

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 17 March 2021

Present:

Councillors Gardiner (Convener), Child (Vice-Convener) (excluding applications 4.16 and 4.17), Booth, Mary Campbell, Dixon (substituting for Councillor Gordon for applications 4.10, 4.11, 4.12, 4.16 and 4.17), Gordon, Griffiths, Mitchell, Mowat, Osler, Rose (excluding applications 4.16 and 4.17), and Young.

1. General Applications and Miscellaneous Business

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

Requests for Presentations

Councillor Rose and Ward Councillor Neil Ross requested a presentation in respect of item 4.2 – 5 Cluny Gardens, Edinburgh EH10 6BE.

Councillor Booth and Ward Councillors Neil Ross and Watt requested a presentation in respect of Item 4.5 – 8 Ettrick Road, Edinburgh EH10 5BJ.

Councillor Booth requested a presentation in respect of Item 4.6 – 120 Ferry Road, Edinburgh EH6 4PG.

Councillor Gordon requested a presentation in respect of Item 4.7 – Granton Harbour, West Harbour Road, Edinburgh.

Councillors Booth and Gardiner requested a presentation in respect of Item 4.10 – 572 Lanark Road West, Edinburgh EH14 7BN.

Councillors Mary Campbell and Mowat requested a presentation in respect of Item 4.11 – 39 London Street, Edinburgh EH3 6LX.

Councillors Mary Campbell and Mowat requested a presentation in respect of Item 4.12 – 39 London Street, Edinburgh EH3 6LX.

Councillors Gardiner, Child and Mary Campbell requested a presentation in respect of Item 4.16 – Land at St Mary's Place Lane, Edinburgh.

Councillors Booth requested a presentation in respect of Item 4.17 – 1 West Clifton Road, Newbridge.

Decision

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

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

3. 572 Lanark Road West, Edinburgh, EH14 7BN

Details were provided of an application for planning permission for the erection of residential development (six dwelling houses) with associated site development works and landscaping (as amended) at 572 Lanark Road West, Edinburgh, EH14 7BN - application no. 20/02562/FUL.

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

Motion

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.

- moved by Councillor Rose, seconded by Councillor Mowat.

Amendment

To **REFUSE** planning permission as the application was contrary to Local Development Plan Policy Env 10.

- moved by Councillor Gardiner, seconded by Councillor Child.

Voting

For the motion: - 4 votes

For the amendment: - 7 votes

(For the motion: Councillors Mitchell, Mowat, Osler and Rose.

For the amendment: Councillors Booth, Mary Campbell, Child, Dixon, Gardiner, Griffiths and Young)

Decision

To **REFUSE** planning permission as the application was contrary to Local Development Plan Policy Env 10.

(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>4.1 – Flat 1, 44 Arthur Street, Edinburgh</p>	<p>Convert 2x garages into flat (As amended) - application no 20/02750/FUL</p>	<p>To GRANT planning permission subject to the informatives as set out in section 3 of the report by the Chief Planning Officer</p>
<p>4.2 - 5 Cluny Gardens, Edinburgh, EH10 6BE</p>	<p>Plot subdivision and the creation of a new dwelling by conversion of existing domestic garage and studio outbuilding with associated new works including reconstruction work, alterations and extensions - application no 20/05170/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>4.3 - 46 Craigleith Road, Edinburgh (Land 7 Metres West Of)</p>	<p>Erect new House - application no 20/05306/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>4.4 - Drylaw House, 32 Groathill Road North, Edinburgh</p>	<p>Change of use from Class 9 (domestic) to Class 7 (hotel) - application no 20/04410/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>4.5 - 8 Ettrick Road, Edinburgh, EH10 5BJ</p>	<p>Proposed extension, alterations to side and rear (as amended) - application no 20/05203/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>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
4.6 - 120 Ferry Road, Edinburgh, EH6 4PG	Demolish existing garage and create Class 1 convenience store with 2 x residential units above - application no 20/01949/FUL	To CONTINUE the application for further details of cycle parking, transport contributions and revised drawings
4.7 - Granton Harbour, West Harbour Road, Edinburgh	Formation of access roads, cycle ways and public realm areas around Granton Harbour Plot 35 (as amended) - application no 20/05731/FUL	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
4.8 - 45 Grove Street, Edinburgh, EH3 8AF	Change of use from office/retail (class 2) to short stay serviced accommodation (as amended) - application no 20/01505/FUL	To GRANT planning permission subject to the informatives as set out in section 3 of the report by the Chief Planning Officer
4.9 - 494 Lanark Road, Edinburgh, EH14 5DH	Change of Use from dwelling to bed and breakfast (in retrospect) - application no 20/00598/FUL	To GRANT planning permission subject to the informatives as set out in section 3 of the report by the Chief Planning Officer
4.10 - 572 Lanark Road West, Edinburgh, EH14 7BN	Erection of residential development (six dwelling houses) with associated site development works and landscaping (as amended) - application no 20/00302/PPP	To REFUSE planning permission in principle as it is contrary to LDP Policy ENV 10. (on a division).
4.11 - 39 London Street, Edinburgh, EH3 6LX	Change of use from funeral parlour to holiday lets (ground floor) - application no 20/05421/FUL	To CONTINUE the application to clarify the access rights of residents to the garden.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.12 - 39 London Street, Edinburgh, EH3 6LX</p>	<p>Change of use from derelict property to holiday lets (basement and sub-basement) - application no 20/05425/FUL</p>	<p>To CONTINUE the application to clarify the access rights of residents to the garden.</p>
<p>4.13 - Melville Statue, St Andrew Square, Edinburgh</p>	<p>A new A3 brass plaque on the Melville Monument - application no 20/03382/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>4.14 - 45 Old Dalkeith Road, Edinburgh (at Land 447 Metres Northeast Of)</p>	<p>Proposed residential development Section 42 Application to vary condition 8 (noise reduction measures) and delete conditions 6 (surface water drainage scheme) and 10 (landowner agreements) of planning permission in principle 14/01057/PPP - application no 21/00284/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>4.15 - Police Box, Heriot Row, Edinburgh</p>	<p>Change of use of police callbox to a coffee and food sale point - application no 20/02262/FUL</p>	<p>To GRANT planning permission subject to the informatives as set out in section 3 of the report by the Chief Planning Officer</p>
<p>4.16 - St Mary's Place Lane, Edinburgh (Land at)</p>	<p>Construction of new single dwelling - application no 19/06114/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>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.17 - 1 West Clifton Road, Newbridge</p>	<p>Change of Use from Class 6 to Sui Generis Industrial (indoor waste recycling centre) - application no 20/03981/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 condition that a Green Travel Plan should be submitted to the Planning Authority prior to the commencement of development</p>
<p>5.1 - 25 Milton Link, Edinburgh, EH15 3QH</p>	<p>Variation of condition (ii) imposed on planning permission TP/5/M/2264/85 to enable the sale of food for up to 743 sq.m. - application no 18/09995/FUL</p>	<p>To CONTINUE the application for 3 months to allow the legal agreement to be concluded.</p>