

Minutes

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 11 November 2020

Present:

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

1. Minutes

Decision

To approve the minute of the Development Management Sub-Committee of 28 October 2020 as a correct record

2. General Applications and Miscellaneous Business

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

Requests for Presentations

The Chief Planning Officer gave a presentation on agenda item 4.7 – Meldrum House, 15 Drumsheugh Gardens, Edinburgh – requested by Councillor Mowat.

Declaration of Interests

Councillor Mary Campbell declared a non-financial interest in Item 7.2 – Christmas Market, George Street, Edinburgh - as her Mum was on the Board of a business opposite the proposed development 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. Meldrum House, 15 Drumsheugh Gardens, Edinburgh -

Details were provided of an application for planning permission for the Change of Use from Office to Hotel (Class 7), alteration and extension to rooftop and external alterations to elevations, with associated works (as amended) at Meldrum House, 15 Drumsheugh Gardens, Edinburgh - application no. 20/01960/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 Child, seconded by Councillor Rose.

Amendment

To **REFUSE** planning permission as the application was contrary to Local Development Plan policies Env 1, Env 6 (a) and (c), Des 1 and Des 4.

- moved by Councillor Gardiner, seconded by Councillor Gordon.

Voting

For the motion: - 7 votes

For the amendment: - 4 votes

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

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

Decision

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

(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 CCG (Scotland) Ltd. for Proposal of Application Notice at 25, Marine Drive, Edinburgh (Land 220 Metres North East Of)</p>	<p>Residential development comprising circa 450 flats with associated roads, parking and landscaping works - application no 20/01068/PAN</p>	<p>1) To note the key issues at this stage.</p> <p>2) To take account of the following additional issues:</p> <ul style="list-style-type: none"> • The developers to note the content of the Granton Masterplan which includes different housing types including colony housing and high-density terraced housing. • A wide consultation with all communities affected in the area was required • Connectivity and active travel are important • Requirement for good public space
<p>4.2 – 165 Broughton Road, Edinburgh, EH7 4LG</p>	<p>Proposals are to extensively repair and refurbish the existing stables building, including demolition of some internal elements, renewal of all services, replacement of windows and rooflights, stone and roof repairs. Current use is office and workshop. Proposed use is office, artist studios and function/cafe space - application no 20/03162/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>4.3 – 165 Broughton Road, Edinburgh, EH7 4LG</p>	<p>Proposals are to extensively repair and refurbish the existing stables building, including demolition of some internal elements, renewal of all services, replacement of windows and rooflights, stone and roof repairs - application no 20/03161/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 – 137 Curriehill Castle Drive, Balerno, EH14 5TB</p>	<p>Single storey side and rear extension - 20/03302/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>4.5 – 12 Dean Bank Lane, Edinburgh, EH3 5BY</p>	<p>Alteration and extension of detached house. Proposed separation of one wing as a self-contained studio apartment. Demolition of 3 non-original lean-to extensions and erection of new side extension - application no 20/01244/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>4.6 – 12 Dean Bank Lane, Edinburgh, EH3 5BY</p>	<p>Alteration and extension of detached house. Proposed separation of one wing as a self-contained studio apartment. Demolition of 3 non-original lean-to extensions and erection of new side extension - application no 20/01245/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>4.7 – Meldrum House, 15 Drumsheugh Gardens, Edinburgh</p>	<p>Change of Use from Office to Hotel (Class 7), alteration and extension to rooftop and external alterations to elevations, with associated works (as amended) - application no 20/01960/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. (On a division)</p>

[7.1 – East Princes Street Gardens and Land at The Mound, Princes Street, Edinburgh](#)

Erection of Edinburgh's Christmas at East Princes Street Gardens including Christmas Market Stalls, Fairground rides, Box Offices, Associated Site Offices, Stores and Ancillary Facilities (amended application to cover the festive period for 2021- 2022) - application no 20/03707/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 with the following additional conditions, informatives and amended conditions:

Amend Condition 5 to add wording to ensure that tree protection works are supervised carried out to the satisfaction of an arboricultural specialist from CEC Parks and Greenspace

Amend Condition 4.1 to add fences and queuing facilities into the condition.

Additional Condition - No erection to commence prior to midday on 12th November 2021 on land to the east of the pedestrian access at Sir Walter's Café.

Additional Condition - The operator shall liaise with CEC to ensure there is no conflict between the erection of the market and any events within the remembrance garden.

Additional Condition – That the operator shall explore power supply options alternatives to diesel based on sustainability and noise and submit their findings for the consideration and approval of the planning authority by 5th October 2021

Additional Informative - Any increase in the quantum of operations within the market, from that shown in the Design Statement, shall be returned for the consideration of the Development Management Sub-committee.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
		<p>Additional Informative – The layout and fencing shall discourage public access to the grassed areas and be monitored in conjunction with Parks and Greenspace.</p> <p>Additional Informative – Encourage further engagement around the provision of additional disabled toilet facilities and disabled circulation provision through the operation in consultation with the Access Panel.</p> <p>Additional Informative – The developer shall explore the identification of a noise receptor with Environmental Assessment.</p>
<p>7.2 – Christmas Market, George Street, Edinburgh</p>	<p>Erection of Edinburgh's Christmas at George Street and Castle Street, including Christmas Market Stalls, Ice Rink, Plant and Boot Room, Around the Corner Bar, Box Office, Associated Site Offices, Stores and Ancillary Facilities (amended application for festive period 2021-2022) - application no 20/03708/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 with the following adjustments:</p> <p>Condition 7 to be amended to read 22.00 hours not 23:00 hours</p> <p>Additional Informative: The operator shall liaise with Environmental Assessment to agree a level for all noise from the market, including the ice rink, which should be monitored during the operation.</p> <p>Additional Informative: The applicant and the department should discuss the increase of enforcement to tackle the disproportionate effect on disabled people through the loss of parking provision.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>7.3 – High Street and Parliament Square, Edinburgh</p>	<p>Full planning permission for Edinburgh's Christmas including Christmas market stalls, tree, associated site offices, stores and ancillary facilities (as amended to cover the festive period for 2021-2022) - application no 20/03728/FUL</p>	<p>To CONTINUE consideration of the application for planning permission to allow further consideration to be given on the provision of adequate access to Cockburn Street and the disable parking spaces within Parliament Square.</p>