

Minutes

Development Management Sub-Committee of the Planning Committee

10.00am, Wednesday 13 March 2024

Present:

Councillors Osler (Convener), Bennett (substituting for Councillor Beal) (except item 5.2), Booth, Cameron, Dalgleish (except item 5.2), Gardiner (except item 5.2), Graham (substituting for Councillor Dalgleish for Item 5.2) Jones, Mattos-Coelho, McNeese-Mechan, Mowat, Mumford (substituting for Councillor Staniforth for Item 5.2), and Staniforth (except item 5.2).

1. Minutes

Decision

To approve the minute of the Development Management Sub-Committee of 7 February 2024 as a correct record.

2. General Applications and Miscellaneous Business

The Sub-Committee considered reports on planning applications listed in sections 4 and 6 of the agenda for this meeting.

Requests for a Presentation

Councillor Booth requested a presentation on Item 4.11 – 2F 162 Rose Street, EH2 3JD, Edinburgh – application no. 23/04654/FULSTL

Councillor Cameron requested a presentation on Item 4.10 – Middle Kinleith Farm, Harlow Road, Currie, Edinburgh – application no. 24/00127/FUL

Councillor Dalgleish requested a presentation and site visit on Item 4.10 – Middle Kinleith Farm, Harlow Road, Currie, Edinburgh – application no. 24/00127/FUL

Decision

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

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

3. 525 Ferry Road, Edinburgh

Details were provided of proposals for the proposed demolition of an office building and development of residential development with associated commercial and ancillary uses, landscaping, and parking at 525 Ferry Road - application no. 23/03649/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 the planning application.

- moved by Councillor Mowat, seconded by Councillor Gardiner

Amendment

To refuse the planning application as proposals were contrary to Local Development Plan policies Des 1, Des 5 and Env 12.

- moved by Councillor Osler, seconded by Councillor Booth

Voting

For the motion - 9 votes

For the amendment - 2 votes

(For the motion: Councillors Bennett, Cameron, Dalgleish, Gardiner, Jones, Mattos-Coelho, McNeese-Mechan, Mowat and Staniforth.

For the amendment: Councillors Booth and Osler.)

Decision

To **GRANT** 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.

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

4. 1 Lanark Road, Kingsknowe, Edinburgh

Details were provided of a proposal to modify clause 3 of the planning obligation relating to the site at 1 Lanark Road, Kingsknowe, Edinburgh and planning permission 18/08232/FUL - application no. – 22/02424/OBL.

The Chief Planning Officer gave details of the proposals and the planning considerations involved and recommended that the application be accepted, and the agreement be modified.

Motion

To **ACCEPT** the application to modify clause 3 of the section 75 legal agreement .

- moved by Councillor Osler, seconded by Councillor Jones

Amendment

To **REFUSE** the application to modify clause 3 of the section 75 legal agreement as the proposals were contrary to Local Development Plan Policies Hou6 and NPF4 Policy 16(e)U.

- moved by Councillor Mowat, seconded by Councillor Cameron

Voting

For the motion - 2

For the amendment - 6

(For the motion: Councillors Jones and Osler.

For the amendment: Councillors Booth, Cameron, Graham, Mattos-Coelho, Mowat and Mumford.)

Decision

To **REFUSE** the application to modify clause 3 of the section 75 legal agreement as the proposals were contrary to Local Development Plan Policies Hou6 and NPF4 Policy 16(e).
(Reference – report by the Chief Planning Officer, submitted.)

Declarations of Interest

Councillors Bennett and Gardiner declared non-financial interests in the above item as they had not taken part in the mandatory briefing on this item.

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 Artisan Real Estate for Proposal of Application Notice at Caledonian Brewery, 40 Slateford Road, Slateford</p>	<p>Partial demolition and residential redevelopment (including affordable housing) with landscaping, access, associated infrastructure and associated ancillary works - application no. 23/07312/PAN</p>	<p>To note the key issues at this stage.</p>
<p>4.2 – Report for forthcoming application by Summix MQE Developments Ltd. for Proposal of Application Notice at SAICA Pack, 1 Turnhouse Road, Cammo</p>	<p>Mixed-use development potentially comprising residential, senior living, hotel, office, retail and other commercial uses and creation of new public realm with associated landscaping, infrastructure and access arrangements - application no. 24/00438/PAN</p>	<p>To note the key issues at this stage and to recognise this as a gateway site and ensure active travel links to West Town.</p>
<p>4.3 – Report for forthcoming application by FMG Western Harbour Ltd. for Proposal of Application Notice at Plots A1, A2, B1, B2 & C Western Harbour, Western Harbour Drive, Edinburgh</p>	<p>Residential development & associated works in keeping with the established Western Harbour Masterplan - application no. 24/00581/PAN</p>	<p>To note the key issues at this stage.</p>
<p>4.4 – 62 Belmont Road, Juniper Green, EH14 5ED, Edinburgh</p>	<p>The proposal is for a change of use of annex to allow short term let use - application no. – 22/04501/FUL</p>	<p>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>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
4.5 - 79 Dundas Street, Edinburgh, EH3 6SD	Use of part of residential dwelling for the purposes of short-term letting – application no. – 22/04195/FUL	To GRANT planning permission subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.
4.6 - 15 & 15A Eden Lane, Edinburgh, EH10 4SD	Use of the annexe section of the existing residential dwelling for short term let rental (in retrospect), (amended) – application no. 22/04057/FUL	To GRANT planning permission subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.
4.7 - Greenhill Court - Confirmation of Tree Preservation Order No. 209	Confirmation of Tree Preservation Order No. 209 (Greenhill Court)	To CONFIRM Tree Preservation Order No. 209 (Greenhill Court).
4.8 - 7 - 11 & 15 - 19 Hanover Street, 40 Rose Street, & 70 Princes Street, Edinburgh	Alterations and new development including partial demolition and rear /rooftop extensions to form new hotel (Class 7) with ancillary uses and lower and ground floor commercial uses (Class 1A and Class 3), public and private amenity space, ancillary areas and external pend access with associated works - application no. 23/06554/FUL	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.
4.9 - 7 - 11 & 15 - 19 Hanover Street, 40 Rose Street, & 70 Princes Street, Edinburgh	Selective demolition and alterations to form hotel and ancillary uses with refurbished commercial units and associated works - application no. 23/06565/LBC	To GRANT listed building consent subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.10 - Middle Kinleith Farm, Harlaw Road, Currie, Edinburgh</p>	<p>Demolition of existing shed and barn and construction of two new dwellinghouses with associated roads, drainage and infrastructure – application no. 24/00127/FUL</p>	<p>To DECLINE to carry out a site visit and REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p>4.11 - 2F 162 Rose Street, Edinburgh, EH2 3JD</p>	<p>Retrospective change of use from office to short-term let (Sui Generis) – application no. 23/04654/FULSTL</p>	<p>To GRANT planning permission.</p>
<p>5.1 - Humbie Farm Road, Humbie (land 178 Metres East of Humbie Cottage)</p>	<p>Erection of a 3-bedroom farmhouse with associated farm office for use in conjunction with agricultural business at Merryhall Farm (as amended) - application no. – 21/05218/FUL</p>	<p>To AGREE to a further three-month extension to the period to conclude the legal agreement which will enable planning permission to be released for this application.</p>
<p>5.2 - 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 REFUSE the application to modify clause 3 of the section 75 legal agreement as the proposals were contrary to Local Development Plan Policies Hou6 and NPF4 Policy 16(e). (On a division)</p>
<p>5.3 - 124 Salamander Street, 1 - 3 Salamander Yards, South Leith, Edinburgh</p>	<p>The proposals comprise a 5 - 6 storey building providing 99 residential apartments with associated access, parking & landscape (as amended) – application no. 22/03430/FUL</p>	<p>To AGREE to a further three-month extension to the period to conclude the legal agreement which will enable planning permission to be released for this application.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>7.1 - 525 Ferry Road, Edinburgh, EH5 2DW</p>	<p>Proposed demolition of office building and development of residential development with associated commercial and ancillary uses, landscaping, and parking (as amended) - application no. 23/03649/FUL</p>	<p>To GRANT 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. (On a division)</p>
<p>7.2 - 73 - 75 George Street, Edinburgh, EH2 3EE</p>	<p>Change of use of floors 1-3 from office to serviced apartments with external alterations and extensions. As amended – application no. 23/03109/FULSTL</p>	<p>To GRANT 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>