

# Minutes

## Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 4 December 2019

### Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Mary Campbell, Gordon, Griffiths, Mitchell, Mowat, Munn, Osler and Rose.

### 1. Minute

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To approve the minute of the Development Management Sub-Committee of 20 November 2019 as a correct record.

### 2. General Applications and Miscellaneous Business

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

#### Requests for Presentations

The Chief Planning Officer gave a presentation on agenda item 4.4 - West Princes Street Gardens, Princes Street, Edinburgh – Requested by Councillor Mowat.

The Chief Planning Officer gave a presentation on agenda item 4.5 - 194 Fountainbridge, Edinburgh (At Land Adjacent To) – Requested by Councillor Booth and Councillor Osler.

#### Declaration of interests

Councillor Mary Campbell declared a non-financial interest in item 7.2 as she had previously expressed a view on the application and did not take part in the discussion and decision on this item.

#### Decision

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

(Reference – 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><a href="#"><u>Item 4.1 - 1 - 5 Baltic Street and 7-27 Constitution Street, Edinburgh</u></a></p>	<p>Forthcoming application by Sundial Properties for a Proposed mixed use development with associated landscape, drainage and infrastructure in scrapyards and former gasworks. The development includes purpose built student accommodation, affordable housing, affordable retail units, cafe and public digital co-working space. - application no 19/04966/PAN</p>	<p>1) To note the key issues at this stage.</p> <p>2) To take into account the following additional issues:</p> <ul style="list-style-type: none"> <li>• Connectivity with Bernard Street in terms of public realm and make use of existing buildings.</li> </ul>
<p><a href="#"><u>Item 4.2 - 165 Broughton Road, Edinburgh, EH7 4LG</u></a></p>	<p>Forthcoming application by The City Of Edinburgh Council for a Housing led, mixed use development which includes the conversion of an existing Category B listed Stables building into a work and events space, new build intergenerational nursery with older person's housing. New build mixed tenure homes and a variety of public and semi-public amenity spaces. Separate applications will be made for each of the elements, stables, bowling greens and waste transfer station - application no 19/04682/PAN</p>	<p>To note the key issues at this stage.</p>
<p><a href="#"><u>Item 4.3 - 119, Ferniehill Drive, Edinburgh (At Land 131 Metres Southeast Of)</u></a></p>	<p>Forthcoming application by Taylor Wimpey Limited and BL Chesser Ltd for a Residential development and associated works at land known as 'Highfield', Drum Estate. - application no 19/04823/PAN</p>	<p>To note the key issues at this stage.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><a href="#"><u>Item 4.4 - West Princes Street Gardens, Princes Street, Edinburgh</u></a></p>	<p>Forthcoming application by The Ross Development Trust for Demolition of the existing Ross Theatre and removal of associated terraced viewing area and their replacement with a new event pavilion building and amphitheatre. Creation of a Welcome Centre comprising, café (Class 3), event spaces and associated facilities. Creation of a new Family Area comprising an upgraded play area, event space, café (Class 3) and toilets. Introduction of a new footpath network, landscape works and replacement and enhancement of the existing pedestrian and service bridges. A new access road from Kings Stables Road to service West Princes Street Gardens and all associated development - application no 19/05115/PAN</p>	<p>1) To note the key issues at this stage.</p> <p>2) To take into account the following additional issues:</p> <ul style="list-style-type: none"> <li>• Newer structures that are not Listed are important and given respect during the planning process.</li> <li>• A tree survey be conducted to ensure compliance with Env 12 if any trees are proposed to be removed and if there are no trees removed then assessment of how existing trees would be protected during any works.</li> </ul>
<p><a href="#"><u>Item 4.5 - 194 Fountainbridge, Edinburgh (At Land Adjacent To)</u></a></p>	<p>Approval of matters specified in conditions 1, 5, 6, 7, 8, 12 &amp; 13 of 15/02892/PPP for Building E including form + massing; design + materials; daylight + sunlight; design + operation of private/public open spaces; roads, footways/cycleway/access/servicing + parking; venting + electric vehicle charging; drainage; waste management; operational requirements for commercial uses/ sustainability/floor levels/lighting; site investigation/hard + soft landscaping details + noise mitigation.(As Amended)) – application no 19/02993/AMC</p>	<p>To <b>APPROVE</b> Matters Specified in Conditions subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<a href="#"><u>Item 4.6 - 437 Gorgie Road, Edinburgh, EH11 2RT</u></a>	Demolition of existing Public House and construction of 11 residential flats with gardens (as amended) - application no 18/04267/FUL	To <b>GRANT</b> 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.
<a href="#"><u>Item 4.7 - Kirkgate Church, 1 Kirkgate, Edinburgh</u></a>	The proposed works is to stabilize the ground within the church yard by taking down and rebuilding the existing structurally unsound boundary retaining wall with new engineered foundations and reinforced concrete wall - application no 19/04238/FUL	To <b>GRANT</b> Planning Permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.
<a href="#"><u>Item 4.8 - Kirkgate Church, 1 Kirkgate, Edinburgh</u></a>	The proposed works is to stabilize the ground within the church yard by taking down and rebuilding the existing structurally unsound boundary retaining wall with new engineered foundations and reinforced concrete wall. - application no 19/04263/LBC	To <b>GRANT</b> Listed Building Consent subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.
<a href="#"><u>Item 4.9 - 69 -71 Marionville Road, Edinburgh, EH7 6AQ</u></a>	Demolition of two existing business units and erection of a residential development comprising four apartment buildings, a terrace of mews houses, associated car parking, car port and associated landscaping - application no 19/04508/FUL	To <b>GRANT</b> 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.
<a href="#"><u>Item 7.1 - 53 Burdiehouse Road, Edinburgh (at Land 100 Metres East Of)</u></a>	Residential development 116 dwellings and associated landscaping and infrastructure (as amended) - application no 19/02616/FUL	This item was <b>WITHDRAWN</b> from the agenda.

[Item 7.2 - Corbieshot, Edinburgh \(at Land East of Corbieshot\)](#)

Residential development (53 dwellings), associated access arrangements, roads, open space, landscaping and infrastructure works (as amended) - application no 19/02600/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 with the following amendments to conditions 6 and 8:

Condition 6:

‘An ongoing programme of landscape maintenance, including play equipment, shall be delivered for a ten-year period following implementation of the approved landscaping works’

Condition 8:

‘A full detailed specification, including trade names where appropriate, of all the proposed external play equipment shall be submitted to and approved in writing before work is commenced on site and that the play equipment be implemented no later than completion of 50% of the residential units hereby approved’

And an addition informative that the applicant shall investigate the potential to set up a resident’s group with a view to them taking over the maintenance of the open space and play equipment in perpetuity and to investigate whether this could be included as part of the Title Deeds for the properties hereby approved.

**Declaration of interests**

Councillor Mary Campbell declared a non-financial interest as she had previously expressed a view on the application and did not take part in the discussion and decision on this item.

