

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 7 October 2020

Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Mary Campbell, Cameron (substituting for Councillor Griffiths), Gordon, McLellan (substituting for Councillor Mitchell, items 3.1 to 5.3), Mowat, Munn, Osler and Rose.

1. Minutes

Decision

To approve the minute of the Development Management Sub-Committee of 23 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 6 of the agenda for this meeting.

Declaration of Interests

Councillor Mary Campbell declared a non-financial interest in Item 5.2 - 103, Newcraighall Road, Edinburgh - as she had previously expressed a view on the application and did not take part in the discussion and decision on this item.

Councillor Osler declared a non-financial interest in Item 6.2 - Meadowbank Stadium, 139 London Road, Edinburgh - as a director of Edinburgh Leisure and did not take part in the discussion and decision on this item.

Councillor Cameron declared a non-financial interest in Item 6.2 - Meadowbank Stadium, 139 London Road, Edinburgh - as a director of Edinburgh Leisure and did not take part in the discussion and decision on this item.

Decision

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

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

3. Meadowbank Stadium, 139 London Road, Edinburgh

The Chief Planning Officer had identified an application for Approval Specified in Conditions to be dealt with by means of a hearing. The application was for approval of matters specified in condition 1 of 18/00154 PPP for the proposed redevelopment of surplus land at Meadowbank Sports Centre with mixed uses including residential and commercial, together with roads, landscaping, drainage and ancillary works at Meadowbank Stadium, 139 London Road, Edinburgh – application no 20/00618/AMC.

(a) Report by the Chief Planning Officer

The site of the proposed development covered an area of approximately 10 hectares and was formerly occupied by the multi-purpose Meadowbank sports complex, including a stadium, running track, velodrome, grass and synthetic pitches, and indoor sports and leisure facilities. Most of the facilities had been removed from the site, and the new sports centre was under construction.

The site was defined on its southern edge by London Road. The southeast of the site was defined by an existing railway line with two 7-10 storey office buildings beyond. The southeast of the site was defined by an existing railway line with two 7-10 storey office buildings beyond. To the west, the site was bounded by Wishaw Terrace, with 4-5 storey tenement housing on the west side of the road and a line of mature Elm trees on the west side. To the northwest, the site was bounded by Marionville Road with 4 storey tenements on the north side and mature trees on the south side. The northern edge of the site was defined by 1-2 storey semi-detached houses with rear gardens adjoining the railway line forming the site boundary

This was an application for approval of matters specified in condition 1 of 18/00154/PPP. Condition 1 of planning permission 18/00154/PPP stated that: 'Prior to the submission of any applications for the approval of matters specified in conditions (as required by condition 2), a Masterplan for the entire site shall be submitted for the approval by the Planning Authority. The Masterplan shall include a plan identifying individual sub-sites and phasing, including the site for the sports centre. Hereafter, reference to sub-sites in subsequent conditions relates to the identified sub-sites within this phasing plan'. To support the application, and to satisfy this condition, a design and access statement and masterplan document was submitted. This outlined the approach that was taken to community consultation, as well as the masterplan details.

The documents to be approved under this AMC comprised the submitted plans, cross-referenced with the document titled 'Masterplan and Design and Access Statement'. These documents were intended to set the parameters for the submission of future detailed applications, and these future applications would be expected to conform to these plans and the document

After providing details of the proposals and the planning considerations involved, the Chief Planning Officer recommended that the application be approved.

The presentation can be viewed via the link below:

https://edinburgh.public-i.tv/core/portal/webcast_interactive/514396

(b) Craigentiny and Duddingston Community Council

Andrew Fournet addressed Committee as Chair of Craigentiny and Duddingston Community Council.

Mr Fournet thanked Committee for the opportunity to make comments at the Hearing. Mr Fournet highlighted points the Community Council had raised at a hearing in 2018 for the same site. These points included:

- Initially, The Community Council clearly indicated that they could not support this application as there were far too few details for the community to agree to such a large potential build.
- Many in the community were upset about the scale of this preplanning application. The preplanning application did not detail any provisions which should be made for: environment, parking facilities, strain on local schools, strain on local NHS resources and many other extremely important topics which we listed in our response letter.
- The Community Council urged the council to take extra measures to ensure the public was consulted on a much larger and prolonged way, and encouraged the Council to go above and beyond the current guidelines surrounding planning applications

For the three above points, Mr Fournet stated what had changed since 2018:

- A tremendous amount of work had gone in to clarify details, ensure many aspects of travel, environment and local community were addressed and consulted on.
- The scale of the project had been brought back to a more human, people friendly one, whilst taking into consideration the travel aspect and environment. Although such a development would have impacts on schools and NHS resources the Community Council hoped that the planned GP practice which was simply a relocation of an existing practice would have a larger impact.
- By on-boarding Collective Architecture the consultation process went smoothly and was very thorough. Adding a sounding board to this process made sure that most voices were heard and modifications to designs were made accordingly. The Community Council hoped that the Council had learned lessons and encouraged by these positive results and would follow-up with master planning for any new major sites.

The number of consultations which took place were adequate and well managed by Collective Architecture. The neutral leadership of the sounding board allowed for smooth communication and actions to be taken towards the designs of the site. The consultations which were carried out along with the sounding board ensured that the most optimum solution was put across taking in consideration as many opinions as possible.

The people first development approach was well received, and the Community Council encouraged the council to use this approach for all their sites. The proposal included housing for singles, families and older people which would create a nice mixed community. The local residents were encouraged to see concepts like pocket parks and the good number of small play parks which were present in the application would no doubt allow for better mental health and happier residents.

The community in general was proud to be able to say that the first car free village in Edinburgh would be created in Meadowbank and it was a tribute to its cycling heritage.

Local businesses and residents were delighted to see this vacant site now being regenerated.

Mr Fournet noted it would be greatly appreciated if some more efforts would be put into making changes to Smokey Brae and enlarge the pedestrian spaces, so it was safe to walk up or down. The Community Council saw the development of the Meadowbank site as a unique opportunity to make the appropriate changes to the road and ensure the road was safe for all.

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(c) Craigentiny / Duddingston Ward Councillors

Councillors McLellan and Staniforth addressed the Sub-Committee as Ward Councillors of the Craigentiny/Duddingston Ward.

Councillor McLellan endorsed the comments of the Community Council that the handling of the consultation by Collective Architecture was exemplary. As a result, the plans had evolved from the first iteration to take in to account the many concerns that were raised by residents.

Councillor Staniforth also endorsed the consultation process. Councillor Staniforth noted residents did not want the loss of any more rare and valuable Wheatley Elms, none of which would be removed as a result of this plan. Residents also made clear they did not want the buildings as tall as they were in the preliminary design, the proposed development was smaller. Residents did not want hotels or student accommodation which was listened to and not included in the plan.

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(d) Applicant and Applicant's Agent

Tricia Hill (Development & Regeneration Manager, City of Edinburgh Council), Jen Blacklaw (Senior Construction Project Manager, City of Edinburgh Council), Jude Barber (Director, Collective Architecture) and Sheena Raeburn (Director, Raeburn Farquhar Bowen) were heard in support of the application.

Jude Barber indicated the Meadowbank Masterplan was developed via an intensive, community-led process, that landscape and ecology was at heart of the development, a holistic, whole-development approach to Net Zero Carbon. The development would be a connected site, promoting heritage and active travel and uses and building heights should and could respond to surroundings.

The design was developed with the community. The consultation journey across various stages in masterplan involved listening, responding and acting. During the process, there were 9 drop-in Public Consultations, 4 different consultation locations, 6 Sounding Board meetings, 6 Stakeholder Workshops and the use of a Place Standard Tool.

The key messages that emerged from the consultation process were the importance of retaining the Wheatley Elms; that health and wellbeing would be prioritised; and consideration would be given to wildlife and community gardens. With that in mind this

was an opportunity to create more stable, resilient communities that were walkable and had a mixture of amenity in them.

Jen Blacklaw reinstated the Council's commitment to continued community engagement at Meadowbank. A lot had been gained from involving local people in the development of the Masterplan and the developer would continue to organise events and listen to the community at each stage of the detailed design and delivery process.

Decision

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 with amendment to the Energy Centre informative to state that high efficiency gas boilers should not be used.

(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 - Report for forthcoming application by J Smart And Co (Contractors) Plc. for Proposal of Application Notice at 22 Inglis Green Road, Edinburgh, EH14 2HZ</p>	<p>Mixed use residential and commercial development with associated landscape, car parking and infrastructure - application no 20/01816/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"> • Sustainable development • The proximity to Water of Leith and any opportunity for enhancement of that.
<p>4.2 - GF, 6 Bell's Brae, Edinburgh</p>	<p>Change of use from offices into 11 residential properties, formation of new dormer windows and some minor external works - application no 20/01616/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>4.3 - GF, 6 Bell's Brae, Edinburgh</p>	<p>Internal alterations, roof works including new dormers and minor external facade works to allow the formation of 11 properties - application no 20/01597/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>4.4 - 4 Campbell's Close, 87 Canongate, Edinburgh</p>	<p>Change of Use from residential to short term visitor accommodation - application no 20/03069/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>4.5 - 6 Campbell's Close, 87 Canongate, Edinburgh</p>	<p>Change of use from residential flat to short term visitor accommodation - application no 20/01717/FUL</p>	<p>To REFUSE planning permission for the reasons set out in report by the Chief Planning Officer.</p>
<p>4.6 - 4A Dewar Place Lane, Edinburgh, EH3 8EF</p>	<p>Change of Use from residential to holiday flat - application no 20/03071/FUL</p>	<p>To REFUSE planning permission for the reasons set out in report by the Chief Planning Officer.</p>
<p>4.7 - 43 Main Street, Edinburgh, EH4 5BZ</p>	<p>Planning application for residential development including associated access, parking, infrastructure, and landscaping - application no 20/01410/PPP</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>4.8 - Peffer Place, Edinburgh (At Site 90 Metres South Of)</p>	<p>Mixed-use residential led development comprising of dementia care centre (Class 8), assisted living apartments (Class 8), student accommodation (Sui Generis) and commercial units (Class, 1, 2 or 3) with access, landscaping, SUDS and car parking - application no 20/00292/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>5.1 - Corstorphine Hospital, 136 Corstorphine Road, Edinburgh</p>	<p>Redevelopment of the former Corstorphine Hospital to form 76 residential apartments (including 44 new build apartments) and associated community hub, vehicular access, car parking and landscape works (as amended) - application no 17/04137/FUL</p>	<p>This item was WITHDRAWN from the agenda by Planning Officers.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>5.2 - 103, Newcraighall Road, Edinburgh</p>	<p>Proposed residential development (including class 8 residential institutions, class 9 houses and sui generis flats) primary school (class 10 nonresidential institutions) local centre (including class 1 retail, class 2 financial services, class 3 food and drink, class 10 non residential institutions and class 11 assembly and leisure), green network, access and transport links, infrastructure and associated ancillary works (as amended.)</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>5.3 - Redhall House Drive, Edinburgh, EH14 1JE</p>	<p>Alteration and conversion of existing building to form six duplex apartments, the erection of a detached garage block accommodating six garages and the erection of two detached dwelling houses with all associated site development works and landscaping - application no 18/09642/FUL</p>	<p>To AGREE to a further extension until the end of November 2020 to conclude the legal agreement which will enable the planning permission to be released for this application.</p>
<p>6.1 - Meadowbank Stadium, 139 London Road, Edinburgh - application no 20/00618/AMC</p>	<p>Protocol Note by the Head of Strategy and Communications</p>	<p>Noted.</p>
<p>6.2 - Meadowbank Stadium, 139 London Road, Edinburgh</p>	<p>Application for approval of matters specified in condition 1 of 18/00154 PPP for the proposed redevelopment of surplus land at Meadowbank Sports Centre with mixed uses including residential and commercial, together with roads, landscaping, drainage and ancillary works - application no 20/00618/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 with amendment to the Energy Centre informative to state that high efficiency gas boilers should not be used.</p>