

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 22 September 2021

Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Cameron, Dixon (substituting for Councillor Ethan Young), Gordon, McLellan (substituting for Councillor Rose), Mitchell, Mowat (items 1.1-4.11), Osler (items 1.1-4.8, 4.10-7.1), and Staniforth.

1. Minutes

Decision

To approve the minute of the Development Management Sub-Committee of 18 August 2021 as a correct record.

2. General Applications and Miscellaneous Business

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

Requests for a Presentation:

Councillors Cameron and Rose requested a presentation in respect of Item 4.3 and 4.4 – 14 George Street, Edinburgh

Ward Councillor Barrie requested a presentation in respect of Item 4.9 – 74 Telford Road, Edinburgh

Requests for a Hearing

Ward Councillor Barrie requested a hearing in respect of Item 4.9 – 74 Telford Road, Edinburgh

Decision

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

Declaration of Interests

Councillor Osler declared a non-financial interest in Item 4.9 – 74 Telford Road, Edinburgh as she had been involved in the past so did not take part in the decision on this item.

Councillor Mowatt declared a financial interest in Item 7.1 – 1A Orchardfield Avenue, Edinburgh (at Car Park Area) as the applicant rented a garage from her so did not take part in the decision on this item.

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

3. 14 George Street, Edinburgh

Details were provided for an application for planning permission and listed building consent for a proposed partly retractable glazed roof to Rose Street Café terrace to the rear of the Dome (as amended) – application nos 20/04432/FUL and 20/04433/LBC.

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

Motion

To **REFUSE** planning permission and listed building consent for the reasons set out in section 3 of the report by the Chief Planning Officer.

- moved by Councillor Gardiner, seconded by Councillor Child

Amendment

To **GRANT** planning permission and listed building consent.

- moved by Councillor Cameron, seconded by Councillor McLellan

Voting

For the motion: - 9 votes

For the amendment: - 2 votes

(For the motion: Councillors Booth, Child, Dixon, Gardiner, Gordon, Mitchell, Mowat, Osler and Staniforth.

For the amendment: Councillors Cameron and McLellan.)

Decision

To **REFUSE** planning permission and listed building consent for the reasons set out in section 3 of the report by the Chief Planning Officer.

(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 – 29 Beaverhall Road, Edinburgh</p>	<p>Report for forthcoming application by HUB for Proposal of Application Notice – Redevelopment of site for residential dwellings, incorporating affordable homes, private amenity and open space as well as the reprovision of cultural/arts workspace/commercial space – application no. 21/04608/PAN</p>	<p>1) To note the key issues at this stage.</p> <ul style="list-style-type: none"> • To request that the applicant take into consideration the foundry to the north-west of the site • Well-connected, sustainable travel and maximise routes through the site
<p>4.2 – 3 Hawes Brae, South Queensferry (The Forts)</p>	<p>Report for forthcoming application by Network Rail Infrastructure Limited for Proposal of Application Notice – Proposed development of reception centre and bridge access system with associated car parking, landscaping and servicing, alterations to existing pedestrian and vehicular access and retention of operational land for maintenance purposed – application no. 21/04153/PAN</p>	<p>1) To note the key issues at this stage</p> <p>2) To request that the applicant take into consideration:</p> <ul style="list-style-type: none"> • Sustainable transport while work is taking place
<p>4.3 – 14 George Street, Edinburgh</p>	<p>Proposed partly retractable glazed roof to Rose Street Café terrace to the rear end of the Dome – application no. 20/04432/FUL</p>	<p>To REFUSE planning permission for the reasons given in section 3 of the report by the Chief Planning Officer. (On a division)</p>
<p>4.4 – 14 George Street, Edinburgh</p>	<p>Proposed partly retractable roof to Rose Street Café terrace to the rear end of the Dome – application no. 20/04433/LBC</p>	<p>To REFUSE listed building for the reasons given in section 3 of the report by the Chief Planning Officer. (On a division)</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.5 – 5-25 Grosvenor Street and 21A Grosvenor Street, Edinburgh (Hilton Grosvenor)</p>	<p>Refurbishment and alterations to create new bedrooms; change of use existing flat 21A Grosvenor Street from domestic flat to hotel class use; internal alterations and convert 1st floor rear mews from staff quarters to new suited accommodation; and upgrade external M&E plant – application no. 21/02973/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p>
<p>4.6 – 5-25 Grosvenor Street and 21A Grosvenor Street, Edinburgh (Hilton Grosvenor)</p>	<p>Refurbishment/Alterations to create new bedrooms; change of use to existing flat 21A Grosvenor Street from domestic flat to hotel class use; refit of bedrooms, public facing areas and back of house areas; remove existing GFL public lobby stair; convert 1st floor rear mews from staff quarters to new suited accommodation; and upgrade external M&E – application no. 21/02982/LBC</p>	<p>To GRANT listed building consent subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p>
<p>4.7 – 7A Jamaica Street South Lane, Edinburgh</p>	<p>Change of use dwelling to commercial short term holiday let – application no. 21/03508/FUL</p>	<p>To REFUSE planning permission for the reasons given in section 3 of the report by the Chief Planning Officer.</p>
<p>4.8 – 69 Lauriston Farm Road, Edinburgh (Land Adjacent to)</p>	<p>Change of use from agriculture to private hire dog field with associated fencing and other temporary (removable) structures – application no. 21/02595/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p>
<p>4.9 – 74 Telford Road, Edinburgh</p>	<p>Section 42 Variation of Condition GD0 of Planning Permission 96/01125/FUL to enable the drive-thru to operate between the hours of 07:00-23:00, seven days a week – application no. 21/02735/FUL</p>	<p>To REFUSE the application for a Section 42 Variation of Condition as the proposal was contrary to Local Development Plan Policy Hou 7</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.10 – 96 Temple Park Crescent, Edinburgh</p>	<p>Demolition of existing commercial building with construction of new 5 / 6 storey residential development comprising 46 dwellings (1, 2 and 3 bed apartments) with associated car parking, landscaping and public realm; change of use from commercial to residential – application no. 21/02715/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p>
<p>4.11 – 19 Turnhouse Road, Edinburgh (Site 100 North East of)</p>	<p>Erection of 213x dwellings and associated drainage, infrastructure and landscaping (Approval of Matters Specified in Conditions 5 (Part 2 i, ii, iii, iv, v, vi), 6(a), 6(b), 6(c), 6(d), 6(e), 6(f), 6(g), 6(i), 6(j), 6(k(i-ix)) & 10 for Plot 1 of consent 16/04738/PPP) – application no. 21/02336/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.</p>
<p>7.1 – 1A Orchardfield Avenue, Edinburgh (Car Park Area)</p>	<p>Use the current car park within St Margaret’s Park next to The Dower House for a weekly farmer’s market at the weekend – application no. 21/02166/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 and an additional informative that a green travel plan be produced.</p>