

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 27 January 2021

Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Mary Campbell, Gordon, Griffiths, Mitchell, Mowat, Rose, Neil Ross (substituting for Councillor Osler) and Ethan Young.

1. Minutes

Decision

To approve the minute of the Development Management Sub-Committee of 13 January 2021 as a correct record.

2. General Applications and Miscellaneous Business

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

Requests for Presentations

Councillors Booth and Gardiner requested a presentation in respect of item 4.1 - Proposal of Application Notice at Land At 22/ 23/ 24/ 25 Seafield Rd, Edinburgh.

Decision

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

(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 – Report for forthcoming application by Manse (Seafield) LLP for Proposal of Application Notice at Land At 22/23/24/25 Seafield Road, Edinburgh</p>	<p>Residential led mixed-use development with associated infrastructure - application no. 20/05758/PAN – Report by the Chief Planning Officer</p>	<ol style="list-style-type: none"> 1) To note the key issues at this stage. 2) To take account of the following additional issues: <ul style="list-style-type: none"> • That active travel infrastructure and community infrastructure would be critical. • To ensure that there would be robust engagement with the community. • To consider how the development would adapt to possible sea level rises. • To consider how the proposals link along the seafront/waterfront/beach • Consideration should be given to the entire area and there should be linkage with the masterplan process and engagement with communities. • There should be strong connectivity with Leith and Portobello, as well as strong connectivity with Craigentiny and Duddingston.

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		<ul style="list-style-type: none"> • Consideration should be given to open space provision and active frontages as this was and under-used area. • There was a need for a low carbon neighbourhood with better public transport and accessibility • To ensure there was joined up approach with this development and the wider Seafield area. • After PAN, to consider that the planning application would be submitted after the Masterplan process was complete. <p>3) That officers provide briefing note to members on the progress of the discussions between the developer and wider community.</p>
<p>4.2 - 3 Shandwick Place, Edinburgh</p>	<p>Change of Use from Class 1 to Unlicensed Hot Food Takeaway (Sui Generis) with internal and external alterations with a new extract flue to the rear - application no. 20/03395/FUL – Report by the Chief Planning Officer</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 – 3 Shandwick Place, Edinburgh</p>	<p>Internal and external alterations with new rear extract flue - application no. 20/03412/LBC – Report by the Chief Planning Officer</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>

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<p>5.1 – 14 Ashley Place, Edinburgh</p>	<p>Demolition of existing building and erection of 65 flatted residential development with associated landscaping, car and cycle parking; formation of pedestrian access from Ashley Place and associated infrastructure - application no. 19/05092/FUL – Report by the Chief Planning Officer It</p>	<p>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.</p> <p>2) Officers to request that the developer provide samples of the proposed materials and compare those of the neighbouring existing development, with the possible change of colour of brick, to find the best solution for the area.</p>