

Development Management Sub-Committee of the Planning Committee

10.00am, Wednesday 08 December 2021

Present:

Councillors Gardiner (Convener), Child (Vice-Convener) (present for items 4.2 – 4.8), Booth, Cameron, Dixon, Gordon, Griffiths (substituting for Councillor Child for items 4.1, 5.1, 6.1, 6.2 and 6.3), Mitchell, Mowat, Osler, Rose (present for items 4.1 – 4.7, 5.1, 6.1, 6.2 and 6.3) and Staniforth.

1. Minutes

Decision

To approve the minute of the Develop Management Sub-Committee of 24 November 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.

The Sub-Committee was asked to continue the hearing (applications 6.2 and 6.3) to a future meeting of the Develop Management Sub-Committee due to members of the applicant agent's team not being able to present to the Sub-Committee due to illness.

Requests for a Presentation:

Councillor Booth requested a presentation in respect of item 4.2 – 85 Craigs Road, Edinburgh – application no. 21/03986/AMC, item 4.3 – 22 Haymarket Yards, Edinburgh – 21/04413/FUL, item 4.4 – 7 Henderson Place, Edinburgh – application no. 21/04326/FUL, item 4.6 – 50 Pilrig Drive, Edinburgh – application no. 21/00246/FUL, and item 4.8 – 102 Pilton Drive, Edinburgh – application no. 21/04058/FUL.

Councillor Gardiner requested a presentation in respect of item 4.3 – 22 Haymarket Yards, Edinburgh – application no. 21/04413/FUL, and item 4.8 - 102 Pilton Drive, Edinburgh – application no. 21/04058/FUL.

Councillor Gordon requested a presentation in respect of item 4.8 - 102 Pilton Drive, Edinburgh – application no. 21/04058/FUL.

Councillor Mowat requested a presentation in respect of item 4.3 - 22 Haymarket Yards, Edinburgh – application no. 21/04413/FUL.

Councillor Osler requested a presentation in respect of item 4.3 - 22 Haymarket Yards,

Edinburgh – application no. 21/04413/FUL, and item 4.8 - 102 Pilton Drive, Edinburgh – application no. 21/04058/FUL.

Councillor Staniforth requested a presentation in respect of item 4.8 - 102 Pilton Drive, Edinburgh – application no. 21/04058/FUL.

Decision

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

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

3. 50 Pilrig Street, Edinburgh

Details were provided of an application for planning permission for demolition of house and redevelopment to form an apartment building with associated garden ground and bin/cycle storage (as amended) at 50 Pilrig Street, Edinburgh – application no. 21/00246/FUL.

Details were also provided of an application for conservation area consent for complete demolition in a conservation area which included demolition of house and redevelopment to form an apartment building with associated garden ground and bin/cycle storage at 50 Pilrig Street, Edinburgh – application no. 21/00248/CON.

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 and conservation area consent subject to the conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer.

- moved by Councillor Child, seconded by Councillor Rose.

Amendment

To **CONTINUE** the applications to a future Development Management Sub-Committee meeting so a full presentation could be heard.

- moved by Councillor Dixon, seconded by Councillor Gordon.

Voting

For the motion: - 3 votes

For the amendment: - 8 votes

(For the motion: Councillors Child, Mitchell and Rose)

(For the amendment: Councillors Booth, Cameron, Dixon, Gardiner, Gordon, Mowat, Osler and Staniforth.)

Decision

To **CONTINUE** the applications to a future Develop Management Sub-Committee meeting so a full presentation could be heard.

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

3. 102 Pilton Drive, Edinburgh

Details were provided of an application for planning permission for erection of a coffee shop with drive-thru facility – application no. 21/04058/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 and conservation area consent subject to the conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer and an additional condition that additional cycle parking spaces would be added.

- moved by Councillor Mowat, seconded by Councillor Child.

Amendment

To **REFUSE** planning permission as the application was contrary to Local Development Plan (LDP) Policies:

- Des 5 a) & e)
- Des 6 b) v.
- Des 7 c),e) & f)
- LDP Policy Env 22
- SPP Policies on sustainable development, air and soil quality and climate change and adaptation
- Contrary to City Mobility Plan in terms of reduction of short car journeys
- Contrary to Council's Guidance for Business - Change of Use from retail to Class 3 use

- moved by Councillor Gordon, seconded by Councillor Booth.

Voting

For the motion: - 3 votes

For the amendment: - 7 votes

(For the motion: Child, Mitchell and Mowat)

(For the amendment: Councillors Booth, Cameron, Dixon, Gardiner, Gordon, Osler and Staniforth.)

Decision

To **REFUSE** planning permission as the application was contrary to Local Development Plan (LDP) policies:

- Des 5 a) & e)
- Des 6 b) v.
- Des 7 c),e) & f)
- LDP Policy Env 22
- SPP Policies on sustainable development, air and soil quality and climate change and adaptation
- Contrary to City Mobility Plan in terms of reduction of short car journeys
- Contrary to Council's Guidance for Business - Change of Use from retail to Class 3 use

(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 Hub. for Proposal of Application Notice at 23-27 & 16 Dunedin Street, Edinburgh</p>	<p>Redevelopment of the site for residential dwellings incorporating affordable dwellings, private amenity and open space as well as ground floor commercial space - application no. 21/05638/PAN</p>	<ol style="list-style-type: none"> 1) To note they key issues at this stage. 2) To pay special attention to economic activity on the site. 3) To consider the cumulative impact of routes and consider connectivity in the broader context of development in the area.
<p>4.2 – 85 Craigs Road, Edinburgh (Land 646 Metres West of)</p>	<p>Erection of 269x dwellings, associated drainage, infrastructure and landscaping (in respect of conditions 5 (Part 2 i, ii, iv, v, vi), 6(a), 6(c), 6(d), 6(e), 6(f), 6(g) of consent 16/04738/PPP, 6(h), 6(i), 6(j), 6(k(i-ix)) & 10 for Plot 3 only) - application no. 21/03986/AMC</p>	<ol style="list-style-type: none"> 1) To GRANT application for Approval of Matters Specified in Conditions subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer. 2) To add to an informative requesting that the developer considers providing suitable cycle parking for those with disabilities to be shared between blocks 3 and 4 in order to comply with the Equalities Act and the general duty of Planning Authorities when discharging its functions under the Act.
<p>4.3 – 22 Haymarket Yards, Edinburgh (Land 175 Metres North of)</p>	<p>Student accommodation with associated ancillary development, landscaping and access – application no. 21/04413/FUL</p>	<p>To WITHDRAW the application from the agenda at request of the Chief Planning Officer.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.4 – 7 Henderson Place Lane, Edinburgh</p>	<p>Proposed demolition of existing building and erection of a residential development comprising 42x flats with amenity space, landscaping, cycle, parking and other associated infrastructure – application no. 21/04326/FUL</p>	<p>1) 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>2) To add to Condition 6 that detailed design of the cycle parking spaces be provided by the developer to the satisfaction of the Planning Authority, and to include consideration of provision of suitable accessible cycle parking spaces for those with disabilities.</p>
<p>4.5 – 7 Henderson Place Lane, Edinburgh</p>	<p>Complete demolition of existing building to facilitate residential redevelopment – application no. 21/04327/CON</p>	<p>To GRANT conservation area consent subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p>
<p>4.6 – 50 Pilrig Street, Edinburgh</p>	<p>Demolition of house and redevelopment to form apartment building with associated garden ground and bin/cycle storage (as amended) – application no. 21/00246/FUL</p>	<p>To CONTINUE the application to a future Development Management Sub-Committee meeting so a full presentation could be heard.</p> <p>(on a division)</p>
<p>4.7 - 50 Pilrig Street, Edinburgh</p>	<p>Complete demolition in a Conservation Area – demolition of house and redevelopment to form apartment building with associated garden ground and bin/cycle storage – application no. 21/00248/CON</p>	<p>To CONTINUE the application to a future Develop Management Sub-Committee meeting so a full presentation could be heard.</p> <p>(on a division)</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.8 – 102 Pilton Drive, Edinburgh</p>	<p>Erection of coffee shop with drive-thru facility – application no. 21/04058/FUL</p>	<p>To REFUSE planning permission as the application was contrary to Local Development Plan (LDP) policies:</p> <ul style="list-style-type: none"> • Des 5 a) & e) • Des 6 b) v. • Des 7 c),e) & f) • LDP Policy Env 22 • SPP Policies on sustainable development, air and soil quality and climate change and adaptation • Contrary to City Mobility Plan in terms of reduction of short car journeys • Contrary to Council's Guidance for Business - Change of Use from retail to Class 3 use <p>(on a division)</p>
<p>5.1 – 25 Milton Link, Edinburgh</p>	<p>Variation of condition (ii) imposed on planning permission TP/5/M/2264/85 – application no. 18/09995/FUL</p>	<p>To GRANT permission for a three-month extension to conclude the variation of the Section 75 Agreement.</p>
<p>6.1 – 14 Bath Street, Edinburgh</p>	<p>Protocol Note by the Service Director, Legal and Assurance – application no. 20/05800/FUL and 20/05799/LBC</p>	<p>To CONTINUE this application to the Development Management Sub-Committee being held on 12 January 2022 due to illness.</p>
<p>6.2 – 14 Bath Street, Edinburgh</p>	<p>Demolition of auditorium and retention and partial restoration of principal external elements of the Art Deco facade, erection of 21 residential flats with associated car parking and landscaping – application no. 20/05800/FUL</p>	<p>To CONTINUE this application to the Development Management Sub-Committee of 12 January 2022 due to illness.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
6.3 –14 Bath Street, Edinburgh	Demolition of auditorium and retention and partial restoration of principal external elements of the Art Deco facade, erection of 20 residential flats with associated car parking and landscaping – application no. 20/05799/LBC	To CONTINUE this application to the Development Management Sub-Committee of 12 January 2022 due to illness.