

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 29 July 2020

Present:

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

1. Minutes

Decision

To approve the minute of the Development Management Sub-Committee of 1 July 2020 as a correct record.

2. General Applications and Miscellaneous Business

The Sub-Committee considered reports on planning applications listed in Sections 4, 5, 7 and 9 of the agenda for this meeting.

Requests for Presentations

The Chief Planning Officer gave a presentation on agenda item 4.3 - Flat 1, 1 Saunders Street, Edinburgh – requested by Councillor Osler.

Decision

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

Dissent

Councillor Rose requested that his dissent be recorded in respect of the decision on Item 4.3 – Flat 1, 1 Saunders Street, Edinburgh.

(Reference – reports 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>4.1 - 13 Castle Street, Edinburgh</p>	<p>Change of use from offices to serviced apartments (as amended) - application no 20/01896/FUL</p>	<p>To GRANT planning permission subject to the informatives as set out in section 3 of the report by the Chief Planning Officer.</p>
<p>4.2 - 13 Castle Street, Edinburgh</p>	<p>Alterations to form serviced apartments from offices (as amended) - application no 20/01897/LBC</p>	<p>To GRANT listed building consent subject to the conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer.</p>
<p>4.3 - Flat 1, 1 Saunders Street, Edinburgh</p>	<p>Change of property use from residential to short term let. The property would be used for a mixture of family use and short term letting. The flat was ground floor with its own door access via a private garden. - application no 20/00724/FUL</p>	<p>To REFUSE planning permission on the grounds that the planning application was contrary to Local Development Plan Policy Hou 7 as the main access would be disruptive and would have an unacceptable effect on the living conditions of nearby residents.</p> <p>Dissent</p> <p>Councillor Rose requested that his dissent be recorded in respect of this decision,</p>
<p>4.4 - 5 South Charlotte Street, Edinburgh, EH2 4AN</p>	<p>Change of use from office to short term holiday let - application no 20/01540/FUL</p>	<p>To GRANT planning permission subject to the informatives as set out in section 3 of the report by the Chief Planning Officer.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>5.1 - 94 Ocean Drive, Edinburgh (At Land 143 Metres Southeast Of)</p>	<p>Residential development of 338 flats over 4 apartment buildings with heights of 10 storeys (Building A), 14 storeys (Building B), 12 storeys (Building C) and 10 storeys (Building D) with two commercial units (Class 1,2,3 and 4), car parking and associated landscaping (as amended) - application no 19/02778/FUL</p>	<p>1) To GRANT planning permission subject to the original report by the Chief Planning Officer and an informative to allow a three-month extension to enable the legal agreement to be concluded.</p> <p>2) To agree to amend condition 9 in relation to noise to refer to compliance with NR 25 rather than N15.</p>
<p>7.1 - St Joseph's Nursing Home, 41 - 45 Gilmore Place, Edinburgh</p>	<p>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</p>	<p>To CONTINUE consideration of the application for the Chief Planning Officer to:</p> <p>1) Provide additional information on:</p> <p>(a) Data about the make-up of the community and who was living in the community.</p> <p>(b) Data on development and relevant consents within the area to better understand the community and land uses. The information should explain the position since the 2011 Census.</p> <p>2) Clarify if Build to Rent development had been explored by the developer.</p> <p>3) Clarify the involvement of University of Edinburgh in the project.</p>

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<p>7.2 - St Joseph's Nursing Home, 41 - 45 Gilmore Place, Edinburgh</p>	<p>Conversion to student residential accommodation with communal facilities at ground floor and in chapel; demolish existing east and west outbuildings and extensions and replace with new 3 storey accommodation around retained landscaped courtyard - application no 19/06072/LBC</p>	<p>To GRANT listed building consent subject to the conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer.</p>
<p>7.3 - Proposed naming of a street to honour George Grubb – Report by the Executive Director of Place</p>	<p>It was recommended that the Committee considered whether there was justification to vary the street naming criteria set out in the Statutory Addressing Charter in relation to the request to use the name George Grubb at this time.</p>	<p>To AGREE to vary the street naming criteria set out in the Statutory Addressing Charter in relation to the request to use the name George Grubb at this time.</p>

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<p>9.1 - Forthcoming application by Aviva Life & Pensions UK Limited. for Proposal of Application Notice at Rosebery House, 9 Haymarket Terrace, Edinburgh</p>	<p>Demolition of existing office building and erection of new office development (Class 4) with associated ancillary uses, public realm, landscaping and car parking - application no 20/02505/PAN</p>	<p>1) To note the key issues at this stage.</p> <p>2) To take into account the following issues:</p> <ul style="list-style-type: none"> • The opportunity to work with other developers to achieve cohesive development. • Planners to consider masterplanning principles for the wider area. • Sustainability including opportunity to tie to a wider energy network. • BREEAM assessment including consideration of re-use of the existing building. • To tie into active travel routes. • Increase in public realm and reduction in parking levels. • Encourage grade A office in sustainable location as part of mixed-use developments.