

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 19 February 2020

Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Cameron (substituting for Councillor Griffiths), Mary Campbell, Dixon (substituting for Councillor Munn), Gordon, Mowat, Osler, Rose and Staniforth (substituting for Councillor Mary Campbell on item 4.3).

1. Minute

To approve the minute of the Development Management Sub-Committee of 22 January 2020 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 4.3– 3 King's Place, Edinburgh, EH15 1DU – Requested by Councillor Child.

The Chief Planning Officer gave a presentation on agenda item 4.7– Farmhouse A, North Milton, Milton Farm Road– Requested by Councillor Booth.

Declaration of interests

Councillor Mary Campbell declared a non-financial interest in item 4.3 took no part in consideration of the item (Councillor Staniforth substituted).

Decision

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

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

3. Farmhouse A, North Milton, Milton Farm Road

Details were provided of proposals for planning permission for the development of an existing farm steading building with an extension to form worship hall, associated access, car parking and landscaping - application no 19/02418/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 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 with an additional informative on the provision of showers, to amplify the informative on the Travel Plan to encourage the use of the improving bus service in the area and an amendment to the landscaping condition to ensure screening of the car park to be agreed the Planning Authority.

- moved by Councillor Gardiner, seconded by Councillor Child.

Amendment

To refuse planning permission as the application was contrary to Local Development Plan policies Tra 2, Ret 1 and Env 10.

- moved by Councillor Booth, seconded by Councillor Mary Campbell.

Voting

For the motion: - 8 votes

For the amendment - 2 votes

(For the motion: Councillors Cameron, Child, Dixon, Gardiner, Gordon, Mowat, Osler and Rose.

For the amendment: Councillors Booth and Mary Campbell.)

Decision

(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>4.1 - 2 Abbey Lane, Edinburgh</p>	<p>Residential and student accommodation development, commercial/community uses, ancillary uses, associated landscaping, parking and infrastructure - application no 19/04860/PAN</p>	<p>To note the key issues at this stage.</p>
<p>4.2 - Springfield Lea, Place, Terrace and Bo'Ness Road, Echline, South Queensferry, (At Land Bounded By M90)</p>	<p>Residential Development and Associated Works including formation of Vehicular and Pedestrian Access, SUDS Infrastructure Provision and Hard and Soft Landscaping - application no 19/06079/PAN</p>	<p>1) To note the key issues at this stage. 2) To request that the applicant considers connectivity to the town centre and encourage active travel where possible.</p>
<p>4.3 - 3 King's Place, Edinburgh, EH15 1DU.</p>	<p>New covered raised floor area forming part of existing outdoor dining area (in retrospect) - application no 19/04018/FUL</p>	<p>To REFUSE planning permission for the reasons set out in report by the Chief Planning Officer. Declaration of Interest: Councillor Mary Campbell declared a non-financial interest in this item and took no part in consideration of the item (Councillor Staniforth substituted).</p>
<p>4.4 - 51 - 53 Lanark Road, Edinburgh, EH14 1TL</p>	<p>Proposed conversion of 2 listed buildings into 6 apartments and erection of new build element comprising 2 apartments - application no 19/02084/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
4.5 - 51 - 53 Lanark Road, Edinburgh, EH14 1TL	New build element tied to the rear of the existing building providing residential accommodation. The project is to be comprised of 8 apartments in total, 6 conversion units within the listed buildings and 2 units within the new build element. Associated internal and external alterations - application no 19/02085/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 - 238B 1 And 2 Leith Walk, Edinburgh	Change of Use from 2 (two) dwellings to 2 (two) Short term let properties - application no 19/05660/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.
4.7 - North Milton, Milton Farm Road (Farmhouse A)	Development of existing farm steading building with extension to form worship hall, associated access, car parking and landscaping - application no 19/02418/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 with an additional informative on the provision of showers, to amplify the informative on the Travel Plan to encourage the use of the improving bus service in the area and an amendment to the landscaping condition to ensure screening of car park to be agreed the Planning Authority. (On a division)
7.1 - 248 Ferry Road, Edinburgh, EH5 3AN	Change the use from a guest house to a House of Multiple Occupancy. (HMO License applied for separately). 24 hour support will be provided to up to 12 occupants at any given time - application no 19/03712/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
7.2 - 35 Lanark Road, Edinburgh, EH14 1TL	Demolition of existing building and erection of purpose built student accommodation and all associated works (amendment to planning consent 16/06275/FUL) - application no 19/03380/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.