

## Development Management Sub-Committee of the Planning Committee

**10.00 am, Wednesday 17 February 2021  
(reconvened on 24 February 2021)**

**Present:**

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Mary Campbell, Cameron (substituting for Councillor Griffiths for applications, 4.1, 4.3 - 4.6, 4.8, 5.1 - 5.3, 6.1 - 6.4), Griffiths, Mitchell, Mowat, Osler, Rose and Ethan Young

### 1. Minutes

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**Decision**

To approve the minute of the Development Management Sub-Committee of 27 January 2021 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, 6 and 7 of the agenda for this meeting.

**Requests for a Presentation:**

Councillors Gardiner and Booth requested a presentation in respect of Item 4.2 – 2-4, 6, 14 Bonnington Street Lane and 200 Bonnington Road, Edinburgh

Councillor Child requested a presentation in respect of Item 4.7 - 107 Newcraighall Road, Edinburgh

**Requests for a Hearing:**

Ward Councillor Ritchie requested a Hearing in respect of - Item 4.2– 2-4, 6, 14 Bonnington Road Lane and, 200 Bonnington Road, Edinburgh

Ward Councillors Hutchison, Lang, Young and Work requested a Hearing in respect of - Item 7.1– 34 Cramond Road North, Edinburgh

Ward Councillor Miller requested a Hearing in respect of - Item 7.2– 5 - 6 Marshall's Court, Edinburgh, EH1

**Declaration of Interests**

Councillor Child declared a non-financial interest in Item 4.7 – 107 Newcraighall Road, Edinburgh (Land Adjacent To) as she had a lot of dealings with a constituent who was an Development Management Sub-Committee of the Planning Committee 17 February 2021 (reconvened on 24 February 2021)

objector to the application, 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.)

### **3. King George V Public Park, Logan Street, Edinburgh / 34 Fettes Row, Edinburgh, EH3 6RH.**

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The Chief Planning Officer had identified two interlinked applications for planning permission and an application for conservation area consent to be dealt with by means of a hearing. The application for planning permission at King George V Public Park, Logan Street, Edinburgh proposed formation of path and associated landscaping – application no 20/03655/FUL. The application for planning permission at 34 Fettes Row, Edinburgh, EH3 6RH proposed the demolition of existing buildings and erection of mixed-use development comprising residential, hotel, office and other commercial uses, with associated landscaping/public realm, car parking and access arrangements – application no 20/03034/FUL. The application for conservation area consent proposed the complete demolition in a conservation area – application no 20/03661/CON.

#### **(a) Report by the Chief Planning Officer**

The site at Fettes Row was approximately 2.44 hectares in area. To the north of the site were residential and commercial properties on Eyre Place. To the south, the site was bound by Fettes Row and Royal Crescent which comprised predominantly residential properties. To the east and northeast was King George V Park. To the west of the site was Dundas Street, which comprised a mix of residential and commercial properties. The site had two existing large office buildings which fronted Dundas Street and Fettes Row. These were linked by another smaller building and were all formerly occupied by The Royal Bank of Scotland. Within the eastern part of the site, bound to the north by King George V Park, is a building used for parking

The site was located within the New Town Conservation Area. The World Heritage Site was to the south of the site, it was not in the World Heritage Site but it was next to it. There were no listed buildings within the site itself. There were a number of Category A listed buildings within the vicinity of the site boundary.

Details were provided of the proposed Blocks. Block 1, Built to Rent, was located at the north eastern part of the site next to King George V Park and formed a perimeter block around a central courtyard with the existing buildings on Eyre Terrace and Eyre Place. There were 144 units split into 22 studio flats, 49 units with one bedroom, 56 units with two bedrooms and 17 units with three bedrooms. Block 2 - Mid Market Rent / Affordable (Dundas Street / Eyre Terrace). The mid-market rent (MMR) accommodation was situated between Dundas Street and Eyre Terrace at the north western part of the site. The proposals included the demolition of the existing blank wall that separated the existing RBS building and the rear courtyard of the adjacent residential block to the north. A courtyard would also be created to the south between the MMR building and the hotel. It would be six storeys high with a further roof garden area. There would be 88

units split into 26 units with one bedroom, 46 units with two bedrooms and 16 units with three bedrooms. Block 3 would be the hotel. The proposed 116-bedroom hotel would lie to the south of the adjoining MMR block within an internal courtyard between the two uses. It fronted onto Dundas Street to the west, Eyre Terrace to the east and onto the new public realm link route to the south. The main entrance would be located at the junction with Dundas Street. The hotel block was seven storeys, though was six storeys when viewed from street level on the Dundas Street elevation with the top level, comprising of a bar/restaurant, set back. Block 4 would be an office block. The office block was located on the south west corner of the site. It would extend to 9,820sqm gross external area with accommodation provided over five storeys. Within this was a retail unit (282 sqm) at street level on Dundas Street. There was a rooftop amenity level also proposed. Block 5 would be Private Residential (Fettes Row) 47 units. This comprised the two southern crescent blocks and the tenement building (and link building) along the Royal Crescent and Fettes Row. The five storey tenement block contained 26 units consisting of six units with one bedroom, 14 units with two bedrooms and six units with three bedrooms. Block 6 - Private Residential - two blocks south of the park (Crescent) total 70 units This part of the proposal comprised two buildings set out in crescent shapes to the south of the park. They were six storeys, though this appeared as four on the southern elevation as they sit on a podium deck. The blocks were split by a central gap and a sunken garden. Block 7 would be a Gym. Located under the central east / west public realm opposite the proposed BTR block. It covered a floorspace of 990sqm. The external wall to the gym was designed as a living green wall to the street edge. In general layout terms the buildings provide frontage onto the main streets surrounding and within the site.

In summary, the application proposed 349 residential units in a combination of affordable, private residential and build to rent, 25% affordable housing, 116 bedroom hotel, office space of 9,820 sqm, ancillary uses such as retail and gym, vehicular access from Eyre Terrace, 161 car parking spaces and 840 cycle parking spaces.

Details were provided of an application for conservation area consent at 34 Fettes Row, Edinburgh. In terms of its importance within the conservation area, the unlisted buildings to be demolished were built in the 1970s and 1980s included the former data centre, office and link building associated garages and workshops. The principle buildings on the site were relatively large and modern in design, especially when compared with the traditional buildings found within the conservation area. The Dundas Street office building, link building and corner of the Fettes Row data centre building were all set back from Dundas Street and were not in keeping with the wider townscape character in relation to the streets to the north and south of the site. Some features of the buildings were unsympathetic to their location, particularly in terms of building lines, design and landscaping. The demolition of existing buildings would not detrimentally affect any listed buildings or their setting subject to retention of boundary railings and an appropriate redevelopment proposal being delivered in accordance with Local Development Plan (LDP) Policy Env 3 (Listed Buildings - Setting). The existing buildings did not make a positive contribution and their loss would not have any adverse impact on the character and appearance of the conservation area.

Details were provided of an application for planning permission at King George V Public

Park, Logan Street, Edinburgh for the formation of path and associated landscaping. The proposed link through the park enabled development to come forward in a coordinated manner in line with Policy Des 2 (Co-ordinated Development). The proposals would not result in an overall loss of open space in accordance with Policies (Trees) and Env 18 (Open Space Protection).

The presentation can be viewed in full via the link below:

[https://edinburgh.public-i.tv/core/portal/webcast\\_interactive/547282](https://edinburgh.public-i.tv/core/portal/webcast_interactive/547282)

**(b) Fettes Row and Royal Crescent Association**

Jenni Inglis addressed the Development Management Sub-Committee on behalf of Fettes Row and Royal Crescent Association. Ms. Inglis advised that residents were upset to have to object to all three applications and that everyone's interest would have been better served by applications that met all the policies in the Local Development Plan. Ms. Inglis further advised that residents wanted the site back in use too. The community had made a significant effort to work alongside the applicant but saw no appreciable positive movement from the applicant.

The presentation can be viewed in full via the link below:

[https://edinburgh.public-i.tv/core/portal/webcast\\_interactive/547282](https://edinburgh.public-i.tv/core/portal/webcast_interactive/547282)

**(c) Friends of the George V Public Park**

Christine McIntosh addressed the Development Management Sub-Committee on behalf of Friends of the George V Public Park. Ms. McIntosh advised that granting consent to the current proposals would forever damage this very special green space. Friends of the George V Public Park did not object to redevelopment of the site. However, Ms. McIntosh explained that they objected to the scale of the proposed development and that it was out of proportion to the size of the park. Friends of the George V Public Park urged the Sub-Committee to refuse the current planning applications and encouraged the developer to modify their plans to address their concerns to protect King George V Park for future generations.

The presentation can be viewed in full via the link below:

[https://edinburgh.public-i.tv/core/portal/webcast\\_interactive/547282](https://edinburgh.public-i.tv/core/portal/webcast_interactive/547282)

**(d) Eyre Place Residents Committee**

Nikki Miller addressed the Development Management Sub-Committee on behalf of the Eyre Place Residents Committee. The Resident Committee's primary objections concerned the building that intended to become one with theirs and change the character of their development to the detriment of their amenity, privacy, noise, health, and safety.

The presentation can be viewed in full via the link below:

[https://edinburgh.public-i.tv/core/portal/webcast\\_interactive/547282](https://edinburgh.public-i.tv/core/portal/webcast_interactive/547282)

**(e) New Town and Broughton Community Council**

Richard Price addressed the Development Management Sub-Committee on behalf of the New Town and Broughton Community Council. Mr Price advised that, despite the

Chief Planning Officer's reports being very comprehensive, the Community Council still had several concerns as to the conclusions reached in some areas. Mr Price focussed on 4 key areas, those were a brief summary of the Community Council's concerns with the proposal as they persistently highlighted in the various Community Council responses and which they stood by. The second was the responses to these concerns in the planning officer's report but also highlighted the cumulative effect of acknowledged and seemingly non-compliance with Council Planning policies. The third was the support for the proposal which had been expressed by local businesses for this now redundant and empty site and why any redevelopment cost should not be an overriding consideration in the determination of the application. Mr Price also discussed the emerging City Plan 2030. Mr Price concluded that while there was strong support from the Community Council for development at the site, this should not involve significant compromise in terms of appearance and planning policies.

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**(f) Cockburn Association**

Alistair Cook and Terry Leventhal addressed the Development Management Sub-Committee on behalf of the Cockburn Association. Mr Leventhal advised that the Cockburn Association's additional engagement with the current development team started early in the process and at that point they articulated their view that they could have accepted this site as being a major development opportunity consistent with their past 40- or 50-years oversight of it. The Cockburn Association indicated to the developers at the outset that the development would only be successful if the DNA of this kind of site was understood through a comprehensive heritage and design analysis, if the scale and mass respected the local environment and if the local landscape and streetscape was successfully integrated into the scheme as design began to emerge. Over the course of 5 to 6 meetings the Cockburn Association believed that overall the developers succeeded in meeting that initial brief that they set. Mr Leventhal noted that the Cockburn Association appreciated comments from the local community and Community Council with the significant change and the impact that would bring with such a significant redevelopment on this northern fringe of the World Heritage Site but felt that the repurposing of the site with a new architectural presence was appropriate and necessary going forward.

Mr Cook advised that the Cockburn Association not only supported development at this site but supported the current proposals. Mr Cook outlined four fundamental objectives the Cockburn Association felt needed to be met in order for the Association to move forward. The retention of the trees on Fettes Row and Royal Crescent, the effective integration with King George V Park and the wider active travel routes, the need to turn the corner at Fettes Row and Dundas Street with a strong urban edge and the need to allow the architecture of these building to have their own presence.

The presentation can be viewed in full via the link below:

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**(g) Ward Councillors – City Centre**

Councillors Doran and Miller addressed the Sub-Committee as members for the City Centre Ward.

Councillor Doran stated she had been contacted by a number of constituents in the area who had many concerns regarding the proposal. The constituents believed the development would destroy their living conditions and was extremely detrimental to the adjacent buildings in the World Heritage Site and the general character of the northern new town conservation area. Councillor Doran asked why the proposed number of car parking spaces was necessary. Councillor Doran stated that the sighting, height, mass and style of the proposed buildings would have a detrimental effect on the character and setting of the whole area.

Councillor Miller stated residents had contacted her regarding their concerns including issues about the height of some of the designs, the impact on the heritage of the site and the geology of the site and whether the construction work would be possible without damage to surrounding buildings. Councillor Miller focussed on the green space and trees in her contribution. The feedback received from the Architectural Heritage Society of Scotland said the developer diminished the importance of King George V Park and they should instead be creating buildings that, through appropriate height and scale, showed respect for this secluded green oasis. Residents Councillor Miller had spoken to said this summed up their views. Councillor Miller stated this green space was called on by many people and used all the time and was a place for play for young people and also for dog walkers. It also served as a place for health and exercise, highly valued by people who trained outside. Councillor Miller stated the green space was already too small for the people who used it and this pressure would increase with the proposed development. Councillor Miller also asked Committee to consider the requirement to protect the trees which lined the site.

The presentation can be viewed in full via the link below:

[https://edinburgh.public-i.tv/core/portal/webcast\\_interactive/547282](https://edinburgh.public-i.tv/core/portal/webcast_interactive/547282)

**(h) Ward Councillors - Inverleith**

Councillor Barrie addressed the Sub-Committee as a member for the Inverleith Ward.

Councillor Barrie noted he had watched the plans for this site evolve over many months and stated that it was his view that with a brownfield site in this location, some compromises would always be required to get the best use of the land in the area of the city where there should be plentiful demand for occupancy of all elements of the application. Councillor Barrie stated he received some, but not a huge amount of correspondence regarding the application and had been in direct correspondence with those whom had contacted him and the developer to seek some mitigation of what was concerning residents.

The presentation can be viewed in full via the link below:

[https://edinburgh.public-i.tv/core/portal/webcast\\_interactive/547282](https://edinburgh.public-i.tv/core/portal/webcast_interactive/547282)

**(i) Applicant and Applicant's Agent**

Colin Smith and Catherine Kidd (on behalf of Turley), Matt Bremner (on behalf of 10

Design), Ross McNulty (on behalf of Ediston), Pol Macdonald (Open), and Colin Whiteford (Edinburgh Blue Gentleman's Barbers, 126 Dundas Street) were heard in support of the application.

When the developer was bidding to acquire the site in 2018, they set five pillars on which to base their vision for the site. These were; respecting heritage, enabling change, community and inclusion, place making and wellbeing and delivering a positive legacy for the city. The developer stated that from the outset, they involved the community. Mr. McNulty stated the developer made a commitment that building height and density would be in keeping with the adjacent neighborhood and that the developer had stuck to this commitment. The existing density of the area was 165.2 dwellings per hectare and the proposal was 166 dwellings per hectare.

The current configuration of what was a redundant site prohibited public access, use, or movement through it with little response to its immediate context. The redevelopment of the site would provide an opportunity appropriate and specific response to the historic surrounding townscape based on a thorough understanding of context and a considered urban design approach which would deliver a new cohesive and sustainable masterplan. From inception, the approach was to take what was a closed, brownfield site, and transform it in to an active, open, inclusive and publicly accessible place. At the heart of the masterplan was to approach the development as a new piece of city integrated into its immediate and wider context with a fundamental focus on sustainable place making.

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## **Motion**

- 1) 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 (application no 20/03655/FUL)
- 2) 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 (application no 20/03034/FUL)

An additional sentence was to be added at the end of the third last paragraph of reason for decision which would state that due to concerns about impact on existing and proposed residential amenity from the housing block proposed between Dundas Street and Eyre Terrace, the grant of planning permission was conditional on that element of the proposal not being constructed.

An additional condition:

Notwithstanding what was shown on the drawings, the block of housing and hotel which was located between Dundas Street and Eyre Terrace would not be constructed above the level of the car park in order to adequately preserve residential amenity for existing residents and ensure adequate amenity was provided for the new housing.

An additional informative:

In relation to park path improvements an informative that a Legal agreement would be required to secure the delivery of park path improvements by the Developer from the Development to the other park exits. The Developer would be required to:

1. Agree with the planning authority a list of consultees on the design of the park path improvements, prior to commencement of the development;
2. Agree, following consultation, the design of the park path improvements with the Planning Authority, prior to occupation of any of the development;
3. Deliver the park path improvements in accordance with the agreed design, prior to the occupation of 25% of the residential development;

An additional informative:

Sandstone used for facades within the scheme should be chosen to harmonise with the colouring and weathering characteristics of sandstone on nearby buildings.

Replace the informative on affordable housing to:

25% of the residential units to be of an agreed affordable tenure. The affordable housing within this development was intended to be delivered as intermediate rent (unsubsidised mid-market rent). If there was a change to the intended tenure prior to the formation of the legal agreement the housing would be delivered in accordance with the Council's affordable housing policy and guidance.

An additional informative:

Applicant should consider "greening" on landscaping associated with details required to purify condition no. 3.

- 3) 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 (20/03661/CON)

- moved by Councillor Gardiner, seconded by Councillor Child.

### **Amendment**

To **REFUSE** planning permission and conservation area consent on all three applications as the applications were contrary to Local Development Plan policies Env 3, Env 6, Env 12, Env 20, Des 5 (a) and Des 7 (c, e and f)

- moved by Councillor Booth, seconded by Councillor Osler.

### **Voting**

For the motion: - 7 votes

For the amendment: - 4 votes

(For the motion: Councillors Cameron, Child, Gardiner, Gordon, Mowat, Rose, and Young.

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

### **Decision**

- 1) 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 (application no 20/03655/FUL)



- 2) 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 (application no 20/03034/FUL)

An additional sentence was to be added at the end of the third last paragraph of reason for decision which would state that due to concerns about impact on existing and proposed residential amenity from the housing block proposed between Dundas Street and Eyre Terrace, the grant of planning permission was conditional on that element of the proposal not being constructed.

An additional condition:

Notwithstanding what was shown on the drawings, the block of housing and hotel which was located between Dundas Street and Eyre Terrace would not be constructed above the level of the car park in order to adequately preserve residential amenity for existing residents and ensure adequate amenity was provided for the new housing.

An additional informative:

In relation to park path improvements an informative that a Legal agreement would be required to secure the delivery of park path improvements by the Developer from the Development to the other park exits. The Developer would be required to:

1. Agree with the planning authority a list of consultees on the design of the park path improvements, prior to commencement of the development;
2. Agree, following consultation, the design of the park path improvements with the Planning Authority, prior to occupation of any of the development;
3. Deliver the park path improvements in accordance with the agreed design, prior to the occupation of 25% of the residential development;

An additional informative:

Sandstone used for facades within the scheme should be chosen to harmonise with the colouring and weathering characteristics of sandstone on nearby buildings.

Replace the informative on affordable housing to:

25% of the residential units to be of an agreed affordable tenure. The affordable housing within this development was intended to be delivered as intermediate rent (unsubsidised mid-market rent). If there was a change to the intended tenure prior to the formation of the legal agreement the housing would be delivered in accordance with the Council's affordable housing policy and guidance.

An additional informative:

Applicant should consider "greening" on landscaping associated with details required to purify condition no. 3.

- 3) 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 (20/03661/CON)

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

## 4. 5 - 6 Marshall's Court, Edinburgh, EH1

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Details were provided of an application for planning permission for the development of 25 new residential flats, cycle parking provision, associated works and infrastructure (as amended) – application no 20/00486/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 the Planning Committee 17 February 2021 (reconvened on 24 February 2021).

- 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 Mary Campbell.

#### Voting

For the motion: - 9 votes

For the amendment: - 2 votes

(For the motion: Councillors Child, Gardiner, Gordon, Griffiths, Mitchell, Mowat, Osler, Rose and Young.

For the amendment: Councillors Booth, Mary Campbell.)

### Decision

To **REFUSE** the request for a hearing and agree to determine the application at the meeting of the Development Management Sub-Committee of the Planning Committee 17 February 2021 (reconvened on 24 February 2021)

### Decision 2

To **REFUSE** planning permission as the application was contrary to LDP policies Des 4, Des 7e and Env 1, 3 and 6.

(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="#">Report for forthcoming application by Alumno Group. for Proposal of Application Notice at Corner Of London Road And Restalrig Road South, Jocks Lodge, Edinburgh.</a></b></p> | <p>Proposed student accommodation including ground floor commercial space (class 1 shops, class 2 financial/professional &amp; other service, class 3 food &amp; drink, class 4 business) with associated facilities - application no 20/05625/PAN</p> | <ol style="list-style-type: none"> <li>1) To note the key issues at this stage.</li> <li>2) To take into account the following additional issues: <ul style="list-style-type: none"> <li>• Understand methodology of how much housing was in the area and whether the applicant had considered other uses</li> <li>• How the development would contribute to the wider area; there was opportunities to improve the public realm.</li> </ul> </li> </ol>                         |
| <p><b>4.2 – <a href="#">2-4, 6, 14 Bonnington Road Lane and, 200 Bonnington Road, Edinburgh</a></b></p>   | <p>Demolition of existing buildings and redevelopment comprising build to rent residential accommodation, commercial uses, associated landscaping and infrastructure (As Amended) - application no 20/01932/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 plus two additional informatives:</p> <p>To re-examine the potential for a pedestrian and/or cycle route at the Water of Leith with Natural Heritage officers.</p> <p>To agree that officers would explore the possibility of retaining the stone wall along boundary with Anderson Place.</p> |
| <p><b>4.3 – <a href="#">10 Craigmillar Park, Edinburgh, EH16 5NE</a></b></p>  | <p>Roof garden and terrace over existing first floor north extension with landscaped enclosure features. Alter dormer windows to form door onto roof - application no 20/03560/FUL</p>   | <p>To <b>REFUSE</b> planning permission for the reasons 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="#">Easter Kinleith Farm, Harlaw Road, Balerno</a></b></p>                         | <p>Change the use of a cottage from a dwelling house to self-catering holiday accommodation for short term lets - application no 20/04531/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>4.5 – <a href="#">1 Essex Road, Edinburgh, EH4 6LF</a></b></p>                                   | <p>Proposed erection of a 4 bedroom, 1 and a half storey family home to the South corner of the existing garden at 1 Essex Rd, EH4 6LF - application no 20/03850/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>4.6 – <a href="#">296 Milton Road East, Edinburgh, EH15 2PH</a></b></p>                          | <p>Proposed single storey rear / gable extension with internal alterations - application no 20/05486/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="#">107 Newcraighall Road, Edinburgh (Land Adjacent To)</a></b></p>                | <p>Application to construct 2 No. new dwellings - application no 20/04338/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="#">Western Harbour, Western Harbour Drive, Edinburgh</a></b></p>                  | <p>Section 42 application to amend the wording of condition 1 of planning permission ref: 09/00165/OUT to amend the time period within which applications for the approval of matters specified in conditions can be made - application no 20/03225/PPP</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> |
| <p><b>5.1 – <a href="#">10, Buiyeon Road, South Queensferry (Land 288 Metres Southwest of)</a></b></p> | <p>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</p>   | <p>To <b>AGREE</b> to a further 3 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><b>5.2 – <a href="#">Carlton Highland Hotel, 19 North Bridge, Edinburgh</a></b></p>   | <p>Formation of new guest bedrooms partially within the existing roof structure and partially on top of the existing roof structure at the sixth-floor level - application no 19/05833/FUL</p>    | <p>To <b>AGREE</b> to a further 3 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="#">38-40 Shandwick Place, Edinburgh, EH2 4RT</a></b></p>  | <p>Proposed change of use from retail, office and storage to 50 bedroom hotel and ancillary spaces for plant and storage. Alterations to building to form hotel - application no 20/00813/FUL</p> | <p>To <b>AGREE</b> to a further 3 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>6.1 – <a href="#">King George V Public Park, Logan Street, Edinburgh - application no 20/03655/FUL. 34 Fettes Row, Edinburgh, EH3 6RH - application no 20/03034/FUL and 20/03661/CON</a></b></p> | <p>Protocol Note by the Chief Executive</p>   | <p>To note the protocol note.</p>   |
| <p><b>6.2 – <a href="#">King George V Public Park, Logan Street, Edinburgh</a></b></p>   | <p>Formation of path and associated landscaping - application no 20/03655/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<br/><br/>(On a division)</p> |

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| <p><b>6.3 – <a href="#">34 Fettes Row, Edinburgh, EH3 6RH</a></b></p> | <p>Demolition of existing buildings and erection of mixed-use development comprising residential, hotel, office and other commercial uses, with associated landscaping/public realm, car parking and access arrangements - application no 20/03034/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> <p>An additional sentence was to be added at the end of the third last paragraph of reason for decision which would state that due to concerns about impact on existing and proposed residential amenity from the housing block proposed between Dundas Street and Eyre Terrace, the grant of planning permission was conditional on that element of the proposal not being constructed.</p> <p>An additional condition:</p> <p>Notwithstanding what was shown on the drawings, the block of housing and hotel which was located between Dundas Street and Eyre Terrace would not be constructed above the level of the car park in order to adequately preserve residential amenity for existing residents and ensure adequate amenity was provided for the new housing.</p> <p>An additional informative:</p> <p>In relation to park path improvements and informative that a Legal agreement would be required to secure the delivery of park path improvements by the Developer from the Development to the other park exits. The Developer would be required to:</p> <ol style="list-style-type: none"> <li>1. Agree with the planning authority a list of consultees on the design of the park path improvements, prior to</li> </ol> |
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|                           |                                  | <p>commencement of the development;</p> <ol style="list-style-type: none"> <li>2. Agree, following consultation, the design of the park path improvements with the Planning Authority, prior to occupation of any of the development;</li> <li>3. Deliver the park path improvements in accordance with the agreed design, prior to the occupation of 25% of the residential development;</li> </ol> <p>An additional informative:</p> <p>Sandstone used for facades within the scheme should be chosen to harmonise with the colouring and weathering characteristics of sandstone on nearby buildings.</p> <p>Replace the informative on affordable housing to:</p> <p>25% of the residential units to be of an agreed affordable tenure. The affordable housing within this development was intended to be delivered as intermediate rent (unsubsidised mid-market rent). If there was a change to the intended tenure prior to the formation of the legal agreement the housing would be delivered in accordance with the Council's affordable housing policy and guidance.</p> <p>An additional informative:</p> <p>Applicant should consider "greening" on landscaping associated with details required to purify condition no. 3.</p> <p>(On a division)</p> |

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| <p><b>6.4 – <a href="#">34 Fettes Row, Edinburgh, EH3 6RH</a></b></p>                           | <p>Complete Demolition in a Conservation Area - application no 20/03661/CON</p>  | <p>To <b>GRANT</b> conservation area consent subject to the conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer<br/><br/>(On a division)</p>   |
| <p><b>7.1 – <a href="#">34, Cramond Road North, Edinburgh (Land Adjacent To Former)</a></b></p> | <p>Section 42 application to vary condition 1 of planning permission reference 13/01843/FUL (which modified consent 05/02947/FUL, which previously modified consent 01/01881/FUL), to extend the proposed timescale for laying out and operating the approved sports pavilion and sports pitches for a further five year period - application no20/02916/FUL</p> | <p>To <b>CONTINUE</b> the application for determination by means of a hearing at a future Development Management Sub-Committee.</p>   |
| <p><b>7.2 – <a href="#">5 - 6 Marshall's Court, Edinburgh, EH1</a></b></p>                      | <p>Development of 25 new residential flats, cycle parking provision, associated works and infrastructure (as amended) application no 20/00486/FUL</p>  | <p>1) To <b>REFUSE</b> the request for a hearing and agree to determine the application at the meeting of the Development Management Sub-Committee of the Planning Committee 17 February 2021 (reconvened on 24 February 2021).<br/><br/>(on a division)</p> <p>2) To <b>REFUSE</b> planning permission as the application was contrary to LDP policies Des 4, Des 7e and Env 1, 3 and 6.</p> |