

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 28 October 2020

Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Mary Campbell, Gordon, Griffiths, Mitchell (agenda items 4.5 and 5.1-7.3), Mowat, Osler, Rose and Ross (substituting for Councillor Munn).

1. Minutes

Decision

To approve the minute of the Development Management Sub-Committee of 7 October 2020 as a correct record, subject to the following correction: at item 4.8 - Peffer Place, Edinburgh (Site 90 Metres South Of), the removal of the words "and a legal agreement" as this was not required.

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 4.5 – 1 Waverley Bridge, Edinburgh – requested by Councillor Booth.

Declaration of Interests

Councillor Mary Campbell declared a non-financial interest in Item 5.1 – Bangholm Outdoor Centre, Craighall Gardens, Edinburgh - as she did not participate in the original consideration of this item 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>4.1 – Report for forthcoming application by Smart and Co. (Cont.) Plc and Pitt Street Properties Ltd for Proposal of Application Notice at 117-145 Pitt Street and 9 Trafalgar Lane, Edinburgh</p>	<p>For a residential development with associated landscaping, car parking, and infrastructure - application no 20/03430/PAN</p>	<p>1) To note the key issues at this stage.</p> <p>2) To take account of the following additional issues:</p> <ul style="list-style-type: none"> • Explore the possibility of a mixed use, housing led development. • Ensure this would be a low carbon development, with minimal car use. • Ensure good quality amenity space. • If there was to be car parking, to ensure there would be electric charging points and city car club spaces.
<p>4.2 – Flat 3, 4 Dewar Place Lane, Edinburgh</p>	<p>Change of use from residential flat to holiday let - application no 20/03037/FUL</p>	<p>To REFUSE planning permission for the reasons set out in report by the Chief Planning Officer.</p>
<p>4.3 – 23-24 Greenside Place, Edinburgh</p>	<p>Change of use from offices to serviced apartments with associated upgrading and refurbishment works with replacement dormers and rooflights (as amended) - application no 20/02211/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 informative that the rosette from the old tram line should be preserved on the building.</p>
<p>4.4 – 23-24 Greenside Place, Edinburgh</p>	<p>Internal reconfiguration of existing floorspace to create serviced apartments with new, refurbished and replacement dormer windows (as amended) - application no 20/02212/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>4.5 – 1 Waverley Bridge, Edinburgh</p>	<p>Pop-up event on mall roof, consisting of canvas tipi bar and food truck. Decorated with festoon lighting (as amended) - application no - 20/03336/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>5.1 – Bangholm Outdoor Centre, Craighall Gardens, Edinburgh</p>	<p>Erection of new build Sports and Outdoor Centre to replace existing facilities on site (to be demolished) and provide sports facilities to be used by both Trinity Academy (located on Craighall Avenue) and the wider community - application no 19/05832/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives as set out in section 3 of the report of Committee of 23 September 2020 by the Chief Planning Officer and an additional informative to consider expanding disabled parking provision.</p> <p>Dissent</p> <p>Councillor Booth requested that his dissent be recorded in respect of this item.</p>
<p>5.2 – Corstorphine Hospital, 136 Corstorphine Road, Edinburgh</p>	<p>Redevelopment 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 GRANT the discharge of condition 10 of planning application 17/01437/FUL</p>
<p>5.3 – West Bonnington Farm, Kirknewton</p>	<p>Erection of farmhouse in connection with agricultural use (as amended) - application no 18/10372/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons, informatives and a legal agreement as set out in section 3 of the report to Committee of 31 July 2019 by the Chief Planning Officer and to agree to a further three-month extension to the period to conclude the legal agreement which will enable the planning permission to be released for this application.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>7.1 – 1-5 Baltic Street and 7-27 Constitution Street, Edinburgh</p>	<p>Proposed mixed use development comprising partial demolition of existing buildings, purpose-built student accommodation, affordable housing, office units, cafe and public digital co-working space with associated landscape, drainage and infrastructure (as amended) - application no 20/00465/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons, informatives and a legal agreement as set out in section 3 of the report by the Chief Planning Officer and an additional informative that officers in the roads authority should liaise with the tram team to consider provision for disabled parking.</p>
<p>7.2 – 1-5 Baltic Street and 7-27 Constitution Street, Edinburgh</p>	<p>Internal and external alterations to Category B- listed gas works buildings and conversion to mixed use development, partial demolition including removal of remnants of gasometer building and northern extension to retort house, removal of other 20th century extensions and formation of new openings with associated fabric repairs. Reinstatement and alteration to boundary walls (as amended) - application no 20/00466/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>7.3 – 1-5 Baltic Street and 7-27 Constitution Street, Edinburgh</p>	<p>Proposed demolition of buildings and structures (as amended) - application no 20/00463/CON</p>	<p>To GRANT conservation area consent subject to the conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer.</p>