

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 3 March 2021

Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Mary Campbell, Griffiths, Mitchell, Mowat, Osler, Rose (agenda items 4.1 – 4.13, 4.15 – 4.17, 7.1 and 7.2) and Frank Ross (substituting for Councillor Gordon, agenda items 4.1 – 4.10, 4.12 – 4.20 and 7.2) and Ethan Young.

1. 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

Councillors Booth and Mowat requested a presentation in respect of items 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 4.10, 4.12, 4.13, 4.15, 4.16, 4.17, 4.18, 4.19 and 4.20 (all of the applications for Advert Consent at various addresses).

Councillor Rose requested a presentation in respect of item 4.14 - 72 Leith Walk, Edinburgh.

Declaration of Interests

Councillor Rose declared a non-financial interest in item 4.14 - 72 Leith walk - as he had been in contact with the applicant and planning officers 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.)

2. 132 Commercial Street, Edinburgh (at Advertising Drum)

Details were provided of an application for planning permission for the Display of Arts and Culture Advertising Structure at Commercial Street, Edinburgh (at Advertising Drum) - application no. 20/03664/ADV.

The Chief Planning Officer gave details of the proposals and the planning considerations involved and recommended that the application be granted.

Motion

To continue consideration of the matter for the following reasons:

- 1) To allow transport officers to visit the site to clarify the distance of the cycle rack from the Advertising Drum and the rack's possible re-location.
 - 2) Further information on whether the location of the structure at this busy location was appropriate, considering the proximity of the new Aldi Store, the potential for congestion, pedestrians stepping out on to the road and the effect on more vulnerable pedestrians.
- moved by Councillor Gardiner, seconded by Councillor Child.

Amendment

To grant advertisement consent subject to the conditions and reasons as set out in section 3 of the report by the Chief Planning Officer.

- moved by Councillor Rose, seconded by Councillor Mitchell.

Voting

For the motion: - 9 votes

For the amendment: - 2 votes

(For the motion: Councillors Booth, Mary Campbell, Child, Gardiner, Griffiths, Mowat, Osler, Frank Ross and Ethan Young.

For the amendment: Councillors Mitchell and Rose.)

Decision

To continue consideration of the matter for the following reasons:

- 1) To allow transport officers to visit the site to clarify the distance of the cycle rack from the Advertising Drum and the rack's possible re-location.
- 2) Further information on whether the location of the structure at this busy location was appropriate, considering the proximity of the new Aldi Store, the potential for congestion, pedestrians stepping out on to the road and the effect on more vulnerable pedestrians.

(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 – Albert Street (at Advertising Drum), Edinburgh</p>	<p>Arts and Crafts Advertising Structure - application no. 20/03668/ADV – Report by the Chief Planning Officer</p>	<p>To GRANT advertisement consent subject to the conditions and reasons as set out in section 3 of the report by the Chief Planning Officer</p>
<p>4.2 – Bonnington Road (at Advertising Drum), Edinburgh</p>	<p>Arts and Culture Advertising Structure - application no. 20/03677/ADV – Report by the Chief Planning Officer.</p>	<p>To GRANT advertisement consent subject to the conditions and reasons as set out in section 3 of the report by the Chief Planning Officer</p>
<p>4.3 – Brunswick Street, Edinburgh (at Advertising Drum)</p>	<p>Arts and Culture Advertising Structure - application no. 20/03658/ADV – Report by the Chief Planning Officer It</p>	<p>To continue consideration of the matter for further information on the communal bin review and its impact on the location of the advertising drum, the realignment of Brunswick Street with the tram works and whether the existing trees would be damaged by the drum.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.4 – Commercial Street, Edinburgh (at Advertising Drum)</p>	<p>Display of Arts and Culture Advertising Structure - application no. 20/03664/ADV – Report by the Chief Planning Officer</p>	<p>To continue consideration of the matter for the following reasons:</p> <ol style="list-style-type: none"> 1) To allow transport officers to visit the site to clarify the distance of the cycle rack from the Advertising Drum and the rack's possible re-location. 2) Further information on whether the location of the structure at this busy location was appropriate, considering the proximity of the new Aldi Store, the potential for congestion, pedestrians stepping out on to the road and the effect on more vulnerable pedestrians. <p>(On a division.)</p>
<p>4.5 – Dundee Street, Edinburgh (at Advertising Drum)</p>	<p>Arts and culture advertising structure - application no. 20/03688/ADV – Report by the Chief Planning Officer</p>	<p>To GRANT advertisement consent subject to the conditions and reasons as set out in section 3 of the report by the Chief Planning Officer</p>
<p>4.6 – East Fountainbridge (at Advertising Drum)</p>	<p>Arts and culture advertising structure - application no. 20/03691/ADV – Report by the Chief Planning Officer</p>	<p>To GRANT advertisement consent subject to the conditions and reasons as set out in section 3 of the report by the Chief Planning Officer</p>

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<p><u>4.7 - 147 Ferry Road, Edinburgh (at Advertising Drum 8 metres North Of)</u></p>	<p>147 Ferry Road, Edinburgh (at Advertising Drum 8 Metres North of) - Arts and culture advertising structure - application no. 20/03685/ADV – Report by the Chief Planning Officer</p>	<p>To continue consideration of the matter to get a transport assessment to check the width of the pavement where the Advertising Drum was located, to ensure that it would not impede pedestrian movements and that the drum would not distract drivers passing or impede driver's line of sight at the corner of Ferry Road and Trafalgar Street.</p> <p>Dissent</p> <p>Councillor Rose requested that his dissent be recorded in respect of this item</p>
<p><u>4.8 – Ferry Road, Edinburgh (at Advertising Drum)</u></p>	<p>Arts and culture advertising structure - application no. 20/03687/ADV – Report by the Chief Planning Officer</p>	<p>To GRANT advertisement consent subject to the conditions and reasons as set out in section 3 of the report by the Chief Planning Officer</p>
<p><u>4.9 – Fountainbridge, Edinburgh (at Advertising Drum)</u></p>	<p>Arts and culture advertising structure - application no. 20/03689/ADV – Report by the Chief Planning Officer</p>	<p>To GRANT advertisement consent subject to the conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer</p>
<p><u>4.10 – Hawkhill Avenue, Edinburgh (at Advertising Station)</u></p>	<p>Arts and Culture Advertising Structure - application no. 20/03669/ADV – Report by the Chief Planning Officer</p>	<p>To GRANT advertisement consent subject to the conditions and reasons as set out in section 3 of the report by the Chief Planning Officer</p>
<p><u>4.11 – 122 Howden Hall Drive, Edinburgh</u></p>	<p>Proposed single storey rear extension with internal alterations - application no. 20/05395/FUL – Report by the Chief Planning Officer</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>

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4.12 – Hutchison Terrace, Edinburgh (at Advertising Drum)	Hutchison Terrace, Edinburgh (at Advertising Drum) - Arts and culture advertising structure - application no 20/03695/ADV – Report by the Chief Planning Officer	To GRANT advertisement consent subject to the conditions and reasons as set out in section 3 of the report by the Chief Planning Officer
4.13 – Lauriston Place, Edinburgh (at Advertising Drum)	Arts and culture advertising structure - application no. 20/03692/ADV – Report by the Chief Planning Officer	To GRANT advertisement consent subject to the conditions and reasons as set out in section 3 of the report by the Chief Planning Officer
4.14 – 72 Leith Walk, Edinburgh	Change of use from funeral directors to restaurant - application no. 20/03083/FUL – Report by the Chief Planning Officer	To REFUSE planning permission for the reasons given in section 3 of the report by the Chief Planning Officer.
4.15 – 2 Lindsay Road, Edinburgh (at Advertising Drum)	Arts and Crafts Advertising Structure - application no. 20/03666/ADV – Report by the Chief Planning Officer	To GRANT advertisement consent subject to the conditions and reasons as set out in section 3 of the report by the Chief Planning Officer
4.16 – Lindsay Road, Edinburgh (at Advertising Drum)	Arts and Culture Advertising Structure - application no. 20/03675/ADV – Report by the Chief Planning Officer	To continue consideration of the matter to determine whether the Advertising Drum would impede the path of those using the Toucan Crossing, and to confirm the width of the pavement, ensuring pedestrian access, its location in relation to the kerb lines and railings, and how the drum would fit in with the post-tram development.

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4.17 – Marionville Road, Edinburgh (at Advertising Drum)	Arts and Culture Advertising Structure - application no. 20/03670/ADV – Report by the Chief Planning Officer	To GRANT advertisement consent subject to the conditions and reasons as set out in section 3 of the report by the Chief Planning Officer
4.18 – North Junction Street, Edinburgh (at Advertising Drum)	Arts and Culture Advertising Structure - application no. 20/03665/ADV – Report by the Chief Planning Officer	To GRANT advertisement consent subject to the conditions and reasons as set out in section 3 of the report by the Chief Planning Officer
4.19 – Portobello High Street, Edinburgh (at Advertising Drum)	Arts and Culture Advertising Structure - application no. 20/03676/ADV – Report by the Chief Planning Officer	To GRANT advertisement consent subject to the conditions and reasons as set out in section 3 of the report by the Chief Planning Officer
4.20 – Tolbooth Wynd, Edinburgh (at Advertising Drum)	Arts and Culture Advertising Structure - application no. 20/03663/ADV – Report by the Chief Planning Officer	To GRANT advertisement consent subject to the conditions and reasons as set out in section 3 of the report by the Chief Planning Officer

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<p>7.1 – Meadowfield Farm, Turnhouse Road, Edinburgh (at Land to South West of)</p>	<p>Mixed use development including business and employment uses (use classes 4, 5 and 6); residential (class 9) and sui generis flatted development (including affordable and student accommodation), hotels (class 7), ancillary uses including retail (class 1), financial and professional services (class 2), food and drink (class 3 and sui generis), non-residential institutions (class 10), assembly and leisure (class 11) and associated works including car parking, servicing, access and public realm - application no. 20/03219/PPP – Report by the Chief Planning Officer</p>	<p>1) To note the conclusions within this report and agree as the basis of the submission to support the Council position at Appeal.</p> <p>2) Officers to circulate e-mail to members to clarify the stage in procedures, when the application came to the proposed plan stage, when weight could be given to the responses to the City Plan Consultation.</p> <p>Note: Officers would continue to work to attain a comprehensive development that promoted active travel and sustainable communities and adhered to the values of the Council.</p> <p>Dissent</p> <p>Councillor Rose requested that his dissent be recorded in respect of this item.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>7.2 – Roseburn and Union Canal at Roseburn Path (at Link Between), Edinburgh</p>	<p>Roseburn and Union Canal at Roseburn Path (at Link Between), Edinburgh - Creation of shared pedestrian and cycle path link including new bridge crossings over existing infrastructure, access points and public open spaces and habitats - application no. 20/03561/FUL – Report by the Chief Planning Officer</p>	<p>To GRANT planning permission subject to:</p> <ol style="list-style-type: none"> 1) The conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer 2) An additional informative that a road safety audit be prepared and alterations carried out to the junction at Sauchiebank and Russell Road to address the connection to the Roseburn cycle network. <p>Note: Officers to clarify if it was not possible for there to be a more direct route for the cycle path, checking out if the gradient of the slope for the more direct route was feasible.</p>