

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 18 December 2019

Present:

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

1. Minute

To approve the minute of the Development Management Sub-Committee of 4 December 2019 as a correct record.

2. 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 4.4 – 30 Redford Drive, Edinburgh – Requested by Councillors Mary Campbell and Mitchell.

The Chief Planning Officer gave a presentation on agenda item 4.5 – 44 Stanley Place, Edinburgh – Requested by Councillor Gardiner

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 7.6 – 189 Morrison Street, Edinburgh, EH3 8DN.

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

2. Corstorphine Hospital, 136 Corstorphine Road, Edinburgh

Details were provided of updated proposals for the re-development of the former Corstorphine Hospital to form 76 residential apartments (including 44 new build apartments) and associated community hub, vehicular access, car parking and landscape works (as amended) - application no 17/04137/FUL

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

Motion

To continue consideration of the application for further information on the gradients of the proposed accessible route and further input from an appropriate organisation in regard to equality/disability issues for inclusive mobility.

- moved by Councillor Gardiner, seconded by Councillor Osler.

Amendment

To grant planning permission.

- moved by Councillor Rose, seconded by Councillor Child.

Voting

For the motion: - 5 votes

For the amendment - 5 votes

(For the motion: Councillors Booth, Mary Campbell, Gardiner, Munn and Osler.

For the amendment: Councillors Child, Griffiths, Mitchell, Mowat and Rose.)

In the division, 5 members having voted for the motion and 5 for the amendment, the Convener gave his casting vote for the motion and the Sub-Committee resolved accordingly.

Decision

To continue consideration of the application for further information on the gradients of the proposed accessible route and further input from an appropriate organisation in regard to equality/disability issues for inclusive mobility.

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

3. Jury's Inn, 43 Jeffrey Street, Edinburgh

Details were provided of proposals to:

- a) erect a new 131 bed boutique hotel, 101 bed extension to existing Jury's Inn hotel, two residential blocks containing 31 flats and retail units. Convert two lower floors of existing category C listed tenement building to new hotel entrance and lounge. Create public space with pedestrian links into the site from existing closes, including new access ramp. (As amended to 125 bed boutique hotel and 100 bed extension to existing Jury's Inn hotel.) - application no 19/00945/FUL; and
- b) alter nos. 55-61 Jeffrey Street associated with the erection of a new adjoining hotel affecting the lower two floors (as amended) - application no 19/00946/LBC

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

Motion

To continue consideration of the applications for clarification regarding the Affordable Housing policy in relation to commuted sums.

- moved by Councillor Gardiner, seconded by Councillor Booth.

Amendment

To grant planning permission and listed building consent subject to the conditions, reasons, informatives and legal agreements as set out in section 3 of the reports by the Chief Planning Officer and an additional condition requiring handrails to be installed in public access areas.

- moved by Councillor Mitchell, seconded by Councillor Child

Voting

For the motion: - 3 votes

For the amendment - 8 votes

(For the motion: Councillors Booth, Mary Campbell and Gardiner.

For the amendment: Councillors Child, Dixon, Griffiths, Mitchell, Mowat, Munn, Osler and Rose.)

Decision

To grant planning permission and listed building consent subject to the conditions, reasons, informatives and legal agreements as set out in section 3 of the reports by the Chief Planning Officer and an additional condition requiring handrails to be installed in public access areas.

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

4. 26 Baird Road, Ratho (Land 54 Metres East of)

On 20 November 2019 the Development Management Sub-Committee agreed to continue an application for planning permission at 26 Baird Road, Ratho (Land 54 Metres East Of) to allow for a site visit to take place. Details were provided of proposals for planning permission for the erection of 11 residential dwellings at 26 Baird Road, Ratho - application no 18/02606/FUL.

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

Motion

To refuse planning permission on the grounds that the application was contrary to Local Development Plan Policies: Env 6 (a) and (c), Des 4 (a) and (d), Tra 2 (b), Env 18 (a), (d) and (e).

- moved by Councillor Gardiner, seconded by Councillor Mowat.

Amendment

To grant planning permission subject to the conditions, reasons informatives and legal agreement as set out in section 3 of the report by the Chief Planning Officer.

- moved by Councillor Rose, seconded by Councillor Child.

Voting

For the motion: - 6 votes

For the amendment - 3 votes

(For the motion: Councillors Booth, Dixon, Gardiner, Griffiths, Mowat, and Munn.

For the amendment: Councillors Child, Osler and Rose.)

Decision

To refuse planning permission on the grounds that the application was contrary to Local Development Plan Policies: Env6 (a) and (c), Des 4 (a) and (d), Tra 2 (b), Env 18 (a), (d) and (e).

(Reference – report 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><u>4.1 - 2-4, 6,14 Bonnington Road Lane and 200 Bonnington Road Edinburgh EH6 5R</u></p>	<p>Demolition of existing buildings and redevelopment comprising build to rent residential accommodation, commercial uses, associated landscaping and infrastructure - application no 19/05515/PAN</p>	<p>To note the key issues at this stage.</p>
<p><u>4.2 - East Princes Street Gardens And Land At The Mound, Princes Street, Edinburgh</u></p>	<p>Christmas market stalls, fairground rides, maze, bars, box offices, associated site offices, stores and ancillary facilities (proposed application for three years - 2019, 2020 & 2021) - application no 19/05272/PAN</p>	<p>To note the key issues at this stage.</p>
<p><u>4.3 - 399 Old Dalkeith Road, Edinburgh (Land 267 Metres Northeast Of)</u></p>	<p>Application for matters specified in conditions 2, 5 and 6 of planning permission 13/05048/FUL for an expansion to the Institute of Regeneration and Repair (IRR) - application no 19/04735/AMC</p>	<p>To APPROVE 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>
<p><u>4.4 - 30 Redford Drive, Edinburgh EH13 0BG</u></p>	<p>Erection of a new separate dwelling in the rear garden of no. 30 Redford Drive - application no 19/04975/FUL</p>	<p>To GRANT planning permission subject to a condition on the permeability of surface water management.</p>
<p><u>4.5 - 44 Stanley Place Edinburgh, EH7 5TB -</u></p>	<p>Construction of 102 units of student accommodation with ancillary services (amendment to planning permission PPA-230-2160, 14/05075/FUL) - application no 19/04141/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
4.6 - Street Naming Bank	Following the passing of Tom Gilzean MBE, the Lord Provost put forward a motion requesting that Tom's name be added to the street naming bank.	1) To note that Tom Gilzean's name has been included in the Street Name Bank. 2) To agree that the report discharged the remit set by Full Council on 21 November 2019.
5.1 - Corstorphine Hospital, 136 Corstorphine Road Edinburgh	Re-development of the former Corstorphine Hospital to form 76 residential apartments (including 44 new build apartments) and associated community hub, vehicular access, car parking and landscape works (as amended) - application no 17/04137/FUL	To CONTINUE consideration of the application for further information on the gradients of the proposed accessible route and further input from an appropriate organisation in regard to equality/disability issues for inclusive mobility. (on a division)
7.1 - 53 Burdiehouse Road, Edinburgh (Land 100 Metres East Of)	Residential development 116 dwellings and associated landscaping and infrastructure (as amended) - application no 19/02616/FUL	To GRANT planning permission subject to the conditions, reasons and a legal agreement as set out in section 3 of the report by the Chief Planning Officer.
7.2 - East Market Street, Edinburgh (Land At)	Redevelopment and conversion of existing arches and change of use to provide sui generis distillery with Class 11 (assembly and leisure) visitor centre, Class 1 (retail), Class 3 (food and drink) and sui generis bar/tasting rooms with associated works including landscaping, public realm and means of access. (As Amended) - application no 18/09878/FUL	To GRANT planning permission subject to the conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer.
7.3 - East Market Street, Edinburgh (Land At)	Internal and external alterations and ancillary works (as Amended) - application no 18/09879/LBC	To GRANT listed building consent subject to the conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
7.4 - Jury's Inn, 43 Jeffrey Street, Edinburgh	Erect new 131 bed boutique hotel, 101 bed extension to existing Jury's Inn hotel, two residential blocks containing 31 flats and retail units. Convert two lower floors of existing category C listed tenement building to new hotel entrance and lounge. Create public space with pedestrian links into the site from existing closes, including new access ramp. (As amended to 125 bed boutique hotel and 100 bed extension to existing Jury's Inn hotel.) - application no 19/00945/FUL	To GRANT planning permission subject to the conditions, reasons, informatives and legal agreements as set out in section 3 of the report by the Chief Planning Officer and an additional condition requiring handrails to be installed in public access areas. (on a division)
7.5 - Jury's Inn, 43 Jeffrey Street, Edinburgh	Alterations to nos. 55-61 Jeffrey Street associated with the erection of a new adjoining hotel affecting the lower two floors (as amended) - application no 19/00946/LBC	To GRANT listed building consent subject to the conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer and an additional condition requiring handrails to be installed in public access areas. (on a division)
7.6 - 189 Morrison Street, Edinburgh, EH3 8DN	Redevelopment of site comprising hotels, offices, retail, leisure, public houses, restaurants, car parking and associated works - application no 19/02623/FUL	To GRANT planning permission subject to the conditions, reasons, informatives and legal agreement and as set out in section 3 of the report by the Chief Planning Officer. Dissent Councillor Booth requested that his dissent be recorded in respect of this decision
8.1 - 26 Baird Road, Ratho (Land 54 Metres East Of)	Proposed erection of 11 residential dwellings - application no 18/02606/FUL	To REFUSE planning permission on the grounds that the application is contrary to Local Development Plan Policies: Env6 (a) and (c), Des 4 (a) and (d), Tra 2 (b), Env 18 (a), (d) and (e). (on a division)