

# Minutes

## Development Management Sub-Committee of the Planning Committee

10.00am, Wednesday 24 January 2024

### Present:

Councillors Osler (Convener), (items 4.2, 4.4, 4.5, 5.1, 7.1 and 7.2) Beal (item 5.1), Councillor Bennett (substituting for Councillor Beal for items 4.1-4.5, 7.1 and 7.2), Booth, Cameron (items 4.2, 7.1 and 7.2), Cowdy (substituting for Councillor Jones for item 4.1), Dalgleish, Gardiner (items 4.2-4.5, 5.1, 7.1 and 7.2), Jones (items 4.2-4.5, 5.1, 7.1 and 7.2), Mattos Coelho, Mowat (items 4.2-4.5, 5.1, 7.1 and 7.2), and Parker (substituting for Councillor Staniforth for items 4.1-4.5, 7.1 and 7.2).

### 1. Chair

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In the absence of the Convener, Councillor Dalgliesh was appointed to the Chair for items 4.1 and 4.3.

### 2. Minutes

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#### Decision

- 1) To approve the minute of the Development Management Sub-Committee of the 22 November 2023 as a correct record.
- 2) To approve the minute of the Development Management Sub-Committee of the 6 December 2023 as a correct record.

### 3. General Applications and Miscellaneous Business

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

#### Substitutions:

Councillor Parker for Staniforth (except for item 5.1)

Councillor Bennett for Beal (except for item 5.1)

Councillor Cowdy for Jones (for item 4.1)

### **Requests for a presentation:**

Councillor Osler requested a presentation in respect of item 4.1 – 68 Inverleith Row, Edinburgh – application no. 23/06424/FUL.

Councillor Booth requested a presentation in respect of item 4.3 – Totley Wells Grange, Westfield, Totley Wells – application no. 23/02467/FULSTL.

### **Request for Hearing**

Ward Councillor Mitchell requested a presentation in respect of item 4.1 – 68 Inverleith Row, Edinburgh – application no. 23/06424/FUL.

### **Declaration of Interests**

Councillor Gardiner declared a non-financial interest in item 4.1 - 68 Inverleith Row, Edinburgh - application no.23/06424/FUL - as he attended the Local Review Body which made a decision on this item.

Councillor Jones - declared a non-financial interest in item 4.1 - 68 Inverleith Row, Edinburgh - application no.23/06424/FUL - as he knew the owners of the premises.

Councillor Mowat – declared a non-financial interest in item 4.1 - 68 Inverleith Row, Edinburgh - application no.23/06424/FUL - as she attended the Local Review Body which made a decision on this item.

Councillor Osler – declared a non-financial interest in item 4.1 - 68 Inverleith Row, Edinburgh - application no.23/06424/FUL - as she attended the Local Review Body which made a decision on this item.

Councillor Osler – declared a non-financial interest in item 4.3 - Totley Wells Grange, Westfield, Totley Wells - application no.23/02467/FULSTL as she knew the applicant.

### **Decision**

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

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

## **4. 1 Reghheugh Avenue, Edinburgh**

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Details were provided of proposals for planning permission for the office development (Class 4), provision of a mobility hub, ancillary retail (Class 1) food and drink (Class 3/Sui Generis) and leisure uses (Class 11), landscaping, car parking, access, infrastructure and associated works. (AS AMENDED) at 1 Regheughs Avenue, Edinburgh - application no. 22/05659/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:

- 1) The conditions, reasons, informatives and a legal agreement as set out in section C of the report by the Chief Planning Officer.

- 2) An additional informative that the applicant ensure that any repeat surveys undertaken, including ecological surveys, were carried out in order to comply with relevant best practice in terms of timescales.

- moved by Councillor Osler, seconded by Councillor Cameron.

### **Amendment**

To **REFUSE** planning permission as the proposals were contrary to NPR4 Policies 1 and 13, Local Development Plan Policies Env 12 and Tra 2 and was contrary to Non-Statutory Guidance on parking.

- moved by Councillor Booth, seconded by Councillor Parker.

### **Voting**

For the Motion - 8

For the Amendment - 2

(For the Motion: Councillors Bennett, Dalgleish, Cameron, Cowdy, Gardiner, Mattos Coelho, Mowat, and Osler.)

(For the Amendment: Councillors Booth and Parker.)

### **Decision**

To **GRANT** planning permission subject to:

- 1) The conditions, reasons, informatives and a legal agreement as set out in section C of the report by the Chief Planning Officer.
- 2) An additional informative that the applicant ensure that any repeat surveys undertaken, including ecological surveys, were carried out in order to comply with relevant best practice in terms of timescales.

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

## **5. 16 Sibbald ~Walk, Edinburgh (Land East Of), Edinburgh**

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Details were provided of proposals for planning permission for the erection of mixed-use development comprising student accommodation, affordable housing, and commercial / community use (class 1A and / or Class 3) with associated landscaping, infrastructure and access arrangements (as amended) at 16 Sibbald Walk, Edinburgh (Land East Of) - application no.23/03463/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:

- 1) The conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.
- 2) An additional informative to investigate whether the pend running under the UK Government Offices from New Street could be adopted by the council, as Roads Authority, to ensure access was maintained.

- moved by Councillor Osler, seconded by Councillor Jones.

## Amendment

To **CONTINUE** consideration of the matter for further information to clarify the adopted status of the pend running under the UK Government Offices from New Street and whether it could be adopted by the Council, as Roads Authority, to ensure access was maintained.

- moved by Councillor Gardiner, seconded by Councillor Booth.

## Voting

For the Motion - 6

For the Amendment - 4

(For the Motion: Councillors Bennett, Cameron, Dalgleish, Jones, Mowat, and Osler.)

(For the Amendment: Councillors Booth, Gardiner, Mattos Coelho and Parker.)

## Decision

To **GRANT** planning permission subject to:

- 1) The conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.
- 2) An additional informative to investigate whether the pend running under the UK Government Offices from New Street could be adopted by the council, as Roads Authority, to ensure access was maintained.

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

## 6. Totley Wells Grange, Westfield, Totley Wells, Edinburgh

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Details were provided of an application for planning permission for change of use from dwelling to short-term let (Sui Generis) at Totley Wells Grange, Westfield, Totley Wells, Edinburgh - application no.23/02467/FULSTL.

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 conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.

- moved by Councillor Dalgliesh, seconded by Councillor Mowat

## Amendment

To **CONTINUE** consideration of the application for a local economic impact assessment to be taken.

- moved by Councillor Booth, seconded by Councillor Gardiner.

## Voting

For the Motion - 4

For the Amendment - 4

(For the Motion: Councillors Bennett, Dalgleish, Jones and Mowat.)

(For the Amendment: Councillors Booth, Gardiner, Mattos Coelho, and Parker.)

### **Casting Vote**

As there were an equal number of votes and the Chair did not use his casting vote, the decision was taken on the toss of a coin.

### **Decision**

To **CONTINUE** consideration of the application for a local economic impact assessment to be taken.

(References – 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><b>4.1 – <a href="#">68 Inverleith Row, Edinburgh, EH3 5LT</a></b></p>	<p>S42 application for noncompliance with condition No. 1 of planning permission 22/03124/FUL - application no.23/06424/FUL</p>	<p>To <b>REFUSE</b> planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p> <p><b>Dissent</b></p> <p>Councillor Cowdy requested that his dissent be recorded in respect of the above decision.</p>
<p><b>4.2 – <a href="#">Totley Wells Grange, Westfield, Totley Wells</a></b></p>	<p>Stationing of three shepherd's huts for short-term holiday let use - application no.23/02466/FULSTL</p>	<p>To <b>GRANT</b> planning permission subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.</p>
<p><b>4.3 - <a href="#">Totley Wells Grange, Westfield, Totley Wells</a></b></p>	<p>Change of Use from dwelling to short-term let (Sui Generis) - application no.23/02467/FULSTL</p>	<p>To <b>CONTINUE</b> consideration of the application for a local economic impact assessment to be taken.</p> <p>(On a division.)</p>
<p><b>5.1 - <a href="#">22 Inglis Green Road, Edinburgh, EH14 2HZ</a></b></p>	<p>Mixed-use residential and commercial development with associated landscape, parking, and infrastructure (as amended) - application no.22/02233/FUL</p>	<p>1) To <b>GRANT</b> planning permission subject to the conditions, reasons and informatives and a legal agreement as set out in section C of the report by the Chief Planning Officer.</p> <p>2) Officers to inform the Transport and Environment Committee of the decision of the Sub-Committee, so that they could prioritise action.</p>
<p><b>7.1 - <a href="#">1 Regheughs Avenue, Edinburgh, EH12 9RH</a></b></p>	<p>Office development (Class 4), provision of a mobility hub, ancillary retail (Class 1) food and drink (Class 3/Sui Generis) and leisure uses (Class 11), landscaping, car parking,</p>	<p>To <b>GRANT</b> planning permission subject to:</p> <p>1) The conditions, reasons, informatives and a legal agreement as set out in</p>

	<p>access, infrastructure and associated works. (AS AMENDED) - application no. 22/05659/FUL</p>	<p>section C of the report by the Chief Planning Officer.</p> <p>2) An additional informative that the applicant ensure that any repeat surveys undertaken, including ecological surveys, were carried out in order to comply with relevant best practice in terms of timescales.</p> <p>(On a division.)</p>
<p><b><u>7.2 - 16 Sibbald Walk, Edinburgh (land east of)</u></b></p>	<p>Erection of mixed-use development comprising student accommodation, affordable housing, and commercial / community use (class 1A and / or Class 3) with associated landscaping, infrastructure and access arrangements. (as amended) - application no.23/03463/FUL</p>	<p>To <b>GRANT</b> planning permission subject to:</p> <p>1) The conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.</p> <p>2) An additional informative to investigate whether the pend running under the UK Government Offices from New Street could be adopted by the council, as Roads Authority, to ensure access was maintained.</p> <p>(On a division.)</p>