

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 23 September 2020

Present:

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

1. Minutes

Decision

To approve the minute of the Development Management Sub-Committee of 9 September 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 Presentations

The Chief Planning Officer gave a presentation on agenda item 4.5 - 48 - 50 Iona Street, Edinburgh, EH6 8SW – requested by Councillors Booth, Munn and Osler

The Chief Planning Officer gave a presentation on agenda item 4.6 - 27, 29, 31 James Craig Walk, Edinburgh – requested by Councillor Osler

The Chief Planning Officer gave a presentation on agenda item 4.7 - 27, 29, 31 James Craig Walk, Edinburgh – requested by Councillor Osler.

Requests for Hearings

Ward Councillors Lang and Young requested a hearing in respect of item 7.2 - Ferrymuir Gait, South Queensferry (Site North Of)

Decision

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

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

3. Bangholm Outdoor Centre, Craighall Gardens, Edinburgh

The Chief Planning Officer had identified the following application for detailed presentation to the Sub-Committee. Details were provided of the application for planning permission for the erection of new build Sports and Outdoor Centre to replace existing facilities on site (to be demolished) and provide sports facilities to be used by both Trinity Academy (located on Craighall Avenue) and the wider community at Craighall Gardens, Edinburgh - application no 19/05832/FUL.

Motion

To **CONTINUE** consideration of the application in order to get clarity on other options to provide the outdoor centre without it impacting on the Category A listed tree, clarity on the access arrangements, more detail on the path surface and clarity on access for Trinity pupils.

- moved by Councillor Gardiner, seconded by Councillor Booth

Amendment

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 with an additional condition that the path surface should be a bonded surface.

- moved by Councillor Rose, seconded by Councillor Child

Voting

For the motion: - 6 votes
For the amendment - 3 votes

(For the motion: Councillors Gardiner (Convener), Booth, Mowat, Munn, Osler and Staniforth

For the amendment: Councillors Child, Mitchell and Rose.)

Decision

To **CONTINUE** consideration of the application in order to get clarity on other options to provide the outdoor centre without it impacting on the Category A listed tree, clarity on the access arrangements, more detail on the path surface and clarity on access for Trinity pupils.

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

4. Gyle Centre, Gyle Avenue, Edinburgh

The Chief Planning Officer had identified the following application for detailed presentation to the Sub-Committee. Details were provided of the application for planning permission for the extension to shopping centre to include new retail, class 11 leisure and restaurant/cafe units with associated servicing, relocated bus/taxi facilities and reconfigured car parking and landscaping at the Gyle Centre, Gyle Avenue, Edinburgh - application no 19/02604/FUL

Motion

To **REFUSE** planning permission as the application was contrary to LDP policies Des 7(c), (e) and (f), Tra 1, 3, 4 and 8, Ret 4(b) and (c) and Ret 8(a).

- moved by Councillor Gardiner, seconded by Councillor Booth

Amendment

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 and the completion of a Legal Agreement.

- moved by Councillor Rose, seconded by Councillor Child

Voting

For the motion: - 6 votes
For the amendment - 4 votes

(For the motion: Councillors Gardiner (Convener), Booth, Dixon, Munn, Osler and Staniforth
For the amendment: Councillors Child, Mitchell, Mowat and Rose.)

Decision

To **REFUSE** planning permission as the application was contrary to LDP policies Des 7(c), (e) and (f), Tra 1, 3, 4 and 8, Ret 4(b) and (c) and Ret 8(a).

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

5. 42 Peffermill Road, Edinburgh, EH16 5LL

The Chief Planning Officer had identified the following application for detailed presentation to the Sub-Committee. Details were provided of the application for planning permission for the development of a Sports village for the University of Edinburgh at Peffermill playing fields to accommodate redeveloped playing surfaces and the erection of a new Sports Centre and student residence incorporating ancillary facilities at 42 Peffermill Road, Edinburgh, EH16 5LL - application no 19/05923/FUL

Motion

To **REFUSE** planning permission as the application was contrary to LDP policies Env 10, 18, 19 and 21, Hou 1(d) and Student Housing Guidance.

- moved by Councillor Gardiner, seconded by Councillor Staniforth

Amendment

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 and referral to the Scottish Ministers prior to determination due to the outstanding objection from SEPA.

- moved by Councillor Rose, seconded by Councillor Child

Voting

For the motion: - 6 votes
For the amendment - 4 votes

(For the motion: Councillors Gardiner (Convener), Booth, Dixon, Munn, Osler and Staniforth
For the amendment: Councillors Child, Mitchell, Mowat and Rose.)

Decision

To **REFUSE** planning permission as the application was contrary to LDP policies Env 10, 18, 19 and 21, Hou 1(d) and Student Housing Guidance.

(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>4.1 - 109, 110 And 111 Princes Street, 112 Princes Street And 144-150 Rose Street, (Debenhams)</p>	<p>Redevelopment and change of use of existing premises to form hotel with rooftop bar/restaurant, active uses at lower floors including restaurant, bar, retail, flexible meeting and event/venue space, health suite/gym, with ancillary uses, associated works, alterations and demolitions (Use Classes 1, 2, 3, 4, 7, 11 & Sui Generis - application no 20/02952/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"> • To request developers take cognisance of the Waverley Valley Strategy and liaise with the Planning Authority in terms of how the public realm can be improved around the development. • To consider the use class of the site as a cinema or Architecture Built Environmental Centre within the public space of the development. • To include a site visit for Committee when the application comes forward. • To explore opportunities for upper floors and roof spaces.
<p>4.2 - Flat 1 4 Dewar Place Lane, Edinburgh, EH3 8EF</p>	<p>Change of use only from residential flat to holiday let flat - application no 20/03035/FUL</p>	<p>To REFUSE planning permission for the reasons set out in report by the Chief Planning Officer.</p>
<p>4.3 - Flat 2 4 Dewar Place Lane, Edinburgh, EH3 8EF</p>	<p>Change of use only from residential dwelling house to holiday let flat - application no 20/03036/FUL</p>	<p>To REFUSE planning permission for the reasons set out in report by the Chief Planning Officer.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.4 - The Farmhouse, Almondhill, Kirkliston (at Land 102 Metres Southeast Of)</p>	<p>Development of a 48 bed care home (class 8) and associated access, parking and landscaping - application no 20/02413/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>
<p>4.5 - 48 - 50 Iona Street, Edinburgh, EH6 8SW</p>	<p>Demolition of the existing warehouse and ancillary office building and construction of residential (flatted) development including purpose-built student accommodation, general housing and affordable housing, public realm improvements, hard and soft landscaping and associated infrastructure - application no 20/00972/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.</p>
<p>4.6 - 27, 29, 31 James Craig Walk, Edinburgh</p>	<p>Change of use from student accommodation to Class 1 (Shops), Class 2 (Financial, professional & other services) and / or Class 3 (Food and Drink) and Hotel / Class 7 uses, proposed alterations, erection of shopfronts and associated works (as amended) - application no 20/02524/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>
<p>4.7 - 27, 29, 31 James Craig Walk, Edinburgh</p>	<p>Internal and external alterations, erection of shopfronts and associated works (as amended) - application no 20/02527/LBC</p>	<p>To GRANT listed building consent subject to the informatives as set out in section 3 of the report by the Chief Planning Officer with a referral to Scottish Ministers for a period of 28 days due to the objection from Historic Environment Scotland.</p>
<p>4.8 - 1F1 16 Johnston Terrace, Edinburgh, EH1 2PR</p>	<p>Change of use of apartment from residential to short term business/holiday accommodation - application no 20/02790/FUL</p>	<p>To REFUSE planning permission for the reasons set out in report by the Chief Planning Officer.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.9 - 55 Mayfield Road, Edinburgh (Telecoms Apparatus 27 Metres North West)</p>	<p>Proposed telecommunications installation: Proposed 20m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works (as amended in location and reduced to 15m in height - application no 20/02337/FUL</p>	<p>This item was WITHDRAWN from the agenda by Planning Officers, as there was a discrepancy in the description of development and site plan.</p>
<p>5.1 - 7, 11, 13 Eyre Terrace, Edinburgh, EH3 5ER</p>	<p>Planning permission in principle for mixed use development. Retail (class 1); financial, professional + other services (class 2); food + drink (class 3); business (class 4); hotels (class 7); residential (class 8, 9 + sui generis), car parking, access + other works, approval of siting + maximum height of principal building block, points of vehicular/pedestrian access + egress - application no 14/01177/PPP</p>	<p>To AGREE to a further three-month extension to the period to conclude the legal agreement which will enable the planning permission to be released for this application.</p>
<p>5.2 - Royal Blind School, 2B Craigmillar Park, Edinburgh</p>	<p>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</p>	<p>This item was WITHDRAWN from the agenda by Planning Officers, as the Section 75 has now been signed.</p>
<p>7.1 - Bangholm Outdoor Centre, Craighall Gardens, Edinburgh</p>	<p>Erection of new build Sports and Outdoor Centre to replace existing facilities on site (to be demolished) and provide sports facilities to be used by both Trinity Academy (located on Craighall Avenue) and the wider community - application no 19/05832/FUL</p>	<p>To CONTINUE consideration of the application in order to get clarity on other options to provide the outdoor centre without it impacting on the Category A listed tree, clarity on the access arrangements, more detail on the path surface and clarity on access for Trinity pupils. (On a division)</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>7.2 - Ferry Muir Gait, South Queensferry (Site North Of)</p>	<p>Residential development comprising 125x dwellings (Approval of Matters Specified in Conditions of consent 14/01509/PPP) - application no 18/08266/AMC</p>	<p>1) To REFUSE the request for a hearing and agree to determine the application at the meeting of the Development Management Sub-Committee of 23 September 2020.</p> <p>2) 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, and an additional informative that the applicant discusses with Transport officers the narrowing of entry points between housing areas on existing streets, amend informative 5 to remove the word 'consider' and amend informative 11 to note that it should be a shared use path.</p>
<p>7.3 - Gyle Centre, Gyle Avenue, Edinburgh</p>	<p>Extension to shopping centre to include new retail, class 11 leisure and restaurant/cafe units with associated servicing, relocated bus/taxi facilities and reconfigured car parking and landscaping - application no 19/02604/FUL</p>	<p>To REFUSE planning permission as the application was contrary to LDP policies Des 7(c), (e) and (f), Tra 1, 3, 4 and 8, Ret 4(b) and (c) and Ret 8(a).</p> <p>(On a division)</p>
<p>7.4 - 42 Peffermill Road, Edinburgh, EH16 5LL</p>	<p>The development of a Sports village for the University of Edinburgh at Peffermill playing fields to accommodate redeveloped playing surfaces and the erection of a new Sports Centre and student residence incorporating ancillary facilities - application no 19/05923/FUL</p>	<p>To REFUSE planning permission as the application was contrary to LDP policies Env 10, 18, 19 and 21, Hou 1(d) and Student Housing Guidance.</p> <p>(On a division)</p>