

Minutes

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 20 November 2019

Present:

Councillors Gardiner (Convener), Booth, Child, Dixon (substituting for Councillor Gordon), Griffiths, Mitchell, Mowat, Munn, Osler and Rose.

Apologies:

Councillor Mary Campbell

1. General Applications and Miscellaneous Business

The Sub-Committee considered reports on planning applications listed in Sections 4, 5, 7 and 8 of the agenda for this meeting.

Requests for Presentations

The Chief Planning Officer gave a presentation on agenda Item 4.1 - 26, Baird Road, Ratho (Land 54 Metres East Of) – Requested by Councillor Booth, Councillor Osler and Ward Councillor Webber.

The Chief Planning Officer gave a presentation on agenda item 4.6 - 7 Redhall House Drive, Edinburgh, EH14 1JE – Requested by Councillor Booth and Councillor Osler.

Decision

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

Dissent

Councillor Booth requested that his dissent be recorded in respect of the decision on Item 7.1 – 24 - 26 Calton Road, Edinburgh, EH8 8DP.

Councillor Rose requested that his dissent be recorded in respect of the decision on Item 8.1 – 6 Baberton Loan, Juniper Green, Edinburgh.

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

2. 6 Baberton Loan, Juniper Green, Edinburgh

On 6 November 2019 the Development Management Sub-Committee agreed to continue an application for planning permission at 6 Baberton Loan, Juniper Green, Edinburgh to allow for a site visit to take place. Details were provided of proposals for planning permission for electronically controlled timber gates across Baberton Loan and at the entrance to the Water of Leith in the vicinity of No's 1-6 Baberton Loan, Juniper Green, Edinburgh – application no 18/05069/FUL.

The Chief Planning Officer gave details of the proposals and the planning considerations involved and recommended that the application be refused.

Motion

To refuse planning permission the reasons set out in the report.

- moved by Councillor Gardiner, seconded by Councillor Child.

Amendment

To grant planning permission.

- moved by Councillor Osler, seconded by Councillor Mitchell.

Voting

For the motion: - 7 votes

(Councillors Booth, Child, Dixon, Gardiner, Griffiths, Mowat, and Munn)

For the amendment: - 3 votes

(Councillors Mitchell, Osler and Rose)

Decision

To refuse planning permission the reasons set out in the report.

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

Dissent

Councillor Rose, as the mover of an amendment which was not seconded, requested that his dissent be recorded to the above decision.

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 - 26, Baird Road, Ratho (Land 54 Metres East Of)</u></p>	<p>Proposed erection of 11 residential dwellings - application no 18/02606/FUL</p>	<p>To CONTINUE consideration of the application to allow for a site visit to take place.</p>
<p><u>Item 4.2 - 7- 8 Clifton Terrace, Edinburgh, EH12 5DR</u></p>	<p>Proposed extension to the rear of the existing Haymarket Hub Hotel, comprising 47 additional bed rooms, a new kitchen and dining space and back of house facilities (as amended) - application no 19/02921/FUL</p>	<p>To GRANT Planning Permission subject to the conditions, reasons, informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer.</p>
<p><u>Item 4.3 - 59 Duddingston Park South, Edinburgh, EH15 3LE</u></p>	<p>Change of use of existing detached house to HMO - application no 19/03032/FUL</p>	<p>To GRANT Planning Permission subject to the informatives set out in section 3 of the report by the Chief Planning Officer.</p>
<p><u>Item 4.4 - 60, Glenbrook Road, Balerno (At Land 30 Metres West Of)</u></p>	<p>Change of Use from derelict farm steading to erection of 6x glamping pods and associated works inc. concrete bases, footpaths, refurbished barn and landscaping (as amended) - application no 19/01963/FUL</p>	<p>To REFUSE planning permission for the reasons set out in the report by the Chief Planning Officer.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 4.5 - 29 The Loan, South Queensferry (At Footway Adjacent To)</u>	<p>Proposed installation of a 15m high monopole, accommodating 1No antenna within a GRP shroud and 1No equipment cabinet on the footway adjacent to 29 The Loan, Queensferry, Edinburgh, EH30 9SD (NGR: 312895, 678309) to provide communications coverage for the emergency services in the surrounding area. Airwave's coverage requirement in this area has resulted from the removal of nearby Telefonica site ref: 1890 which had also accommodated equipment for Airwave - application no 18/10536/FUL</p>	<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.</p>
<u>Item 4.6 - 7 Redhall House Drive, Edinburgh, EH14 1JE</u>	<p>Alteration and conversion of existing building to form six duplex apartments; the erection of a detached garage block accommodating six garages; and the erection of two detached dwelling houses with all associated site development works and landscaping - application no 18/09642/FUL</p>	<p>To GRANT Planning Permission subject to the conditions, reasons, informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer with an additional legal agreement that open space shall remain as open space that is accessible to the general public and remain undeveloped in perpetuity.</p>
<u>Item 4.7 - At Robert Burns Statue, Bernard Street, Edinburgh</u>	<p>The works will comprise of the careful dismantling, relocation and rebuild of the Robert Burns monument - application no 19/04054/LBC</p>	<p>To GRANT Listed Building Consent subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p>
<u>Item 4.8 - 20 The Wisp, Edinburgh (At Land 90 Metres West Of)</u>	<p>Proposed residential development of 139 flats, open space and associated infrastructure (as amended) - application no 18/10316/FUL</p>	<p>To GRANT Planning Permission subject to the conditions, reasons, informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 5.1 - Hermiston Gait Retail Park, 21 - 25 Cultins Road, Edinburgh</u>	Proposed mezzanine extension within existing Decathlon Store at Unit 8, Hermiston Gait retail Park for use exclusively by Decathlon. The permitted floorspace at the retail park is capped by Condition G99 of planning permission A 02578 93 - application no 16/06063/FUL	To REFUSE planning permission for the reasons set out in the report by the Chief Planning Officer.
<u>Item 7.1 - 24 - 26 Calton Road, Edinburgh, EH8 8DP</u>	Demolition of existing non-listed buildings and erection of new residential building to form 22 flats and 1 commercial office space at ground floor and associated landscaping works. (Resubmission within a year) - application no 19/02370/FUL	To GRANT Planning Permission subject to the conditions, reasons, informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer and an additional informative to explore the possibility of a green roof. Dissent Councillor Booth requested that his dissent be recorded in respect of this decision.
<u>Item 7.2 - 24 - 26 Calton Road, Edinburgh, EH8 8DP</u>	Complete Demolition in a Conservation Area - application no 19/02371/CON	To GRANT Conservation Area Consent subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.
<u>Item 7.3 - 543 Gorgie Road, Edinburgh, EH11 3AR</u>	Erection of purpose-built student accommodation, ancillary uses and associated landscaping and infrastructure - application no 19/01795/FUL	To REFUSE planning permission for the reasons set out in the report by the Chief Planning Officer.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 8.1 - 6 Baberton Loan, Juniper Green, Edinburgh</u>	Electronically Controlled Timber Gates across Baberton Loan and at the entrance to the Water of Leith in the vicinity of No's 1-6 Baberton Loan, Juniper Green, Edinburgh. (in retrospect) - application no 18/05069/FUL	To REFUSE planning permission for the reasons set out in the report by the Chief Planning Officer. (on a division) Dissent Councillor Rose requested that his dissent be recorded in respect of this decision.