

# Minutes

## Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 21 April 2021

### Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Mary Campbell (excluding applications 5.9 and 5.10), Gordon (excluding applications 5.1, 5.3, 5.9 and 5.10), Griffiths, Mitchell, Mowat, Osler, Rose, and Young (excluding applications 5.7 and 5.14).

### 1. Minutes

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#### Decision

To approve the minute of the Development Management Sub-Committee of 17 March 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 and 5 of the agenda for this meeting.

#### Requests for Presentations

Councillor Booth requested a presentation in respect of item 4.4 – 31 Groathill Road South, Edinburgh (at Land 30 Metres South of).

Councillor Rose requested a presentation in respect of Item 4.5 - 1 Mentone Terrace, Edinburgh, EH9 2DG.

Ward Councillor Neil Ross requested a presentation in respect of Item 4.8 – St Fillan's Terrace, Edinburgh EH10 5NH.

#### Requests for Hearings

Ward Councillors Cook and Watt requested a hearing in respect of Item 4.8 – St Fillan's Terrace, Edinburgh EH10 5NH

#### Decision

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

#### Dissent

Councillor Rose requested that his dissent be recorded in respect of the decision on Item 5.14 – Torphin Road, Edinburgh (at Car Park)

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

### **3. 31 Groathill Road, South, Edinburgh (at Land 30 Metres South of)**

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Details were provided of an application for planning permission for an amendment to the design of the consented and commenced development of flatted building (14/00026/FUL and 19/01333/FUL) to split the penthouse apartment into two flats to create one additional unit, extension to 5th floor and alterations to building elevations – application no 20/05478/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 and informatives as set out in section 3 of the report by the Chief Planning Officer, and an additional informative that a legal agreement be completed requiring a commuted sum to be made available for affordable housing.

- moved by Councillor Gardiner, seconded by Councillor Booth.

#### **Amendment**

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.

- moved by Councillor Child, seconded by Councillor Mowat.

#### **Voting**

For the motion: - 5 votes

For the amendment: - 6 votes

(For the motion: Councillors Booth, Campbell, Gardiner, Gordon and Young.)

For the amendment: Councillors Child, Griffiths, Mitchell, Mowat, Osler and Rose)

#### **Decision**

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.

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

### **4. 13 St Fillan's Terrace, Edinburgh**

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Details were provided of an application for planning permission for a single storey rear extension and attic conversion, including front and rear dormers and erect new garden room in rear garden (as amended) – application no 21/00158/FUL. The Chief Planning Officer gave details of the proposals and the planning considerations involved and recommended that the application be granted.

#### **Decision 1**

To **REFUSE** the request for a hearing and agree to determine the application at the meeting of the Development Management Sub-Committee of 21 April 2021.

## **Motion**

To **REFUSE** planning permission as the proposal would be contrary to LDP Policy ENV 6 as the proposed front dormer would fail to preserve and enhance the character and appearance of the Plewlands Conservation Area.

- moved by Councillor Mowat, seconded by Councillor Osler.

## **Amendment**

To **GRANT** planning permission subject to the informatives as set out in section 3 of the report by the Chief Planning Officer.

- moved by Councillor Rose, seconded by Councillor Child.

## **Voting**

For the motion: - 7 votes

For the amendment: - 4 votes

(For the motion: Councillors Booth, Campbell, Gardiner, Gordon, Mowat, Osler and Young.

For the amendment: Councillors Child, Griffiths, Mitchell and Rose)

## **Decision 2**

To **REFUSE** planning permission as the proposal would be contrary to LDP Policy ENV 6 as the proposed front dormer would fail to preserve and enhance the character and appearance of the Plewlands Conservation Area.

(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 Tynecastle Teague Limited for Proposal of Application Notice at Former Tynecastle High School, 17 McLeod Street, Edinburgh</a></b></p>	<p>Redevelopment of the former Tynecastle High School site, incorporating partial demolition and change of use of the school buildings and new build to form student residential development with associated infrastructure, landscaping, access and parking - application no 21/00988/PAN – Report by the Chief Planning Officer</p>	<p>1) To note the key issues at this stage.</p> <p>2) To take into account the following additional issues:</p> <ul style="list-style-type: none"> <li>• Full community consultation to be undertaken.</li> <li>• Accordance with policies and guidance in relation to large sites and student housing.</li> <li>• Full consideration of the listed building.</li> </ul> <p>Further information regarding the proximity to the distillery.</p>
<p><b>4.2 – <a href="#">Report for forthcoming application by VRS Limited for Proposal of Application Notice at 1 Rennie's Isle, Edinburgh</a></b></p>	<p>Redevelopment of existing office for residential flatted accommodation including affordable housing and ancillary uses - application no 21/00877/PAN – Report by the Chief Planning Officer</p>	<p>1) To note the key issues at this stage.</p> <p>2) To take into account the following additional issues:</p> <ul style="list-style-type: none"> <li>• The route of Transport Safeguard T7 proposed coastal footpath and cycle link and whether the development would contribute to its delivery.</li> </ul> <p>Compliance with Leith Docks Development Framework - Principles 4 and 5 on Development Heights and Car Parking.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><a href="#">4.3 – Report for forthcoming application by CCG Scotland Ltd. For Proposal of Application Notice at Land At Waterfront Avenue, Edinburgh</a></p>	<p>Residential development of (approximately) 79 units. The development will also include limited parking spaces, access road and pavements, internal courtyard, an air source heat pump station and drainage infrastructure - application no 21/00793/PAN – Report by the Chief Planning Officer</p>	<p>1) To note the key issues at this stage.</p> <p>2) To take into account the following additional issues:</p> <ul style="list-style-type: none"> <li>• That the development was at a key entrance of the waterfront and that this should be stressed to the applicant.</li> </ul> <p>That the email address for the Community Council had been updated and that no community event had taken place yet therefore there was no detrimental impact to them.</p>
<p><a href="#">4.4 – 31 Groathill Road, South, Edinburgh (at Land 30 Metres South of)</a></p>	<p>Amend the design of the consented and commenced development of flatted building (14/00026/FUL and 19/01333/FUL) to split the penthouse apartment into two flats to create one additional unit, extension to 5th floor and alterations to building elevations - application no 20/05478/FUL – Report by the Chief Planning Officer</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>(on a division)</p> <p>Note: officers to consider the wording of the Affordable Housing policy with regards to demonstrating that a proposal was ‘clearly part of a phased development of a larger site’.</p>
<p><a href="#">4.5 – 1 Mentone Terrace, Edinburgh</a></p>	<p>Change of Use from 5 Garages to new dwelling house - application no 19/02822/FUL – Report by the Chief Planning Officer</p>	<p>To <b>GRANT</b> planning permission subject to the conditions, reasons and informatives and Referral to Scottish Ministers as set out in section 3 of the report by the Chief Planning Officer. –</p>
<p><a href="#">4.6 – 14-15 Minto Street, Edinburgh</a></p>	<p>Formation of new hotel bedrooms in the rear grounds of 14 Minto Street - application no 20/04317/FUL – Report by the Chief Planning Officer</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>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><b>4.7 – <a href="#">14-15 Minto Street, Edinburgh</a></b></p>	<p>Formation of new hotel bedrooms in the rear grounds of 14 Minto Street - application no 20/04316/LBC – Report by the Chief Planning Officer</p>	<p>To <b>GRANT</b> listed building consent subject to the informatives as set out in section 3 of the report by the Chief Planning Officer.</p>
<p><b>4.8 – <a href="#">13 St Fillan's Terrace, Edinburgh</a></b></p>	<p>Single storey rear extension and attic conversion, including front and rear dormers and erect new garden room in rear garden (as amended) - application no 21/00158/FUL – Report by the Chief Planning Officer</p>	<p>To <b>REFUSE</b> planning permission as the proposal would be contrary to LDP Policy ENV 6 as the proposed front dormer would fail to preserve and enhance the character and appearance of the Plewlands Conservation Area.  (on a division)</p>
<p><b>5.1 – <a href="#">Brunswick Street, Edinburgh (at Advertising Drum)</a></b></p>	<p>Arts and Culture Advertising Structure - application no 20/03658/ADV – Report by the Chief Planning Officer</p>	<p>To <b>GRANT</b> advertisement consent subject to the conditions and reasons as set out in section 3 of the report by the Chief Planning Officer  Note: Councillor Gordon was not present for previous consideration of this item and therefore took no part in its consideration.</p>
<p><b>5.2 – <a href="#">Commercial Street, Edinburgh (at Advertising Drum)</a></b></p>	<p>Display of Arts and Culture Advertising Structure - application no 20/03664/ADV – Report by the Chief Planning Officer</p>	<p>This application has been <b>WITHDRAWN</b> by the applicant.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><b>5.3 – <a href="#">120 Ferry Road, Edinburgh</a></b></p>	<p>Demolish existing garage and create Class 1 convenience store with 2 x residential units above - application no 20/01949/FUL – Report by the Chief Planning Officer</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, with an addition to the suspensive condition that details of the reinstatement of the kerb and the inclusion of cycle parking would be submitted and agreed by the Planning Authority.</p> <p>Note: Councillor Gordon was not present for previous consideration of this item and therefore took no part in its consideration.</p>
<p><b>5.4 – <a href="#">147 Ferry Road, Edinburgh (at Advertising Drum 8 Metres North of)</a></b></p>	<p>Arts and culture advertising structure - application no 20/03685/ADV – Report by the Chief Planning Officer</p>	<p>This application has been <b>WITHDRAWN</b> by the applicant.</p>
<p><b>5.5 – <a href="#">194 Fountainbridge, Edinburgh (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 – Report by the Chief Planning Officer</p>	<p>To <b>AGREE</b> to extend the deadline for concluding the legal agreement by a further three months to enable planning permission to be released for this application.</p>

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<p><b>5.6 – <a href="#">199 Fountainbridge (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 – Report by the Chief Planning Officer</p>	<p>This item was withdrawn from the agenda by Chief Planning Officer.</p>
<p><b>5.7 – <a href="#">Granton Harbour, West Harbour Road, Edinburgh</a></b></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 – Report by the Chief Planning Officer</p>	<p>To <b>APPROVE</b> Matters Specified in Conditions subject to the conditions, reasons, informatives as set out in section 3 of the report by the Chief Planning Officer.</p> <p>Note: Councillor Ethan Young was not present for previous consideration of this item and therefore took no part in its consideration.</p>
<p><b>5.8 – <a href="#">Lindsay Road, Edinburgh (at Advertising Drum)</a></b></p>	<p>Arts and Culture Advertising Structure - application no 20/03675/ADV – Report by the Chief Planning Officer</p>	<p>This application has been <b>WITHDRAWN</b> by the applicant.</p>
<p><b>5.9 – <a href="#">37A London Street, Edinburgh</a></b></p>	<p>Change of use from derelict property to holiday lets (basement and sub-basement) - application no 20/05425/FUL – Report by the Chief Planning Officer</p>	<p>To <b>REFUSE</b> planning permission as the proposal would be contrary to LDP Policy HOU 7 as it would have an adverse impact on residential amenity.</p> <p>Note: Councillor Gordon was not present for previous consideration of this item and therefore took no part in its consideration.</p>



Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><b>5.10 – <a href="#">39 London Street, Edinburgh</a></b></p>	<p>Change of use from funeral parlour to holiday lets (ground floor) - application no 20/05421/FUL – Report by the Chief Planning Officer</p>	<p>To <b>REFUSE</b> planning permission as the proposal would be contrary to LDP Policy Hou 7 as it would have an adverse impact on residential amenity.</p> <p>Note: Councillor Gordon was not present for previous consideration of this item and therefore took no part in its consideration.</p>
<p><b>5.11 – <a href="#">43 Main Street, Edinburgh</a></b></p>	<p>Planning application for residential development including associated access, parking, infrastructure, and landscaping - application no 20/01410/PPP – Report by the Chief Planning Officer</p>	<p>To <b>REFUSE</b> planning permission in principle for the reasons set out in the report by the Chief Planning Officer.</p>
<p><b>5.12 – <a href="#">94 Ocean Drive, Edinburgh (at Land 143 Metres Southeast Of)</a></b></p>	<p>Residential development of 245 flats over 4 apartment buildings with heights of 7 storeys (Block A), 13 storeys (Block B), 11 storeys (Block C) and 9 storeys (Block D) with a commercial unit, car parking and associated landscaping (as amended) - application no 18/00846/FUL – Report by the Chief Planning Officer</p>	<p>To <b>AGREE</b> to extend the deadline for concluding the legal agreement by a further three months to enable planning permission to be released for this application.</p>
<p><b>5.13 – <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 – Report by the Chief Planning Officer</p>	<p>To <b>AGREE</b> to extend the deadline for concluding the legal agreement until the end of June to enable planning permission to be released for this application.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>5.14 – <a href="#">Torphin Road, Edinburgh (at Car Park)</a></p>	<p>Application for a new residential building, comprising 9 flats and 2 houses, with associated infrastructure, landscaping and engineering works (as amended) - application no 19/01036/FUL – Report by the Chief Planning Officer</p>	<p>To <b>REFUSE</b> planning permission for the reasons detailed in the report by the Chief Planning Officer.</p> <p>Note: Councillor Ethan Young was not present for previous consideration of this item and therefore took no part in its consideration.</p> <p><b>Dissent</b></p> <p>Councillor Rose requested that his dissent be recorded in respect of this item.</p>