

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 9 December 2020

Present:

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

1. Minutes

Decision

- 1) To approve the minute of the Development Management Sub-Committee of 21 February 2018 as a correct record.
- 2) To approve the minute of the Development Management Sub-Committee of 25 November 2020 as a correct record subject to the following correction: at item 1 - Minute of 25 November 2020, the removal of the word "October".

2. General Applications and Miscellaneous Business

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

Requests for Presentations

Ward Councillor Neil Ross requested a presentation in respect of item 4.4 - Falcon Road West, Edinburgh (at Land 31 Metres East Of 4)

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 |
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| <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 MMMARS Dundas Limited. for Proposal of Application Notice at Centrum House, 108 - 114, 116 Dundas Street, Edinburgh</p> | <p>Demolition of existing building and erection of mixed use development including residential, office, retail and café/restaurant uses - application no 20/03923/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"> • Consideration about moving historic building line • Impact on amenity • Consideration on whether street trees could be retained • Encourage developers to engage with each other to consider Dundas street as a whole |

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| <p>4.2 – Report for forthcoming application by DV4 Properties Orchard Brae Co Ltd. for Proposal of Application Notice at land adjacent to 30 Queensferry Road, Edinburgh</p> | <p>Residential development with associated access, landscaping, parking and infrastructure - application no 20/03938/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"> • Consideration to be given to softening of the site and reduce hard standing • Consider overall pedestrian environment and how Queensferry Road connects down to Flora Stevenson and how pedestrian environment could be improved in Orchard Brae • Whether existing building could be reused |
| <p>4.3 – Brunstane, Edinburgh</p> | <p>Tree Preservation Order No. 193</p> | <p>To confirm Tree Preservation Order No. 193 (Brunstane, Edinburgh)</p> |
| <p>4.4 – 4 Falcon Road West, Edinburgh (at Land 31 Metres East Of)</p> | <p>Demolition of commercial premises and erection of 5 storey residential development, covered parking and stores, rear garden, private terraces and externally mounted renewable technologies (Air Source Heat Pumps and PV Panels) (as amended) - application no 20/01354/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> |

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| <p>4.5 – St Kentigern's Church, St Peter's Place, Edinburgh</p> | <p>Conversion of existing former church to 4 houses and construction of 10 new flats (as amended) - application no 20/00490/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.</p> |
| <p>4.6 – Kinellan Road, Edinburgh</p> | <p>Tree Preservation Order No. 192</p> | <p>To confirm Tree Preservation Order No. 192 (Kinellan Road, Edinburgh)</p> |
| <p>4.7 – Meadowfield Farm, 15 Turnhouse Road, Edinburgh (At Land 175 Metres Southeast of)</p> | <p>Erection of 142x new dwellings with associated roads, parking, footpaths and hard and soft landscaping (Approval of Matters Specified in Conditions of planning permission in principle 16/04738/PPP re conditions 5 (Part 2 i, ii, iii, iv, v, vi), 6(a), 6(b), 6(c), 6(d), 6(e), 6(f), 6(g), 6(h), 6(i), 6(j), 6(k(i-ix)) as applicable to Plot 5 only) (as amended) - application no 20/03942/AMC</p> | <p>1) To APPROVE Matters Specified in Conditions subject to the conditions, reasons, informatives and a legal agreement as set out in section 3 of the report by the Chief Planning Officer.</p> <p>2) To agree to circulate a briefing note to Committee including Cllr Frank Ross providing an update on the progress of the development</p> |
| <p>4.8 - 19 Turnhouse Road, Edinburgh (At Site 100 Metres North East Of)</p> | <p>Erect 158x new dwellings with associated roads, parking, footpaths and hard and soft landscaping (Approval of Matters Specified in Conditions of consent 16/04738/PPP in respect of condition nos. 5 (Part 2 i, ii, iii, iv, v, vi), 6(a), 6(b), 6(c), 6(d), 6(e), 6(f), 6(g), 6(h), 6(i), 6(j), 6(k(i-ix)) as applicable to Plot 4 only) (Appeal ref: PPA-230-2207) (as amended) - application no - 20/03224/AMC</p> | <p>To APPROVE Matters Specified in Conditions subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p> |

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| <p>7.1 – Lochside Way, Edinburgh (Land Adjacent To)</p> | <p>Development of southern phase of Edinburgh Park to comprise mix of uses including residential (Class 9 houses and sui generis flats), offices (Class 4), hotel (Class 7), crèche (Class 10), leisure (Class 11), ancillary Class 1/Class 2/Class 3 and sui generis public house, car parking, landscaping, roads, access and associated works - application no 20/02068/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.</p> |