

## Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 16 December 2020

### Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Gordon, Griffiths, Mitchell, Mowat, Munn (substituting for Councillor Ethen Young), Osler and Rose.

### 1. Minutes

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#### Decision

To approve the minute of the Development Management Sub-Committee of 9 December 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.

#### Declaration of Interests

Councillors Gordon and Munn declared a non-financial interest in Item 5.3 – 23 - 27 Gylemuir Road, Edinburgh as they did not part in the original consideration of the 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><b>4.1 – <a href="#">Report for forthcoming application by CB Edinburgh Investment LLP. For Proposal of Application Notice at 5 Bankhead Avenue, Edinburgh</a></b></p>	<p>Demolition of all Buildings and Structures and erection of 24x Units Use Class 4 (c) (Business), Class 5 (General Industrial) and Class 6 (Storage or Distribution), with access and servicing arrangements, car parking, landscaping, and associated works - application no. 20/04811/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 consider the potential for mixed use and housing, subject to discussions with officers.</li> <li>• To consider active travel to ensure movement for pedestrians and cyclists.</li> </ul> </li> </ol>
<p><b>4.2 – <a href="#">Report for forthcoming application by Barratt &amp; David Wilson Homes &amp; Trustees of the Catchment for Proposal of Application Notice at Land 200 Metres South of 4 Mortonhall Park Gardens, Edinburgh</a></b></p>	<p>Residential and commercial development with associated roads, landscaping and open space - application no. 20/04554/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 consider the robust Green Belt policies in the area.</li> <li>• To consider the need for active travel and to have discussions with officers and the local community in respect of this.</li> </ul> </li> </ol>
<p><b>4.3 – <a href="#">Dimma Park, South Queensferry (At Land South Of)</a></b></p>	<p>Erect 72x dwellings with associated roads and parking spaces (as amended) - application no. - 20/00802/FUL</p>	<p>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.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><b>4.4 – <a href="#">Dreghorn Link, Edinburgh (Advertising Hoardings At)</a></b></p>	<p>Install and display 3 non-illuminated roundabout sponsorship signs on the roundabout facing 3 entrance roads. EDB028 - Straiton, 4 signs, Easting 327451, Northing 666977. EDB029 (as amended) - application no. 20/02461/ADV</p>	<p>To <b>GRANT</b> advertisement consent subject to conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer.</p>
<p><b>4.5 – <a href="#">2A Easter Belmont Road, Edinburgh</a></b></p>	<p>Alter existing garden fence to provide sliding gate and provide dropped kerb along gate line, to provide car parking for a single car on existing paved surface - application no. 20/03983/FUL</p>	<p>To <b>GRANT</b> planning permission subject to the informatives as set out in section 3 of the report by the Chief Planning Officer.</p>
<p><b>4.6 – <a href="#">65 London Road, Edinburgh</a></b></p>	<p>Demolition of existing buildings and erection of purpose built student accommodation and associated landscaping and infrastructure - application no. 20/03478/FUL</p>	<p>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.</p>
<p><b>4.7 – <a href="#">200 Mayfield Road, Edinburgh</a></b></p>	<p>Erection of 112 bed spaces of student accommodation (amendment to planning permission 16/04158/FUL) (as amended) - application no. 20/02489/FUL</p>	<p>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.</p>
<p><b>4.8 – <a href="#">11 Moray Park, Edinburgh (At Land 71 Metres North East Of)</a></b></p>	<p>Proposed coffee shop with drive through facility and associated works - application no. 20/03545/FUL</p>	<p>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.</p>
<p><b>4.9 – <a href="#">103 Newcraighall Road, Edinburgh</a></b></p>	<p>Alterations to listed building to convert to residential use including raising wallhead and roof level, new windows and doors and harling of masonry - application no. 20/03756/LBC</p>	<p>To <b>GRANT</b> 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>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><b>5.1 – <a href="#">194 Fountainbridge (At Land Adjacent To)</a></b></p>	<p>Approval of matters specified in conditions 1, 5, 6, 7, 8, 12 &amp; 13 of 15/02892/PPP for Building E including form &amp; massing, design &amp; materials, daylight &amp; sunlight, design &amp; operation of private/public open spaces, roads, footways/cycleway/access/servicing &amp; parking, venting &amp; electric vehicle charging, drainage, waste management, operational requirements for commercial uses/ sustainability/floor levels/lighting, site investigation/hard &amp; soft landscaping details &amp; noise mitigation. (As Amended) - application no. 19/02993/AMC</p>	<p>To <b>AGREE</b> 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>
<p><b>5.2 – <a href="#">199 Fountainbridge, Edinburgh (At Site 60 Metres South Of)</a></b></p>	<p>Proposed mixed use development comprising retail (Class 1) financial services (class 2) food and drink (class 3) office/light industrial (class 4) hotel (class 7) housing (class 9) community use (class 10) leisure (class 11) public house (non-classified use) and associated parking, open space, infrastructure and public realm works - application no. 19/03097/PPP</p>	<p>To <b>AGREE</b> 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>
<p><b>5.3 – <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 <b>GRANT</b> planning permission subject to the conclusion of a legal agreement relating to infrastructure delivery and an additional condition which would ensure public access in perpetuity through the scheme along the eastern area of the site.</p> <p><b>Dissent</b></p> <p>Councillor Booth requested that his dissent be recorded in respect of the above item.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><b>5.4 – <a href="#">69-71 Marionville Road, Edinburgh</a></b></p>	<p>Demolition of two existing business units and erection of a residential development comprising four apartment buildings, a terrace of mews houses, associated car parking, car port and associated landscaping - application no. 19/04508/FUL</p>	<p>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.</p>
<p><b>5.5 – <a href="#">7 Redhall House Drive, Edinburgh</a></b></p>	<p>Alteration and conversion of existing building to form six duplex apartments; the erection of a detached garage block accommodating six garages, and the erection of two detached dwelling houses with all associated site development works and landscaping - application no. 18/09642/FUL</p>	<p>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.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>7.1 – <a href="#">Granton Harbour, West Harbour Road, Edinburgh</a></p>	<p>Approval of matters specified in condition 2 of outline application 01/00802/OUT covering siting and height of development, design, and configuration of public and open spaces, access, road layouts, footpaths and cycle routes at Granton Harbour, West Harbour Road - application no. 17/02484/AMC</p>	<p>To <b>CONTINUE</b> consideration of the application for the following reasons:</p> <ol style="list-style-type: none"> <li>1) To enable the applicant to work with officers to provide a plan which clearly indicated which part of the proposals the Sub-Committee was being asked to approve and to remove items which did not require approval, or items that had already been approved.</li> <li>2) To request that the applicant consider including the Waterfront Pathway in the plan, as required by the Local Development Plan.</li> <li>3) That the plan would illustrate the conditions on the report with greater clarity.</li> <li>4) That the Chief Planning Officer would discuss with Legal Services ways to address the lack of consultation with the local community council and the apparent gap in the system, even though the statutory requirements had been met.</li> </ol> <p><b>Note:</b> It would be advantageous for the applicant to work more closely with the community, to address their concerns and noting that the community had a right to know about developments in their area.</p> <p><b>Dissent</b></p> <p>Councillor Rose requested that his dissent be recorded in respect of the above item.</p>