

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 22 January 2020

Present:

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

1. Minute

To approve the minute of the Development Management Sub-Committee of 18 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 and 7 of the agenda for this meeting.

Requests for Presentations

The Chief Planning Officer gave a presentation on agenda item 4.7 – 27-29 Murieston Crescent, Edinburgh – Requested by Councillor Booth.

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>4.1 - Ravelrig Road, Edinburgh (At Land Beside)</p>	<p>Proposed residential development with associated landscaping and infrastructure works - application no 19/05205</p>	<p>To note the key issues at this stage.</p>
<p>4.2 - Meadowfield Farm, Turnhouse Road, Edinburgh (Land To South West Of)</p>	<p>Proposed mixed use development including commercial floorspace Class 1 shops. Class 2 financial and professional services. Class 3 restaurants and cafes sui generis including public houses. Class 4 business. Class 6 storage and Class 7 hotels. Class 10 non-residential institutions. Class 11 assembly and leisure residential floorspace including affordable and flats. Associated infrastructure. Car parking and landscaping – 19/05303/PAN</p>	<p>To note the key issues at this stage.</p>
<p>4.3 - 9 Barnton Avenue West, Edinburgh, EH4 6DF</p>	<p>Demolition of existing residential property and erection of 11 flatted dwellings (as amended) - application no 18/09541/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>
<p>4.4 - 22 Hill Street, Edinburgh, EH2 3JZ</p>	<p>Change of Use and conversion from business (class 4) to four short stay visitor accommodation units over ground / lower ground, first, second and third floors - application no 19/01936/FUL</p>	<p>To GRANT planning permission subject to the informatives as set out in section 3 of the report by the Chief Planning Officer.</p>

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4.5 - 22 Hill Street, Edinburgh, EH2 3JZ	Alterations to convert to four short stay visitor accommodation units over ground / lower ground floor, first, second and third floors - application no 19/01892/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.
4.6 - 2F2 36 Montgomery Street, Edinburgh, EH7 5JY	Change of use of residential flat to short term commercial let - application no 19/04099/FUL	To REFUSE planning permission for the reasons set out in report by the Chief Planning Officer.
4.7 - 27 - 29 Murieston Crescent, Edinburgh, EH11 2LN	Demolition of existing buildings and erection of new student accommodation with associated facilities, access, landscaping, cycle stores and ancillary infrastructure (as amended) - application no 19/04425/FUL	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.
4.8 - 98 Ocean Drive, Edinburgh (At Land 120 Metres South East Of)	Creation of 3 additional units to form 15 townhouses - application no 19/04746/FUL	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.
4.9 - 47A South Clerk Street, Edinburgh, EH8 9NZ	Change of Use from class 1 (shop) to class 3 (restaurant) - application no 19/03972/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.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
5.1 - 14 Bonnington Road Lane, Edinburgh, EH6 5RB	Application for planning permission in principle for residential development (up to 220 units) together with commercial space and associated works (including demolition of building) at the former John Lewis Depot, Bonnington - application no 17/05742/PPP	To GRANT planning permission in principle subject to the conditions, reasons, informatives and legal agreement as set out in the report by the Chief Planning Officer and to agree that the legal agreement be extended for a period of 3 months.
5.2 - 10 Builyeon Road, South Queensferry (At Land 288 Metres Southwest Of)	Mixed use development to provide residential, employment, primary school and associated uses, acknowledging BP Pipeline (Edinburgh LDP Site HSG32) (Scheme 3) - application no 16/01797/PPP	To GRANT planning permission in principle subject to the conditions, reasons, informatives and legal agreement as set out in the report by the Chief Planning Officer and to agree that the legal agreement be extended for a period of 3 months.
5.3 - 1 and 4 Gilmerton Station Road, Edinburgh, EH17 8RZ	Mixed Use Development comprising Class 1 retail, class 2 professional services, class 3 (inc Sui Generis) Food and Drink, class 4 to 6 Business/ Industrial, class 7 Hotel, class 11 Assembly and Leisure, Access, Car Parking, Servicing, Bridge, Demolition and Associated Works - application no 19/02122/PPP	To GRANT planning permission in principle subject to the conditions and informatives as set out in the report by the Chief Planning Officer and an additional informative that the applicants work with officers to explore a scheme which addressed the street.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
5.4 - 103 Newcraighall Road, Edinburgh (At Land 445 Metres North Of)	Proposed residential development (including class 8 residential institutions, class 9 houses and sui generis flats) primary school (class 10 non-residential institutions) local centre (including class 1 retail, class 2 financial services, class 3 food and drink, class 10 non residential institutions and class 11 assembly and leisure), green network, access and transport links, infrastructure and associated ancillary works (as amended.) - application no 16/04122/PPP	To GRANT planning permission in principle subject to the conditions, reasons, informatives and legal agreement as set out in the report by the Chief Planning Officer and to agree that the legal agreement be extended for a period of 3 months.
5.5 - 100 Niddrie Mains Road, Edinburgh, EH16 4DT	Demolition of existing Lidl building and erection of new build residential development comprising of 136 flatted units across 5 no. blocks with associated parking, roads and landscaping - application no 18/02744/FUL	To GRANT planning permission subject to the conditions, reasons, informatives and legal agreement as set out in the report by the Chief Planning Officer and to agree that the legal agreement be extended for a period of 3 months.
5.6 - Royal Hospital For Sick Children, 9 Sciennes Road, Edinburgh	Mixed use development comprising residential (8 houses and 118 flats), student accommodation 323 beds, communal space, cycle/car parking provision, public realm enhancements, associated works and infrastructure. Development involves partial demolition of existing buildings, erection of new buildings and change of use/conversion of retained buildings (as amended) - application no 18/02719/FUL	To GRANT planning permission subject to the conditions, reasons, informatives and legal agreement as set out in the report by the Chief Planning Officer and to agree that the legal agreement be extended for a period of 3 months.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>7.1 - 30 Corstorphine Road, Edinburgh, EH12 6HP</p>	<p>Conversion of former Nursing Home, gate lodge and stable block to residential use (including demolition of non-original extensions), erection of 2x residential pavilions comprising 23 residential units, associated landscaping and ancillary works - application no 19/04601/FUL</p>	<p>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 and that the approved landscaping plans be removed.</p>