

Minutes

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 8 May 2019

Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Gordon, Griffiths, McLellan, Mitchell, Mowat, Munn, Osler, and Staniforth.

1. Minutes

To approve the minutes of the Development Management Sub-Committee of 9 January 2019 and 30 January 2019 as correct records.

2. General Applications and Miscellaneous Business

The Sub-Committee considered reports on planning applications listed in Sections 4, 6 7 and 8 of the agenda for the meeting.

Requests for Presentations

The Chief Planning Officer gave a presentation on agenda Item 4.1 – Craigpark Quarry, 1 Craigpark, Ratho – Requested by Councillor Gardiner

The Chief Planning Officer gave a presentation on agenda Item 4.2 – South Queensferry (At land 100m South of Dimma Park), Edinburgh – Requested by Councillor Gardiner

The Chief Planning Officer gave a presentation on agenda Item 4.3 – 2 South Gyle Crescent, Edinburgh – Requested by Councillor Gardiner

Decision

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

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

3. 2 Eastfield Road Edinburgh (At Land 160 Metres North Of)

The Chief Planning Officer had identified an application for planning permission in principle at 2, Eastfield Road, Edinburgh (Land 160 Metres North Of). The proposal comprised of a mixed use development including business and employment uses (class 4); hotels (class 7) and ancillary uses including retail (Class 1), financial and professional services (Class 2), food and drink (Class 3), residential (Class 9), non-residential institutions (Class 10), assembly and leisure (Class 11), sui generis flatted development; associated works including car parking,

servicing, access and public realm (as amended) – application no (15/05580/PPP) to be dealt with by means of a hearing.

(a) Report by the Chief Planning Officer

The proposal was for Planning Permission in Principle (PPP) for a proposed business led, mixed use development as an initial phase of the Edinburgh International Gateway (IBG). A quantum of development for the site as whole comprising 211,511 metres square floor space was identified, with permission sought for the following mix of uses: Class 4 Business - 122,158 metres square (58%), Class 7 Hotel - 40,338 metres square (19%), Class 9 Residential and Sui Generis Flatted development - 43,574 metres square (21%). This would represent approximately 396 units including 25% affordable, Class 1, 2, 3, 10 and 11 - Ancillary Uses: - Retail, Financial and Professional and Services, Food and Drink, Assembly and Leisure (2%).

Two points of vehicular access would serve the proposed development. A signalised junction would be formed from Eastfield Road, at the location of the existing roundabout. This would form the western section of the proposed Gogar Link Road. To the south, the existing access serving the Park and Ride Site from the dumbbells junction would also be utilised. The existing northern access to the Park and Ride from Eastfield Road would be maintained and it was not envisaged that it would provide direct vehicular access into the IBG site at the current time.

Section 25 of the Town and Country Planning (Scotland) Act 1997 stated - where, in making any determination under the planning Acts, regard was to be had to the development plan, the determination would be made in accordance with the plan unless material considerations indicated otherwise. The general principle of the development of the site for an International Business Gateway was underpinned by National Planning Framework 3 (NPF3), the Strategic Development Plan (SDP) and Local Development Plan Policy Emp 6. LDP Policy Emp 6 outlined specific planning policy requirements in respect on the International Business Gateway. The purpose of this policy was to support the development of this internationally important economic development opportunity and ensured that proposals accorded with NPF3.

The Chief Planning Officer considered that, subject to the conclusion of a suitable legal agreement requiring contributions in relation to tram, the delivery of transport infrastructure to support the development of the site and other contributions in relation to affordable housing, education and healthcare, the principle of the proposed development was considered acceptable.

The presentation can be viewed via the link below:

https://edinburgh.public-i.tv/core/portal/webcast_interactive/372415

(b) Edinburgh Airport

Alastair McKie (planning lawyer from Anderson Strathern) and Kevin Martin (transport consultant from Mott Macdonald) gave a presentation on behalf of Edinburgh Airport.

Edinburgh Airport did not oppose the principle of this development but the failure to provide a compliant standalone transport assessment. Mr McKie stated that the main access to Edinburgh Airport was Eastfield Road which was already congested at peak times. The development's vehicular access was also from Eastfield Road. A compliant transport assessment was a requirement of the adopted development plan, national guidance, and environmental impact assessment. Mr McKie stated that a comprehensive transport assessment must be submitted with planning applications for proposals generating significant amount of travel or in particular travel sensitive locations. Mr McKie argued the proposals would generate a significant amount of travel and was in a travel sensitive location. Weekly reports showed delays were 45 minutes or more on Eastfield Road.

Mr McKie stated the indicative threshold for requiring a standalone transport assessment under national guidance was two and a half thousand square metres of business space. The proposed development was fifty times that size, at 122 thousand square metres.

In similar applications in west Edinburgh, Mr McKie argued the Council required standalone transport assessments.

The Council and applicant's case relied on the West Edinburgh Transport Appraisal Refresh 2016. This was a high level strategic document that did not deal with the detail of individual transport impact. Mr McKie stated that this document required a compliant standalone transport assessment be carried out on each development. Mr McKie quoted paragraph 10(5) of the West Edinburgh Appraisal Refresh 2016 which stated "as part of the planning process for individual developments within the area, separate Transport Assessments will be required for site specific issues and paragraph 11.3.1 - these measures should be identified within the specific Transport Assessment (TA) for the development that will still be required to address these site specific issues". Mr McKie argued the impact of the development on Eastfield Road and the access off the A8 Glasgow Road were not robustly assessed and that would result in unacceptable impacts on the operations and growth of the airport. Transport mitigation may have been underestimated.

Edinburgh Airport received a letter from the developer offering to dual part Eastfield Road and sought collaboration. Mr McKie stated that Edinburgh Airport would collaborate in this matter but the offer made was not based on or supported by a compliant transport assessment.

Edinburgh Airport requested Council members resolved to continue the application until such a time as the applicants provided a compliant and standalone transport assessment.

Mr McKie requested the application be refused if the applicants did not provide a transport assessment or the Council did not require one on the basis that the application was contrary to local development plan, national guidance, and the environmental impact regulations 2017.

The presentation can be viewed via the link below:

https://edinburgh.public-i.tv/core/portal/webcast_interactive/372415

(c) Applicant and Applicant's Agent

Peter Carus (Avison Young), Martin Dalziel (New Ingliston Ltd), Ewan Anderson (7N Architects) Douglas Bisset (WSP Group) were heard in support of the application.

The International Business Gateway (IBG) was an important strategic site for Edinburgh and the national economy. Identified ten years ago in Scottish Government's West Edinburgh Planning Framework from 2008 and the councils West Edinburgh strategic design framework from 2010. The economic significance of the site was due to its proximity to Edinburgh airport.

The site was allocated in statutory planning documents NPF3 to the local development plan. Mr Dalziel stated the site therefore had statutory planning support of Scottish Government and City of Edinburgh Council.

The creation of 122,158 square meters of office accommodation would create jobs in the construction phase and work space for 12 thousand staff. West Edinburgh, because of the tram links, would meet the needs of the market.

The presentation can be viewed via the link below:

https://edinburgh.public-i.tv/core/portal/webcast_interactive/372415

Decision

Motion

To grant planning permission in principle subject to approval by Full Council and 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 Gardiner, seconded by Councillor Child.

Amendment

To continue the application to allow for a transport assessment to be undertaken

- moved by Councillor Booth, seconded by Councillor Staniforth.

Voting

For the motion: - 9 votes

(Councillors Child, Gardiner, Gordon, Griffiths, McLellan, Mitchell, Mowat, Munn and Osler)

For the amendment: - 2 votes

(Councillors Booth and Staniforth)

Decision

To grant planning permission in principle subject to approval by Full Council and 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.)

4. 146 Princes Street Edinburgh EH2 4BL

Details were provided of proposals for an application for planning permission for a change of use from retail to a whisky-themed visitor experience with ancillary retail, bars, offices training and event space, including a roof-top extension and other external alterations (19/00574/FUL) at 146 Princes Street, Edinburgh, EH2 4BL.

Motion

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.

- moved by Councillor Gardiner, seconded by Councillor Child.

Amendment

To continue the application to allow for discussion with Environmental Protection to take place.

- moved by Councillor Booth, seconded by Councillor Osler.

Voting

For the motion: - 9 votes

(Councillors Child, Gardiner, Gordon, Griffiths, McLellan, Mitchell, Mowat, Munn and Staniforth)

For the amendment: - 2 votes

(Councillors Booth and Osler)

Decision

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.

Declaration of Interests

Councillor McLellan declared a non-financial interest in this item as Director of the Scottish Newspaper Society.

(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><u>Item 4.1 - Craigpark Quarry, 1 Craigpark Ratho, Newbridge EH28 8RJ</u></p> | <p>Craigpark Quarry, 1 Craigpark Ratho, Newbridge EH28 8RJ - Forthcoming application by Tartan Leisure Ltd. for Proposal of Application at Craigpark Quarry, 1 Craigpark, Ratho. Detailed design of the buildings for the Wavegarden Scotland development at Craigpark Quarry and information relative to Condition 1 to be attached to planning permission 17/02471/FUL application no - 19/01604/PAN</p> | <p>To note the key issues at this stage.</p> |
| <p><u>Item 4.2 - Dimma Park, South Queensferry (At Land 100M South Of)</u></p> | <p>Dimma Park, South Queensferry (At Land 100M South Of) - Forthcoming application by Taylor Wimpey (East Scotland) for Proposal of Application Notice for full planning permission for residential developments (max 80 houses) as a variation to 16/06280/FUL and full planning permission for formation of landscaping and footpath - application no 19/01480/PAN</p> | <p>To note the key issues at this stage.</p> |
| <p><u>Item 4.3 - 2 South Gyle Crescent, Edinburgh (At Land Adjacent To)</u></p> | <p>2 South Gyle Crescent, Edinburgh (At Land Adjacent To) - Forthcoming application by BDW Trading & Tesco Personal Finance PLC for Proposal of Application Notice for Residential, Offices, Hotel, Retail / Financial, Professional and Other Services / Food & Drink / Non-Residential Institutions (Class 1,2,3 and 10) – application no 19/01329/PAN</p> | <p>To note the key issues at this stage</p> |

| Agenda Item No. / Address | Details of Proposal/Reference No | Decision |
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| <u>Item 4.4 - 1 Bath Road, Edinburgh, EH6 7BB</u> | 1 Bath Road, Edinburgh, EH6 7BB - Application for Planning Permission for Proposed residential development with commercial units and associated landscape, drainage, roads and infrastructure (as amended) – application no 18/08206/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. |
| <u>Item 4.5 - 4 Currievale Farm, Currie, EH14 4AA</u> | 4 Currievale Farm, Currie, EH14 4AA - Application for planning permission for demolition of existing barn and formation of new kennels with 6 double kennels and isolation kennel for a total of 13 dogs, formation of a new dwelling house in the style of a barn conversion, formation of a dog freedom field (in retrospect), the formation of two poly tunnels with a possible third and ecological development of the remainder of the land – application no 18/09397/FUL | To REFUSE the request for a hearing. To REFUSE planning permission for the reasons set out in section 3 of the report by the Chief Planning Officer. |
| <u>Item 4.6 - 10 Manse Road Kirkliston (At Land North Of)</u> | 10 Manse Road Kirkliston (At Land North Of) - Application for planning permission to erect new village hall - application no 18/07491/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. |
| <u>Item 4.7 - Norton Farm, Junction of A8, Glasgow Road, Edinburgh (At Land West Of)</u> | Norton Farm, Junction of A8, Glasgow Road, Edinburgh (At Land West Of) - Application for Advert Consent for back to back LED displays – application no 19/00898/ADV | To REFUSE advert consent for the reasons set out in section 3 of the report by the Chief Planning Officer. |
| <u>Item 6.1(a) - 2 Eastfield Road Edinburgh (At Land 160 Metres North Of)</u> | 2 Eastfield Road Edinburgh (At Land 160 Metres North Of) - Protocol Note by the Head of Strategy and Communications – application no 15/05580/PPP | Noted. |

| Agenda Item No. / Address | Details of Proposal/Reference No | Decision |
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| <p><u>Item 6.1(b) - 2 Eastfield Road Edinburgh (At Land 160 Metres North Of)</u></p> | <p>2 Eastfield Road Edinburgh (At Land 160 Metres North Of) - Application for planning permission in principle for mixed use development inc. business + employment uses (class 4); hotels (class 7) + ancillary uses including retail (Class 1), financial + professional services (Class 2), food + drink (Class 3), residential (Class 9), non-residential institutions (Class 10), assembly + leisure (Class 11), sui generis flatted development; associated works inc. car parking, servicing, access + public realm. (As Amended) – application no 15/05580/PPP</p> | <p>To GRANT planning permission in principle subject to approval by Full Council and the conditions, reasons, informatives and a legal agreement as set out in section 3 of the report by the Chief Planning Officer.</p> <p>(on a division.)</p> |
| <p><u>Item 7.1(a) - 146 Princes Street Edinburgh EH2 4BL</u></p> | <p>146 Princes Street Edinburgh EH2 4BL - Application for planning permission to Change of use from retail to whisky-themed visitor experience with ancillary retail, bars, offices, training and event space, including roof-top extension and other external alterations – application no 19/00574/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>(on a division.)</p> <p>Councillor McLellan declared a non-financial interest in this item as Director of the Scottish Newspaper Society.</p> |
| <p><u>Item 7.1(b) - 146 Princes Street Edinburgh EH2 4BL</u></p> | <p>146 Princes Street Edinburgh EH2 4BL - Internal and external alterations to enable change of use from retail to whisky-themed visitor experience with ancillary retail, bars, offices, training and event space, including roof-top extension – application no 19/00573/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>Councillor McLellan declared a non-financial interest in this item as Director of the Scottish Newspaper Society.</p> |

| Agenda Item No. / Address | Details of Proposal/Reference No | Decision |
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| <u>Item 8.1 - 8 Bainfield Drive Edinburgh (At Land 34 Metres South East Of)</u> | 8 Bainfield Drive Edinburgh (At Land 34 Metres South East Of) - Application for planning permission for moorings for boat hotel accommodation (5 boats) at Union Canal, west of Viewforth Bridge – application no 18/08091/FUL | To REFUSE planning permission as it was contrary to LDP Policies Des 5(a) and Des10 (b) and (d). Councillor McLellan declared a non-financial interest in this item as a resident of a canal boat near the site. |