

Minutes

Development Management Sub-Committee of the Planning Committee

10.00am, Wednesday 28 February 2024

Present:

Councillors Osler (Convener), (items 4.1-4.8 and 7.1), Councillor Bennett (substituting for Councillor Beal), Booth, Cameron (items 4.1-4.8 and 7.1), Graham (substituting for Councillor Dalglish (items 4.1-4.8 and 7.1), Gardiner, Jones, Mattos Coelho, McNeese-Mechan (items 4.1-4.8 and 7.1), Mowat and Mumford (items 4.1-4.8 and 7.1).

1. Chair

In the absence of the Convener, Councillor Dalglish was appointed to the Chair for item 5.1.

2. Minutes

Decision

To approve the minute of the Development Management Sub-Committee of the 24 January 2024 as a correct record.

3. 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.

Substitutions:

Councillor Bennett for Councillor Beal.

Councillor Graham for Councillor Dalglish.

Requests for a presentation:

Councillor Booth requested a presentation in respect of item 4.4 – 1 Lanark Road, Kingsknowe, Edinburgh – application no. 18/08232/FUL.

Councillor Gardiner requested a presentation in respect of item 4.4 – 1 Lanark Road, Kingsknowe, Edinburgh – application no. 18/08232/FUL.

Councillor Booth requested a presentation in respect of item 4.8 – 3-5 West Tollcross & 9 Torneybauk, Edinburgh – application no. 23/04950/FUL.

Councillor Gardiner requested a presentation in respect of item 4.8 – 3-5 West Tollcross & 9

Tornybauk, Edinburgh – application no. 23/04950/FUL.

Request for Hearing

Ward Councillor McKenzie requested a presentation in respect of item 7.1 – Murrayfield Sports Bar, 20 Westfield Road, Edinburgh – application no. 23/05902/FUL.

Declaration of Interests

Councillor Bennett declared a non-financial interest in item 4.2 – Report for forthcoming application by William Sawers, Northcare (Scotland) Ltd. for Proposal of Application Notice at 191 St John's Road, Corstorphine, Edinburgh - application no. 24/00332/PAN - as she had communication with the individuals involved in the application.

Councillor Gardiner declared a non-financial interest in item 4.3 – 2 Canaan Lane (Car Park 2), Edinburgh - application no. 23/02585/CON - as he knew the applicant.

Councillor Gardiner declared a non-financial interest in item 4.5 – 237 Morningside Road, Edinburgh - application no.23/00359/FUL.as he knew the applicant.

Councillor Graham declared a non-financial interest in item 4.8 – 3-5 West Tollcross & 9 Thornybauk, Edinburgh - application no.23/04950/FUL - as she went on a site visit with the developer.

Councillor Osler declared a non-financial interest in item 5.1 - Totle Wells Grange, Westfield, Totle 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. 20 Westfield Road (Murrayfield Sports Bar), Edinburgh

Details were provided of proposals for planning permission for the demolition of existing building and erection of a purpose-built student accommodation development (Sui Generis) with associated amenity space, access, cycle parking, and landscaping (as amended) at 20 Westfield Road (Murrayfield Sports Bar), Edinburgh - application no.23/05902/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 conditions, reasons, informatives and a legal agreement as set out in section C of the report by the Chief Planning Officer.

- moved by Councillor Mowat, seconded by Councillor Bennett.

Amendment

To **REFUSE** planning permission as the proposals were contrary to LDP Policies Env 21 and NPF4 Policy 22.

- moved by Councillor Booth, seconded by Councillor Osler.

Voting

For the Motion - 3

For the Amendment - 8

(For the Motion: Councillors Bennett, McNeese-Mechan and Mowat.)

(For the Amendment: Councillors Booth, Cameron, Gardiner, Graham, Jones, Mattos Coelho, Mumford, and Osler.)

Decision

To **REFUSE** planning permission as the proposals were contrary to LDP Policies Env 21 and NPF4 Policy 22.

(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>4.1 – Report for forthcoming application by Tarmac Ltd. for Proposal of Application Notice at Ravelrig Quarry, Long Dalmahoy Road, Dalmahoy</p>	<p>Southerly extension to Ravelrig Quarry to allow the continued extraction of hard rock, rock processing, and despatch of aggregates. The proposed extension would operate over a period of 24 years with the site being restored thereafter - application no. 24/00332/PAN</p>	<p>To note the key issues at this stage</p>
<p>4.2 – Report for forthcoming application by William Sawers, Northcare (Scotland) Ltd. for Proposal of Application Notice at 191 St John's Road, Corstorphine, Edinburgh</p>	<p>Mixed use development comprising care home and associated amenity facilities, ground floor commercial units, parking, open space, landscaping, and ancillary works - application no. 24/00149/PAN</p>	<p>To note the key issues at this stage</p>
<p>4.3 - 2 Canaan Lane (Car Park 2), Edinburgh</p>	<p>Complete demolition in a conservation area - application no. 23/02585/CON</p>	<p>To GRANT conservation area consent subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.</p>
<p>4.4 - 1 Lanark Road, Kingsknowe, Edinburgh</p>	<p>To modify clause 3 of the planning obligation relating to site at 1 Lanark Road and planning permission 18/08232/FUL - application no.22/02424/OBL</p>	<p>To CONTINUE consideration of the OBL application to allow for a separate members' briefing in relation to the financial viability information.</p>

<p>4.5 - 237 Morningside Road, Edinburgh, EH10 4QU</p>	<p>Project to construct new hotel accommodation on the site of an existing private car park to expand the existing neighbouring hotel and pub business (scheme 2) - application no.23/00359/FUL</p>	<p>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.</p>
<p>4.6 - Confirmation of Tree Preservation Order No. 208 (Ramsay Lane)</p>	<p>Confirmation of Tree Preservation Order No. 208 (Ramsay Lane)</p>	<p>It is recommended that the order is CONFIRMED.</p>
<p>4.7 - 4 (1F) Thistle Street North West Lane, Edinburgh, EH2 1EA</p>	<p>Proposed extension and alterations to a vacant art gallery with approved use for short-term residential letting - application no. 23/03094/FUL</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p>4.8 - 3-5 West Tollcross & 9 Thornybauk, Edinburgh, EH3 9BP</p>	<p>Demolition of existing buildings and erection of mixed-use development comprising student accommodation, commercial uses (retail class 1A, cafe class 3 and gym class 11), amenity space, access, cycle parking and landscaping - application no.23/04950/FUL</p>	<p>To GRANT planning permission subject to:</p> <ol style="list-style-type: none"> 1) The conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer. 2) The amendment of condition 3 to read: “No demolition nor development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting, publication & public/community engagement) in accordance with a written scheme of investigation, including an interpretation board to be located in the proposed courtyard, which has been submitted by the applicant

		<p>and approved in writing by the Planning Authority.”</p> <p>3) An additional condition that notwithstanding what is shown on the approved plans, details of cycle parking for the development to achieve increased non-standard cycle parking spaces and greater accessibility within the proposed development (within the footprint of the cycle store as shown on the approved plans) in terms of the balance of two-tier parking, taking account of Council Policy and the Cycle Parking Factsheet, to be submitted to and approved in writing by the Council as planning authority.</p> <p>4) An additional informative that the developer should explore improved public accessibility in the form of crossing points and a footway width of a minimum of 2 metres.</p>
<p>5.1 - Totley Wells Grange, Westfield, Totley Wells</p>	<p>Change of Use from dwelling to short-term let (Sui Generis) - application no. 23/02467/FULSTL</p>	<p>1) To GRANT planning permission subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.</p> <p>2) To include the impact assessment on the Planning Portal (redacted where required).</p> <p>To note that the applicant had clearly demonstrated that the loss of residential accommodation was outweighed by the economic benefits and to acknowledge that</p>

		they had carried out the required work.
7.1 - <u>20 Westfield Road (Murrayfield Sports Bar), Edinburgh</u>	Demolition of existing building and erection of a purpose-built student accommodation development (Sui Generis) with associated amenity space, access, cycle parking, and landscaping (as amended) - application no.23/05902/FUL	To REFUSE planning permission as the proposals were contrary to LDP Policies Env 21 and NPF4 Policy 22. (On a division.)