

## Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 25 November 2020

### Present:

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

### 1. Minutes

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#### Decision

To approve the minute of the Development Management Sub-Committee of 11 November October 2020 as a correct record.

### 2. General Applications and Miscellaneous Business

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The Sub-Committee considered reports on planning applications listed in Sections 4, 5 and 7 of the agenda for this meeting.

#### Requests for Hearings

Ward Councillors Lang and Young requested a hearing in respect of item 7.1 - 132 Glasgow Road, Edinburgh.

Ward Councillor Claire Miller requested a hearing in respect of item 7.4 - 7 Lower Gilmore Place, Edinburgh.

#### Decision

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

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

### 3. 132 Glasgow Road, Newbridge (Land Adjacent To)

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Details were provided of an application for planning permission for the erection of 132 dwellings with associated roads, SUDS, landscaping & ancillary works, formation of vehicular accesses to the A8 Glasgow Road and Hillwood Rise (Amended description) at 132 Glasgow Road, Newbridge (Land Adjacent To) - application no. 16/04861/FUL.

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

## **Decision 1**

### **Motion**

To **REFUSE** the request for a hearing and agree to determine the application at the meeting of the Development Management Sub-Committee of 25 November 2020.

- moved by Councillor Gardiner, seconded by Councillor Child.

### **Amendment**

To **CONTINUE** consideration of the application for a hearing.

- moved by Councillor Booth, seconded by Councillor Osler.

### **Voting**

For the motion: - 7 votes

For the amendment: - 4 votes

For the motion: (Councillors Child, Dixon, Gardiner, Griffiths, Mowat, Ross and Rose.)

For the amendment: (Councillors Booth, Mary Campbell, Mitchell and Osler.)

### **Decision**

To **REFUSE** the request for a hearing and agree to determine the application at the meeting of the Development Management Sub-Committee of 25 November 2020.

## **Decision 2**

To **GRANT** planning permission subject to:

- (a) The conditions, reasons, informatives and a legal agreement as set out in section 3 of the report by the Chief Planning Officer.
- (b) An additional condition requiring that, notwithstanding what was shown on the approved plans, the applicant should submit revised details of the access to Hillwood Rise, which would be for active travel purpose only, and would preclude the ability of vehicles (but with the exception of emergency vehicles), to access the development hereby approved and the adjacent residential development, details to be approved by the Council as planning authority and should be implemented prior to the completion of the development.

### **Reason**

To protect residential amenity and to promote active travel.

- (c) An additional informative that the applicant look at the possibility of retaining or using existing trees, where that could be achieved from an arboricultural point of view and in addition to that and look at variety of trees in terms of the age of replacement trees to look at a suitable and viable tree belt.
- (d) 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><b>4.1 – <a href="#">Forthcoming application by Izar V Lux S.a R.l for Proposal of Application Notice at 105, 113 Dundas Street, 34 Fettes Row, 7,11 and 13 Eyre Terrace</a></b></p>	<p>Demolition of existing building and erection of residential development, with associated landscaping, car parking and access arrangements - application no. 20/03825/PAN</p>	<ol style="list-style-type: none"> <li>1) To note the key issues at this stage.</li> <li>2) To take account of the following additional issues: <ul style="list-style-type: none"> <li>• To address the concerns of the local community regarding the wider site.</li> <li>• In respect of green space, the report should address the responses to issues raised and how these should be addressed.</li> <li>• That the Place Brief should be considered as part of the wider brief, considering that this was adjacent to publicly accessible green space in the area.</li> <li>• There should be strong cycling and walking links to George V Park, east of the site.</li> <li>• That the developers consider permeability and how the park fits into the wider network.</li> <li>• It was important that this park was preserved, and permeability enhanced as a public asset.</li> <li>• That the developers consider a memorial for a former football team.</li> </ul> </li> </ol>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><b>4.2 - <a href="#">Forthcoming application by John G Russell (Transport Limited) for Proposal of Application Notice at Salamander Street/Bath Road, Edinburgh</a></b></p>	<p>Demolition of existing buildings and erection of mixed-use flatted residential and commercial development with associated access, car parking, greenspace and ancillary works - application no. 20/03799/PAN</p>	<ol style="list-style-type: none"> <li>1) To note the key issues at this stage.</li> <li>2) To take account of the following additional issues: <ul style="list-style-type: none"> <li>• To note that the community council had concerns about quality of information supplied in the PAN.</li> <li>• To note concerns about tenure and compliance with affordable housing policy.</li> <li>• That there should be compliance with policy on greenspace and access to green space.</li> <li>• That there was a need to ensure walking and cycling access and permeability through the site, especially potential for east west permeability as this site and sites nearby could contribute to the waterfront promenade.</li> <li>• That there should be engagement with the local community council to address concerns about green spaces and ensure the link between Leith Links and the coast.</li> <li>• To address concerns about the narrow nature of the street and lighting on Salamander Street.</li> </ul> </li> </ol>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
4.3 - <a href="#">2 Abbey Lane, Edinburgh</a>	Residential 66 flats and student accommodation development, with commercial/community unit (Use Class 1, 2, 3, 4 and/or 10), associated ancillary uses, landscaping, parking and infrastructure - application no. 20/02827/FUL	To <b>GRANT</b> 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.
4.4 - <a href="#">2 Allan Park Crescent, Edinburgh (Land 16 Metres North East Of)</a>	New 3-bedroom dwelling house (as amended) - application no. 20/02743/FUL	To <b>GRANT</b> planning permission subject to the informatives as set out in section 3 of the report by the Chief Planning Officer.
4.5 – <a href="#">Seven Acre Park Play Area, Stanedykehead, Edinburgh</a>	To construct a steel framed shed to provide indoor equestrian facility (as amended) - application no. 19/03525/FUL	To <b>GRANT</b> planning permission subject to the conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer.
4.6 – <a href="#">22-23 Teviot Place, Edinburgh</a>	Erection of prefabricated building for use as student social space and associated prefabricated toilet cabins and fencing for 6 months. (Retrospective) - application no. 20/03612/FUL	To <b>GRANT</b> planning permission subject to the conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer.
5.1 – <a href="#">10 Builyeon Road, South Queensferry (Land 288 Metres Southwest Of)</a>	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 <b>AGREE</b> to a further three-month extension to the period to conclude the legal agreement which would enable the planning permission to be released for this application.
5.2 – <a href="#">61 Leith Street, Edinburgh</a>	Single storey extension, partial change of use, external alterations, landscaping and other associated works - application no. 18/10093/FUL	To <b>AGREE</b> to a further three-month extension to the period to conclude the legal agreement which would enable the planning permission to be released for this application

**7.1 – 132 Glasgow Road, Newbridge (Land Adjacent To)**

Erection of 132 dwellings with associated roads, SUDS, landscaping & ancillary works, formation of vehicular accesses to the A8 Glasgow Road and Hillwood Rise (Amended description) - application no. 16/04861/FUL

1. To **REFUSE** the request for a hearing and agree to determine the application at the meeting of the Development Management Sub-Committee of 25 November 2020.

(on a division)

2. To **GRANT** planning permission subject to:

(a) The conditions, reasons, informatives and a legal agreement as set out in section 3 of the report by the Chief Planning Officer.

(b) An additional condition requiring that, notwithstanding what was shown on the approved plans, the applicant should submit revised details of the access to Hillwood Rise, which would be for active travel purpose only, and would preclude the ability of vehicles (but with the exception of emergency vehicles), to access the development hereby approved and the adjacent residential development, details to be approved by the Council as planning authority and should be implemented prior to the completion of the development.

**Reason**

To protect residential amenity and to promote active travel.

(c) An additional informative that the applicant look at the possibility of retaining or using existing trees, where that could be achieved from an arboricultural point of view and in addition to that and look at variety of trees in terms of the age of

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		<p>replacement trees to look at a suitable and viable tree belt.</p> <p>(d) Referral to Scottish Ministers</p>
<p><b>7.2 – <a href="#">23-27 Gylemuir Road, Edinburgh</a></b></p>	<p>Residential development comprising 126 units, associated landscaping, access and other ancillary works (as amended) - application no. 20/01854/FUL</p>	<p>To continue consideration of the application to request the applicant to resolve the issue of active travel to ensure public access and to resolve parking issues.</p> <p><b>Dissent</b></p> <p>Councillor Booth requested that his dissent be recorded in respect of the above item.</p>
<p><b>7.3 – <a href="#">540A Lanark Road, Edinburgh</a></b></p>	<p>Change of use from Class 2 (Bank) to Class 1 (Permitted Development) and to extend the existing Class 2 use premises to form a new Hot Food Takeaway (Sui Generis) - application no. 20/01598/FUL</p>	<p>To refuse planning permission on the basis that that the proposals would be contrary to Edinburgh Local Development Plan Policies Des 12 (Alterations and Extensions), Env 6 (Conservation Areas - Development), Env 22 (Pollution and Air, Water and Soil Quality) and Tra 2 (Private Car Parking).</p>
<p><b>7.4 – <a href="#">7 Lower Gilmore Place, Edinburgh</a></b></p>	<p>Demolition of existing buildings and erection of student residential development with associated landscaping - application no. 20/02976/FUL</p>	<ol style="list-style-type: none"> <li>1. To <b>CONTINUE</b> consideration of the application for a hearing.</li> <li>2. The additional representations to be circulated to members and that these be included in an addendum to the report by the Chief Planning Officer when the application was next considered.</li> </ol>