgh - application no. 20/01351/FUL.

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

The sub-committee first considered whether to holding a hearing as had been requested by Ward Councillor Douglas.

## Motion

To **AGREE** not to continue the application for a hearing and to agree to determine the application at the meeting of the Development Management Sub-Committee of 12 August 2020.

- moved by Councillor Gardiner, seconded by Councillor Child.

## Amendment

To **CONTINUE** the application for a hearing to a further meeting of the Development Management Sub-Committee.

- moved by Councillor Booth, seconded by Councillor Osler.

## Voting

For the motion: - 6 votes

For the amendment: - 3 votes

For the motion: (Councillors Child, Gardiner, Griffiths, Mitchell, Mowat and Rose.)

For the amendment: (Councillors Booth, Mary Campbell and Osler.)

## Decision

To **AGREE** not to continue the application for a hearing and to agree to determine the application at the meeting of the Development Management Sub-Committee of 12 August 2020.

The sub-committee, having voted to consider the application on the day of the meeting, then considered the application.

## Motion

- 1) To **GRANT** planning permission subject to the conditions, reasons, informatives and a legal agreement as set out in section 3 of the report by the Chief Planning Officer, and an additional informative to investigate the potential to add gates to the car park area.
- 2) To **AGREE** to notify the application to the Scottish Ministers.

- moved by Councillor Gardiner, seconded by Councillor Child.

### **Amendment**

To **REFUSE** planning permission on the grounds that the planning application was contrary to Local Development Plan Policy Env 21 as the proposal would be at risk of flooding.

- moved by Councillor Booth, seconded by Councillor Osler.

### **Voting**

For the motion: - 5 votes

For the amendment: - 4 votes

For the motion: (Councillors Child, Gardiner, Griffiths, Mitchell and Rose.)

For the amendment: (Councillors Booth, Mary Campbell, Mowat and Osler.)

### **Decision**

- 1) To **GRANT** planning permission subject to the conditions, reasons, informatives and a legal agreement as set out in section 3 of the report by the Chief Planning Officer, and an additional informative to investigate the potential to add gates to the car park area.
- 2) To **AGREE** to notify the application to the Scottish Ministers.

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

## **4. 553 - 555 Gorgie Road, Edinburgh**

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Details were provided of an application for the erection of mixed-use development comprising residential flats, purpose-built student accommodation, associated car parking, cycle parking, landscaping and infrastructure; change of use of existing car showroom to class 1 and class 2 uses (as amended) at 553 – 555 Gorgie Road, Edinburgh - application no. 20/00619/FUL.

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

### **Motion**

To **GRANT** planning permission subject to the conditions, reasons, informatives and a legal agreement as set out in section 3 of the report by the Chief Planning Officer.

- moved by Councillor Gardiner, seconded by Councillor Child.

### **Amendment**

To **CONTINUE** consideration of the application to a further meeting of the Development Management Sub-Committee to allow for the SEPA flood report to be submitted to the sub-committee for consideration.

- moved by Councillor Mowat, seconded by Councillor Booth.

### **Voting**

For the motion: - 5 votes

For the amendment: - 6 votes

For the motion: (Councillors Child, Dixon, Gardiner, Griffiths and Rose.)

For the amendment: (Councillors Booth, Mary Campbell, Mitchell, Mowat, Munn and Osler.)

## Decision

To **CONTINUE** consideration of the application to a further meeting of the Development Management Sub-Committee to allow for the SEPA flood report to be submitted to the sub-committee for consideration.

(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.		
<b>4.1</b> - <a href="#">46, Craigleith Road, Edinburgh (At Land 7 Metres West Of)</a>	Erect new dwelling house in building plot west of 46 Craigleith Road - application 20/00890/FUL	To <b>GRANT</b> planning permission subject to the conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer.
<b>4.2</b> - <a href="#">40 Laverockbank Road, Edinburgh, EH5 3BZ.</a>	Proposed residential development for 7 new dwellings including change of use of former care home and extension - application no 19/05803/FUL	<ol style="list-style-type: none"><li>1) To <b>AGREE</b> not to continue the application for a hearing or a site visit and to agree to determine the application at the meeting of the Development Management Sub-Committee of 12 August 2020.</li><li>2) To <b>GRANT</b> planning permission subject to the conditions, reasons, informatives and a legal agreement as set out in section 3 of the report by the Chief Planning Officer.</li></ol>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<b>4.3 - <a href="#">151 London Road, Edinburgh, EH7 6AE</a></b>	Approval of matters in condition 2 of planning permission in principle 14/05174/PPP - a) no. of residential units to be developed, b) no. of student housing bedrooms to be developed, f) location & extent of uses, g) layout design & heights, h) sustainability measures, i) drainage, j) waste management & recycling, k) noise protection measures, l) air quality mitigation, n) floor levels, o) lighting, p) landscaping q) masterplan framework and Condition 4 (Surface Water Management & Flood Risk Assessment) - application no 19/04557/AMC	To <b>APPROVE</b> Matters Specified in Conditions subject to the conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer.
<b>4.4 - <a href="#">9 Marchbank Grove, Balerno, EH14 7ES</a></b>	Change of use from open space to private garden ground, and retrospective erection of a 2 metre high fence to the southern boundary (as amended)- application no 20/01336/FUL	To <b>REFUSE</b> planning permission on the grounds that the planning application was contrary to Local Development Plan Policy Env 18 (d) and (e).
<b>4.5 - <a href="#">28, Wellflats Road, Kirkliston (at Land 135 Metres Northeast Of)</a></b>	Approval of matters specified in conditions 1, 6 and 10 of consent 17/04571/PPP comprising residential development, landscaping, access and associated works. – application no 20/00718/AMC	To <b>APPROVE</b> Matters Specified in Conditions subject to the conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer.
<b>5.1 - <a href="#">St Josephs Nursing Home, 41 - 45 Gilmore Place, Edinburgh</a></b>	Student accommodation redevelopment of existing C-listed building providing 230 beds over 29 flats with associated amenity and external landscaping, demolition of extensions and outbuildings and erection of 3 new buildings in rear courtyard application no 19/06070/FUL	To <b>GRANT</b> planning permission subject to the conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><b>7.1 - <a href="#">37 Corstorphine Road, Edinburgh, EH12 5QQ</a></b></p>	<p>Demolition of existing house and erection of new residential building to form residential apartments with associated car parking and landscaping -- application no 20/01351/FUL</p>	<p>1) To <b>AGREE</b> not to continue the application for a hearing and to agree to determine the application at the meeting of the Development Management Sub-Committee of 12 August 2020.</p> <p>(on a division)</p> <p>2) To <b>GRANT</b> planning permission subject to the conditions, reasons, informatives and a legal agreement as set out in section 3 of the report by the Chief Planning Officer, and an additional informative to investigate the potential to add gates to the car park area.</p> <p>3) To <b>AGREE</b> to notify the application to the Scottish Ministers.</p> <p>(on a division)</p>
<p><b>7.2 - <a href="#">Craigpark Quarry, 1 Craigpark, Ratho, Newbridge EH28 8RJ</a></b></p>	<p>Detailed planning permission for the buildings and information relating to Condition 1 of planning permission 17/02471/FUL relating to an outdoor leisure facility and associated works - application no 20/00965/FUL</p>	<p>To <b>GRANT</b> planning permission subject to the conditions, reasons, informatives and a legal agreement as set out in section 3 of the report by the Chief Planning Officer, and an additional informative to request that the developer engage further with the community on access to the site.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<b>7.3</b> - <a href="#">553 - 555 Gorgie Road, Edinburgh, EH11 3LE</a>	Erection of mixed-use development comprising residential flats, purpose-built student accommodation, associated car parking, cycle parking, landscaping and infrastructure; change of use of existing car showroom to class 1 and class 2 uses (as amended) – application no 20/00619/FUL	To <b>CONTINUE</b> consideration of the application to a further meeting of the Development Management Sub-Committee to allow for the SEPA flood report to be submitted to the sub-committee for consideration.  (on a division)
<b>10.1</b> 79A Dickson Street, Edinburgh, EH6 8QH	Proposed five storey residential development comprising 7 flats (as amended) - application no 19/00009/FUL	To note that a three-month extension to enable the legal agreement to be concluded was agreed by the Chief Planning Officer under Extended Delegated Authority
<b>10.2</b> 65 Dumbiedykes Road, Edinburgh, EH8 9UT	Application for matters specified in conditions of outline planning permission 08/03321/OUT for residential development of 11 flatbed dwellings. (as amended) - application no 19/02823/AMC	To note that this application was <b>APPROVED</b> by the Chief Planning Officer under Extended Delegated Authority
<b>10.3</b> 254 Leith Walk, Edinburgh, EH6 5EL	Demolition of existing warehouse. Erection of residential development comprised of one and two bedroom flats, 10no. in total plus associated access and landscaping. Incorporating modern green roofs. (as amended) - application no 19/01810/FUL	To note that a three-month extension to enable the legal agreement to be concluded was agreed by the Chief Planning Officer under Extended Delegated Authority
<b>10.4</b> 21 Napier Road, Edinburgh EH10 5AZ	New chapel and priest accommodation in the grounds of the existing house (as amended) - application no 19/02753/PPP	To note that this application was <b>GRANTED</b> by the Chief Planning Officer under Extended Delegated Authority

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<b>10.5</b> The Old Dairy House, Dundas Home Farm, South Queensferry (Land 40 Metres East Of)	Erection of dwelling house and garage at land 40m to East of the Old Dairy House, Dundas Farm - application no 19/05483/FUL	To note that this application was <b>GRANTED</b> by the Chief Planning Officer under Extended Delegated Authority
<b>10.6</b> Saltire Street, Edinburgh (Land 80 Metres West And East Of)	Application under Section 42 of the Planning Act for the removal of condition 2 of planning consent ref; 17/02477/FUL (noise protection measures) from the approved decision notice - application no 19/03245/FUL	To note that a three-month extension to enable the legal agreement to be concluded was agreed by the Chief Planning Officer under Extended Delegated Authority

## Development Management Sub Committee

### **Application for Planning Permission 18/02116/FUL at 34 Cammo Road, Edinburgh**

### **Proposed demolition of existing dwelling, erection of six townhouses with associated parking, landscaping and footpaths (as amended)**

**Item number**

**Report number**

**Wards**

B01 - Almond

### **Recommendations**

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It is recommended that this application be Granted subject to the details below.

### **Background information**

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The Development Management Sub-Committee determined that it was minded to grant this application on 28 August 2019, subject to the conclusion of a legal agreement within six month of this date to make a financial contribution to Children and Families to alleviate accommodation pressures in the local catchment area.

Negotiations are continuing and nearing conclusion.

Under the Scheme of Delegation, the Chief Planning Officer has delegated powers to extend the six month period for concluding a legal agreement to nine months, provided meaningful progress is being achieved. This delegated power was used to extend the period for concluding the legal agreement in this case. An extension to this time period was agreed at the Development Management Sub- Committee on 22 January 2020. However, this extended period has now been exceeded and therefore the matter requires to be returned to Committee for a decision.

However, due to the Coronavirus emergency, the Council's Leadership Advisory Panel has agreed changes to the schemes of delegation in respect of planning applications. This gives the Chief Planning Officer extended delegated powers to make decisions on applications which would require a committee decision under the current schemes of delegation. This report has been agreed under the extended scheme of delegation

## Main report

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There are no new material planning considerations which affect the Development Management Sub-Committee original decision on 28 August 2019 that it was minded to grant this application subject to a legal agreement first being concluded to secure a financial contribution to Children and Families.

Conclusion of the legal agreement process has been delayed due to the transfer of ownership of the property during this time.

These matters are being actively pursued between both parties.

It is recommended that the deadline for concluding the legal agreement is extended to enable planning permission thereafter to be released. A period until the end of November 2020 is proposed.

If this recommendation is approved, a 'Minded to Grant' letter will be sent to the agents setting out the amended informative deadline for conclusion of the legal agreement and including all of the original conditions and remaining informatives stated in the original 'Minded to Grant' letter of 30 August 2019.

## Links

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### **Policies and guidance for this application**

LDPP, LHOU01, LHOU02, LHOU03, LHOU04, LDES01, LDES04, LDES05, LEN11, LEN16, LEN21, LTRA02, LTRA03, NSG, NSGD02,

A copy of the original Committee report can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=O5653VEW05000>

Or Council Papers online

**David R. Leslie**

Chief Planning Officer

PLACE

The City of Edinburgh Council

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## Development Management Sub Committee

report returning to Committee - Wednesday 26 August 2020

**Application for Planning Permission 19/00256/FUL at Site At Former 159, Fountainbridge, Edinburgh. 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).**

**Item number**

**Report number**

**Wards**

B09 - Fountainbridge/Craiglockhart

### Recommendations

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It is recommended that this application be Granted subject to the details below.

### Background information

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At its meeting on 31 June 2019, Committee was minded to grant planning permission for 234 residential units, commercial uses, access, landscaping and public realm, subject to concluding a suitable legal agreement to secure financial contributions towards transport, education and primary healthcare. The legal agreement was to be concluded within six months of that Committee. Six months have now passed and this report is returned to seek the Development Management Sub-Committee's approval to grant a three month extension to conclude the legal agreement.

## Main report

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At its meeting on 31 July 2019 the Development Management Sub-Committee indicated that it was 'minded to grant' planning permission to a mixed use development of the site subject to concluding a legal agreement. The report considered by the Sub-Committee set out relevant planning history of the site and that for the wider area, a description of the development proposed and an assessment of the proposals being promoted; a link to that report is provided at the end of this report.

Legal agreements are to be concluded within six months or returned to Committee.

## Links

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### **Policies and guidance for this application**

NSGD02, LDPP, LDEL02, LDES02, LDES03, LDES04, LDES05, LDES06, LDES07, LDES08, LEN09, LEN20, LEN21, LEN22, LHOU01, LHOU02, LHOU03, LHOU04, LHOU06, LRET11, LTRA02, LTRA03, LTRA04, LTRA10, LRS01, LDEL01, NSG,

A copy of the original Committee report can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=PLRY5VEWIHB00>

Or Council Papers online

**David R. Leslie**

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Declan Semple, Planning Officer

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## Development Management Sub Committee

report returning to Committee - Wednesday 12 August 2020

**Application for Planning Permission 20/00619/FUL  
at 553 - 555 Gorgie Road, Edinburgh, EH11 3LE.  
Erection of mixed-use development comprising residential  
flats, purpose-built student accommodation, associated car  
parking, cycle parking, landscaping and infrastructure,  
change of use of existing car showroom to class 1 and  
class 2 uses (as amended).**

**Item number**

**Report number**

**Wards**

B07 - Sighthill/Gorgie

### Recommendations

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It is recommended that this application be Granted subject to the details below.

### Background information

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The application was considered by the Development Management Sub Committee on 12 August 2020.

The application was continued to allow clarification on the position of the objection from SEPA in relation to Flooding.

## Main report

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The application is recommended for approval subject to referral to Scottish Ministers following an objection from SEPA in relation to Flooding. The Flood Prevention Team within the Council are satisfied with the development and consider that the flood prevention measures are acceptable.

The application was continued to allow the Committee to consider the specific objection received from SEPA on the proposals. The SEPA consultation advises:

*For the avoidance of doubt our position remains one of objection on grounds of flood risk however the reasoning behind that objection requires to be clarified. Arup is currently undertaking a hydrology and hydraulic modelling flood study of the Water of Leith. This will be the first detailed study through the city of Edinburgh since the completion of Phases 1 and 2 of the Water of Leith Flood Protection Scheme (WoLFPS). At the end of the study we are hoping to have a better understanding of the hydrology of the catchment and the standard of protection (SOP) provided by the built flood protection scheme. The SOP of a built scheme can differ from its original design specification.*

*The flood study commenced on 15 May 2019 and the catchment hydrology was programmed to be complete in December 2019 with consultation with SEPA at the end of January 2020. Arup contacted SEPA towards the end of January and confirmed that the hydrology study was nearing completion. On 27 March 2020 Arup gave us a presentation of the work they had been doing to date on the Water of Leith, but it was not until 22 April before we were provided with the design flow calculations undertaken by the consultant. We reviewed these and unfortunately, we were not entirely satisfied and provided feedback to the consultant. We are still waiting to hear back from Arup with hopefully design flows that we can agree to and refer to for current and future planning application consultations.*

*The application site is upstream of the WoLFPS i.e. not protected by the scheme. Our objection is on grounds of flood risk but not, as stated below, relating to the SOP for the WoLFPS, but to general uncertainties in relation to the hydrology of the catchment and design flows as described above.*

The information submitted in support of the application in terms of flood risk is considered acceptable by the Council Flood Prevention Team.

It is recommended that the application is granted subject to the conditions and informatives proposed in the report to Committee of 12 August 2020. If Committee intends to grant planning permission the application requires to be referred to Scottish Ministers for their consideration.

## Links

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### **Policies and guidance for this application**

LDPP, LDEL01, LDES01, LDES02, LDES03, LDES04, LDES05, LDES06, LDES10, LDES11, LEN09, LEN15, LEN16, LEN21, LHOU01, LHOU02, LHOU03, LHOU04, LHOU06, LHOU08, LTRA02, LTRA03, LTRA04, LEN22, LEN03,

A copy of the original Committee report can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=Q5IB4DEWI2N00>

Or Council Papers online

**David R. Leslie**

Chief Planning Officer

PLACE

The City of Edinburgh Council

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