

Minutes

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 3 June 2020

Present:

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

1. Minutes

Decision

To approve the minute of the Development Management Sub-Committee of 20 May 2020 as a correct record.

2. General Applications and Miscellaneous Business

The Sub-Committee considered reports on planning applications listed in Sections 4, 7, 9 and 10 of the agenda for this meeting.

Requests for Presentations

The Chief Planning Officer gave a presentation on agenda item 4.1 - 15 Albert Terrace, Edinburgh – requested by Ward Councillor Neil Ross.

The Chief Planning Officer gave a presentation on agenda items 4.2 and 4.3 – 89 Constitution Street, Edinburgh – requested by Councillors Booth and Osler

The Chief Planning Officer gave a presentation on agenda items 4.4 and 4.5 - 48 Duddingston Road West, Edinburgh – requested by Councillor Griffiths

The Chief Planning Officer gave a presentation on agenda item 4.6 - 11 - 23 Montrose Terrace, Edinburgh – requested by Councillor Booth

Decision

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

Dissent

Councillor Rose requested that his dissent be recorded in respect of the decision on Item 4.2 – 89 Constitution Street, Edinburgh, EH6 7AS

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

3. 500 Gorgie Road, Edinburgh, EH11 3YJ

Details were provided of proposals for planning permission for the development of former car park site to erect 35 flats with associated parking, access and services (as amended) - application no 19/02560/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 2 weeks for clarification on the proposed housing mix within the development.

- moved by Councillor Gardiner, seconded by Councillor Booth

Amendment

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, an additional informative that car parking should be moved to the east of the site to create more amenity space next to the dwellings and referral to Scottish Ministers.

- moved by Councillor Child, seconded by Councillor Mowat

Voting

For the motion: - 5 votes

For the amendment - 6 votes

(For the motion: Councillors Gardiner (Convener), Booth, Mary Campbell, Gordon and Munn.

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

Decision

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, an additional informative that car parking should be moved to the east of the site to create more amenity space next to the dwellings and referral to Scottish Ministers.

(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 - 15 Albert Terrace, Edinburgh EH10 5EA</p>	<p>Proposed formation of a new door opening to access roof terrace with barrier and new glazed opening giving access to garden. Change existing ground floor windows to door - application no 20/00593/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>4.2 - 89 Constitution Street, Edinburgh EH6 7AS</p>	<p>Proposed change of use from existing offices to form 9 new dwelling flats - application no 20/00272/FUL</p>	<p>To REFUSE planning permission on the grounds that the application is contrary to Local Development Plan Policy Hou 5 (a) and (c).</p> <p>Dissent</p> <p>Councillor Rose requested that his dissent be recorded in respect of this decision</p>
<p>4.3 – 89 Constitution Street, Edinburgh EH6 7AS</p>	<p>Proposed change of use from existing offices to form 9 new dwelling flats - application no 20/00271/LBC</p>	<p>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.</p>
<p>4.4 - 48 Duddingston Road West, Edinburgh EH15 3PS</p>	<p>Erection of 7 residential dwellings with driveways, associated infrastructure, hard and soft landscaping (as amended) - application no 19/05014/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>4.5 - 48 Duddingston Road West, Edinburgh EH15 3PS</p>	<p>Proposed demolition of garage and rear boundary wall and part demolition of boundary wall - application no 19/05013/LBC</p>	<p>To GRANT listed building consent subject to the 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
<p>4.6 - 11 - 23 Montrose Terrace, Edinburgh</p>	<p>Proposed purpose-built student accommodation development with community space, associated infrastructure and amenity space, bicycle parking, landscaping and upgrade of pedestrian path and steps - application no 20/00496/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 and an additional condition outlining that, notwithstanding what is shown on the approved drawings, the cycle parking provision is not approved and further details on cycle parking provision which complies with the Council's LDP policies, read in conjunction with the guidance shall be submitted for approval by the planning authority and implemented prior to first occupation of the building hereby approved.</p>
<p>4.7 - 11 - 23 Montrose Terrace, Edinburgh</p>	<p>Proposed removal of rubble wall, steps, railing and gate and rebuilding of stone steps as part of redevelopment of site and re-provision of pedestrian route - application no 20/00497/LBC</p>	<p>To GRANT listed building consent subject to the informatives as set out in section 3 of the report by the Chief Planning Officer</p>
<p>4.8 - 11 - 23 Montrose Terrace, Edinburgh</p>	<p>Complete demolition of a wall in a Conservation Area - application no 20/00498/CON</p>	<p>To GRANT conservation area consent subject to the 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
<p>7.1 - 500 Gorgie Road, Edinburgh, EH11 3YJ</p>	<p>Proposed development of former car park site to erect 35 flats with associated parking, access and services (as amended) - application no 19/02560/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, an additional informative that car parking should be moved to the east of the site to create more amenity space next to the dwellings and referral to Scottish Ministers.</p> <p>(on a division)</p>
<p>9.1 - Forthcoming application by Hero Catalyst Hospitality Ventures (Elgin House Edin.) Ltd. for Proposal of Application Notice at Elgin House, 20 Haymarket Yards, Edinburgh -</p>	<p>Proposed Demolition and Re-development of Site for a mix of uses including office (class 4), hotel (class 7) and student accommodation - application no 20/01591/PAN</p>	<p>1) To note the key issues at this stage.</p> <p>2) To take into account the following issues:</p> <ul style="list-style-type: none"> • Safe connectivity into the wider urban structure for pedestrians and cyclists, including a safe cycle route in and out of the development. • To work with other developers in the vicinity to enhance connectivity

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<p>9.2 - Forthcoming application by Drum (Steads Place) Ltd and CAMVO 123 LTD. for Proposal of Application Notice at 106 - 162 Leith Walk, Edinburgh EH6 5DX -</p>	<p>Proposed Demolition of Industrial Units and Development of Residential Led Uses. Retention of existing 2-Storey Sandstone Building with Potential to Include Class 1 (Shops), Class 2 (Financial Professional and Other Services), Class3 Food and Drink), CLASS 4 (Business), Class 10 (Non-Residential Institutions) Class 11 (Assembly and Leisure) and Sui Generis Uses, With Associated Landscaping, Open Space and Infrastructure - application no 20/01447/PAN</p>	<p>1) To note the key issues at this stage.</p> <p>2) To take into account the following issues:</p> <ul style="list-style-type: none"> • that the applicant should undertake online consultation events in the light of the current restrictions as a result of the Coronavirus pandemic. • Engagement with the Save Leith Walk and Our Leith Walk campaign groups.
<p>10.1 Corstorphine Hospital, 136 Corstorphine Road, Edinburgh EH12 6TT</p>	<p>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</p>	<p>To note that this application was Granted by the Chief Planning Officer under Extended Delegated Authority</p>
<p>10.2 65, 67 And 69 Cowgate, Edinburgh EH1 1JW</p>	<p>Change of use from temporary arts venue to hotel, bar/restaurant and function room; alterations to form new hotel, bar/restaurant retaining existing nightclub; alterations and erection of two kitchen extract ducts - application no 19/03174/FUL</p>	<p>To note that this application was Granted by the Chief Planning Officer under Extended Delegated Authority</p>
<p>10.3 65, 67 And 69 Cowgate, Edinburgh EH1 1JW</p>	<p>External and internal alterations to convert from temporary arts venue to hotel, bar/restaurant and function room - application no 19/03175/LBC</p>	<p>To note that this application was Granted by the Chief Planning Officer under Extended Delegated Authority</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>10.4 11 Cumberland Street, North West Lane, Edinburgh (Land 17 Metres West Of)</p>	<p>Proposed new mews house on existing car park to west of no. 11 North West Cumberland Street Lane - application no 19/04576/FUL</p>	<p>To note that this application was Granted by the Chief Planning Officer under Extended Delegated Authority</p>
<p>10.5 11 Cumberland Street, North West Lane, Edinburgh</p>	<p>Proposed mews house will be built upon existing B listed boundary wall - application no 19/04577/LBC</p>	<p>To note that this application was Granted by the Chief Planning Officer under Extended Delegated Authority</p>
<p>10.6 49 - 51 Eyre Place, Edinburgh EH3 5EY</p>	<p>Planning in principle for the demolition of the existing public house at 49-51 Eyre Place and to erect housing on the site - application no 19/05565/PPP</p>	<p>To note that this application was Granted by the Chief Planning Officer under Extended Delegated Authority</p>
<p>10.7 18 Fairholm Mews, Edinburgh EH10 4FE</p>	<p>To convert existing garage into a sitting / family room. French doors to be installed in existing garage door opening, no change to lintel - application no 20/00695/FUL</p>	<p>To note that this application was Granted by the Chief Planning Officer under Extended Delegated Authority</p>
<p>10.8 469 Gorgie Road, Edinburgh EH11 3AD</p>	<p>Removal of existing vacant mixed residential /light industrial buildings. Erect 11 flats with associated access, parking and garden ground. Flats arranged in two blocks to front and rear of site, 6 flats over 3 storeys to front block; 5 flats over 2 storeys to rear block - application no 19/05579/FUL</p>	<p>To note that this application was Refused by the Chief Planning Officer under Extended Delegated Authority</p>
<p>10.9 7 Joppa Grove, Edinburgh EH15 2HX</p>	<p>Single storey flat roof extension to the side and attic conversion with new rear dormer (as amended) - application no 19/05656/FUL</p>	<p>To note that this application was Granted by the Chief Planning Officer under Extended Delegated Authority</p>