

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

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

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

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

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.		
4.1 - 46, Craigleith Road, Edinburgh (At Land 7 Metres West Of)	Erect new dwelling house in building plot west of 46 Craigleith Road - application 20/00890/FUL	To GRANT planning permission subject to the conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer.
4.2 - 40 Laverockbank Road, Edinburgh, EH5 3BZ.	Proposed residential development for 7 new dwellings including change of use of former care home and extension - application no 19/05803/FUL	1) To AGREE 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. 2) 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.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.3 - 151 London Road, Edinburgh, EH7 6AE</p>	<p>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</p>	<p>To APPROVE 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.</p>
<p>4.4 - 9 Marchbank Grove, Balerno, EH14 7ES</p>	<p>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</p>	<p>To REFUSE planning permission on the grounds that the planning application was contrary to Local Development Plan Policy Env 18 (d) and (e).</p>
<p>4.5 - 28, Wellflats Road, Kirkliston (at Land 135 Metres Northeast Of)</p>	<p>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</p>	<p>To APPROVE 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.</p>
<p>5.1 - St Josephs 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 GRANT planning permission subject to the conditions, reasons and 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>7.1 - 37 Corstorphine Road, Edinburgh, EH12 5QQ</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 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.</p> <p>(on a division)</p> <p>2) 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.</p> <p>3) To AGREE to notify the application to the Scottish Ministers.</p> <p>(on a division)</p>
<p>7.2 - Craigpark Quarry, 1 Craigpark, Ratho, Newbridge EH28 8RJ</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 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 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
<p>7.3 - 553 - 555 Gorgie Road, Edinburgh, EH11 3LE</p>	<p>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</p>	<p>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. (on a division)</p>
<p>10.1 79A Dickson Street, Edinburgh, EH6 8QH</p>	<p>Proposed five storey residential development comprising 7 flats (as amended) - application no 19/00009/FUL</p>	<p>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</p>
<p>10.2 65 Dumbiedykes Road, Edinburgh, EH8 9UT</p>	<p>Application for matters specified in conditions of outline planning permission 08/03321/OUT for residential development of 11 flatted dwellings. (as amended) - application no 19/02823/AMC</p>	<p>To note that this application was APPROVED by the Chief Planning Officer under Extended Delegated Authority</p>
<p>10.3 254 Leith Walk, Edinburgh, EH6 5EL</p>	<p>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</p>	<p>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</p>
<p>10.4 21 Napier Road, Edinburgh EH10 5AZ</p>	<p>New chapel and priest accommodation in the grounds of the existing house (as amended) - application no 19/02753/PPP</p>	<p>To note that this application was GRANTED by the Chief Planning Officer under Extended Delegated Authority</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>10.5 The Old Dairy House, Dundas Home Farm, South Queensferry (Land 40 Metres East Of)</p>	<p>Erection of dwelling house and garage at land 40m to East of the Old Dairy House, Dundas Farm - application no 19/05483/FUL</p>	<p>To note that this application was GRANTED by the Chief Planning Officer under Extended Delegated Authority</p>
<p>10.6 Saltire Street, Edinburgh (Land 80 Metres West And East Of)</p>	<p>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</p>	<p>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</p>