

Minutes

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 19 June 2019

Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Dixon (substituting for Councillor Gordon), McLellan, Mitchell, Mowat, Munn, Osler, and Staniforth.

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

The Chief Planning Officer gave a presentation on agenda Item 4.1 – 2 Pepper Place (At Site 90 Metres South Of) – Requested by Councillor Staniforth

The Chief Planning Officer gave a presentation on agenda Item 4.3 – 73 Duddingston Row, Edinburgh (At Land 56 Metres Southeast Of) – Requested by Councillor Booth

The Chief Planning Officer gave a presentation on agenda Item 4.5 - 540A Lanark Road, Edinburgh, EH14 5EL – Requested by Councillor Gardiner and Ward Councillor Webber

Decision

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

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

2. 3F2, 17 Bruntsfield Gardens, Edinburgh

Details were provided of proposals for the creation of a new flatted dwelling within an attic space and the alteration of an existing third floor flat. The application also proposed new access from the existing communal stairwell (as amended) at 3F2, 17 Bruntsfield Gardens, Edinburgh – application no 19/00792/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 subject to the reasons, conditions, and informatives as detailed in

the report by the Chief Planning Officer.

- moved by Councillor Child, seconded by Councillor Mitchell.

Amendment

To refuse planning permission as the application was contrary to LDP Policies Env 6 and Des 12.

- moved by Councillor Mowat, seconded by Councillor Booth.

Voting

For the motion: - 4 votes

(Councillors Child, Dixon, Gardiner and Mitchell)

For the amendment: - 6 votes

(Councillors Booth, McLellan, Mowat, Munn, Osler and Staniforth)

Decision

To refuse planning permission as the application was contrary to LDP Policies Env 6 and Des 12.

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

3. 61 and 63 London Road, Edinburgh (Land at)

Details were provided of proposals for the demolition of the existing buildings on the site and the erection of a six-storey development including student accommodation and ancillary uses, commercial unit, and associated landscaping and infrastructure – application no 19/01149/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 subject to the reasons, conditions, and informatives as detailed in the report by the Chief Planning Officer, and an additional condition that no development shall take place until details of the windows specification, including acoustic properties and trickle vent provision, for both north and south elevations, shall be submitted and approved by the planning authority. These details shall demonstrate an ability to achieve indoor ambient noise levels not exceeding LAeq 35db, and the approved scheme shall be implemented prior to the occupation of units.

- moved by Councillor Osler, seconded by Councillor Mitchell.

Amendment 1

To refuse planning permission as the application was contrary to LDP Policy Des 1

- moved by Councillor Gardiner, seconded by Councillor Dixon.

Amendment 2

To refuse planning permission as the application was contrary to LDP Policy Des 1 and to the supplementary guidance on student housing.

- moved by Councillor Staniforth, seconded by Councillor Booth.

Voting

For the motion: - 6 votes

(Councillors Child, McLellan, Mitchell, Mowat, Munn and Osler)

For amendment 1: - 2 votes

(Councillors Dixon and Gardiner)

For amendment 2: - 2 votes

(Councillors Booth and Staniforth)

Decision

To grant planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer, and an additional condition that no development shall take place until details of the windows specification, including acoustic properties and trickle vent provision, for both north and south elevations, shall be submitted and approved by the planning authority. These details shall demonstrate an ability to achieve indoor ambient noise levels not exceeding LAeq 35db, and the approved scheme shall be implemented prior to the occupation of units.

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

Appendix

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
Note: Detailed conditions/reasons for the following decisions are contained in the statutory planning register.		
<u>Item 4.1 - 2 Pepper Place (At Site 90 Metres South Of)</u>	2 Pepper Place (At Site 90 Metres South Of) - Forthcoming application by John Talbot for a mixed-residential development comprising of student/co-worker living, assisted living and a dementia care centre with landscaping, SUDs, carparking, access and associated infrastructure. On vacant land opposite the White House and adjacent to Craigmillar Library – application no 19/02043/PAN	<ol style="list-style-type: none"> 1) To note the key issues at this stage. 2) To note the importance of sustaining and improving the permeability through the site from north to south. 3) To ensure that the residential amenity for each element does not clash. 4) To ensure that active travel is promoted.
<u>Item 4.2 - 2 Belmont Drive, Edinburgh</u>	2 Belmont Drive, Edinburgh - Form new accommodation within garden (as amended) – application no 18/10330/FUL	To GRANT planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.
<u>Item 4.3 - 73 Duddingston Row, Edinburgh (At Land 56 Metres Southeast Of)</u>	73 Duddingston Row, Edinburgh (At Land 56 Metres Southeast Of) - Erection of 40 residential units, comprising 30 flats, 2 houses and 8 maisonettes, along with associated parking, pedestrian paths, amenity space and soft landscaping. – application no 18/03994/FUL	<ol style="list-style-type: none"> 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. 2. To agree that the road construction consent informative included consideration of fitting wiring to Electric Vehicle Charging points that allowed them to be upgraded in the future.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 4.4 - 18 - 20 King's Stables Road, Edinburgh EH1 2LQ</u>	18 - 20 King's Stables Road, Edinburgh EH1 2LQ - Use of student accommodation as short-term holiday accommodation from 1 June to 31 August annually – application no 19/00112/FUL	To GRANT planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.
<u>Item 4.5 - 540A Lanark Road, Edinburgh, EH14 5EL</u>	540A Lanark Road, Edinburgh, EH14 5EL - Extension of existing class 2 use premises to form new class 3 hot food takeaway (Sui Generis). (Change of Use from Bank Class 2 to Class 1 is permitted development). (Re-submission related to 17/04434/FUL) – application no 18/10239/FUL	To REFUSE planning permission as it is contrary to LDP Policies Tra 2, Env 6 and Des 12.
<u>Item 4.6 - Silverknowes Parkway, Edinburgh (Land Adjacent to Gas Governor)</u>	Silverknowes Parkway, Edinburgh (Land Adjacent to Gas Governor) - Replacement of non-advertising bus shelter to Foster bus shelter with double-sided back-lit LED advertising panel – application no 18/10579/ADV	To GRANT planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.
<u>Item 4.7 - Whitson Grove And Stevenson Drive, Whitson Grove, Edinburgh (At Bus Shelter at Junction of)</u>	Whitson Grove And Stevenson Drive, Whitson Grove, Edinburgh (At Bus Shelter at Junction of) - Replacement of non-advertising bus shelter to Foster bus shelter with double-sided back-lit LED advertising panel – application no 18/10575/ADV	To GRANT planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.
<u>Item 5.1 - 3F2, 17 Bruntsfield Gardens, Edinburgh</u>	3F2, 17 Bruntsfield Gardens, Edinburgh - Creation of new flatted dwelling within attic space and alter existing third floor flat. Proposed new access from existing communal stairwell (as amended) – application no 19/00792/FUL	To REFUSE planning permission as it was contrary to LDP Policies Env 6 and Des 12. (on a division)

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 5.2 - 7, 11, 13 Eyre Terrace, Edinburgh EH3 5ER</u>	7, 11, 13 Eyre Terrace, Edinburgh EH3 5ER - Planning permission in principle for mixed use development. Retail (class 1); financial, professional + other services (class 2); food + drink (class 3); business (class 4); hotels (class 7); residential (class 8, 9 + sui generis), car parking, access + other works, approval of siting + maximum height of principal building block, points of vehicular/pedestrian access + egress – application no 14/01177/PPP	To CONTINUE consideration of the application to provide further information on the figures related to health contributions and to clarify the proposals that did not comply with Local Development Plan policies.
<u>Item 6.1(a) - Protocol Note -Craigiehall Pre-Determination Hearing</u>	Craigiehall, Riverside Road, South Queensferry EH30 9TN - Protocol Note by the Head of Strategy and Communications (circulated) - application no 18/10545/PPP	Application for Hearing – Item 6.1(a) and 6.1(b) was withdrawn by the applicant.
<u>Item 6.1(b) - Craigiehall, Riverside Road, South Queensferry EH30 9TN</u>	Craigiehall, Riverside Road, South Queensferry EH30 9TN - Demolition of buildings, residential development (Class 9) and apartments (Sui Generis); commercial Class 1, 2 and 3 within a local centre; non-residential (Class 10); hotel (Class 7); park & ride; landscaping, open space, access, SUDS and ancillary development – application no 18/10545/PPP	Application for Hearing – Item 6.1(a) and 6.1(b) was withdrawn by the applicant.
<u>Item 7.1(a) - 179A Canongate, Edinburgh</u>	179A Canongate, Edinburgh - Partial demolition of existing buildings and development of Purpose Built Student Accommodation (PBSA) with community space and associated infrastructure – application no 19/00117/FUL	Items 7.1(a) and 7.1(b) was withdrawn by the applicant.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 7.1(b) - 179A Canongate, Edinburgh</u>	179A Canongate, Edinburgh - Partial demolition of existing buildings – application no 19/00116/CON	Items 7.1(a) and 7.1(b) was withdrawn by the applicant.
<u>Item 7.2 - 37 Corstorphine Road, Edinburgh EH12 5QQ</u>	37 Corstorphine Road, Edinburgh EH12 5QQ - Demolition of existing house, erection of new building to form residential apartments with associated car parking and landscaping – application no 18/02404/FUL	<p>1) To REFUSE the request for a hearing.</p> <p>2) To CONTINUE consideration of the application to allow for a site visit to take place.</p>
<u>Item 7.3 - 61 and 63 London Road, Edinburgh (Land at)</u>	61 and 63 London Road, Edinburgh (Land at) - Erection of mixed-use development including student accommodation and ancillary uses, commercial unit, and associated landscaping and infrastructure – application no 19/01149/FUL	<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, and an additional condition that no development shall take place until details of the windows specification, including acoustic properties and trickle vent provision, for both north and south elevations, shall be submitted and approved by the planning authority. These details shall demonstrate an ability to achieve indoor ambient noise levels not exceeding L_{eq} 35db, and the approved scheme shall be implemented prior to the occupation of units.</p> <p>(on a division)</p>