

# Minutes

## Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 16 June 2021

### Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Lezley Marion Cameron (substituting for Councillor Griffiths), Mary Campbell, Gordon, 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 2 June 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 and 7 of the agenda for this meeting.

#### Requests for Presentations

Councillor Booth requested presentations in respect of Item 4.6 – 48 Howe Street, Edinburgh, Item 4.8 – Kirklands Park Street (At Land In The Grounds Of Kirkliston Sports Centre), Kirkliston and Item 4.11 – Victoria Street (1 India Buildings), Edinburgh.

Councillor Rose and Ward Councillor McLellan requested a presentation in respect of Item 4.7 – 35 Kekewich Avenue, Edinburgh.

#### Requests for Hearings

Ward Councillor Barrie and Councillor Mowat requested a hearing in respect of Item 7.2 – 108 - 114 Dundas Street (Centrum House), Edinburgh.

#### Decision

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

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

### 3. 108-114 Dundas Street (Centrum House), Edinburgh

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Details were provided of proposals for applications for planning permission for:

- (a) The proposed demolition of existing office buildings and erection of a mixed-use development comprising 48 flats with 3 commercial units (Class 1, 2 and 3 uses), amenity space, landscaping, basement level car and cycle parking and other associated infrastructure (as amended) at 108-114 Dundas Street (Centrum House), Edinburgh - application no. 20/05645/FUL.
- (b) The complete demolition of existing buildings at 108-114 Dundas Street (Centrum House), Edinburgh - application no 20/05646/CON.

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

### **Motion**

To refuse the request for a hearing and agree to determine the applications at the meeting of the Development Management Sub-Committee of 16 June 2021.

- moved by Councillor Gardiner, seconded by Councillor Child.

### **Amendment**

To continue consideration of the applications for a hearing.

- moved by Councillor Mowat, seconded by Councillor Osler.

### **Voting**

For the motion: - 5 votes

For the amendment: - 6 votes

(For the motion: Councillors Child, Gardiner, Gordon, Rose and Ethan Young.)

(For the amendment: Councillors Booth, Lezley Marion Cameron, Mary Campbell, Mitchell, Mowat and Osler.)

### **Decision**

To continue consideration of the applications for a hearing.

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

## **4. Kirkland Park Street (At Land in the Grounds of Kirkliston Sports Centre), Kirkliston**

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Details were provided of an application for planning permission for the erection of Early Years Nursery and Primary 1 and 2 School with associated landscaping at Kirklands Park Street (At Land in the Grounds of Kirkliston Sports Centre), Kirkliston - application no. 20/05679/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 and reasons as set out in section 3 of the report by the Chief Planning Officer.

- moved by Councillor Gardiner, seconded by Councillor Child.

### **Amendment**

To grant planning permission subject to:

- 1) The conditions and reasons as set out in section 3 of the report by the Chief Planning Officer.
- 2) An additional informative that the applicant undertook play area improvement/renovations to be implemented in the immediate vicinity of Kirliston Leisure Center to offset the loss of greenspace to the satisfaction of the Chief Planning Officer.

- moved by Councillor Booth, seconded by Councillor Mary Campbell

### **Voting**

For the motion: - 8 votes

For the amendment: - 3 votes

(For the motion: Councillors Child, Lezley Marion Cameron, Gardiner, Gordon, Mitchell, Mowat, Rose and Ethan Young.)

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

### **Decision**

To grant planning permission subject to the conditions and reasons as set out in section 3 of the report by the Chief Planning Officer.

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

## **5. Victoria Street (1 India Buildings), Edinburgh**

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Details were provided of an application for planning permission for the construction of a metal balustrade and introduction of planters to the flat roof at level 7 to create a roof garden/sanctuary at Victoria Street (1 India Buildings), Edinburgh - application no. 21/01323/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 informatives as set out in section 3 of the report by the Chief Planning Officer and an additional condition that no amplified music or otherwise should be allowed on the roof garden/sanctuary.

- moved by Councillor Gardiner, seconded by Councillor Child.

### **Amendment**

To refuse planning permission to reduce the impact on residents, as it would be contrary to Local Development Policies Des 5a, (The Amenity of Neighbouring Developments), Env 1 (World Heritage Site), Env 3 (Listed Buildings - Setting) and Env 6 (Conservation Areas - Development).

- moved by Councillor Booth, seconded by Councillor Gordon.

### **Voting**

For the motion: - 8 votes

For the amendment: - 3 votes

(For the motion: Councillors Child, Lezley Marion Cameron, Gardiner, Mitchell, Mowat, Osler Rose and Ethan Young.)

(For the amendment: Councillors Booth, Mary Campbell and Gordon.)

**Decision**

To grant planning permission subject to the conditions and reasons as set out in section 3 of the report by the Chief Planning Officer.

(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 AMA (New Town) Ltd. For Proposal of Application Notice at 1 Scotstoun House, South Queensferry EH30 9SE</a></b></p>	<p>Redevelopment of Scotstoun House including conversion and extension of existing buildings to residential use, part demolition of office extension, and erection of new build residential development with associated infrastructure, landscaping, access and parking - application no 21/01798/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>• To request that the applicant consider the need for affordable housing in the development and that they discuss this with RSLs.</li> </ul> </li> </ol>
<p><b>4.2 – <a href="#">Report for forthcoming application by CCG Scotland Ltd. for Proposal of Application Notice at 1 Waterfront Avenue, Edinburgh, EH5 1SG</a></b></p>	<p>Mixed use development to include (approximately) 75 residential units and (approximately) 4 no commercial units. The commercial units would be either Class 1 (Shop), Class 2 (Financial, professional and other services), Class 3 (Food and drink), Class 4 (Business) or Class 10 (Non-residential institution). The development would also include limited parking spaces, access road and pavements, internal courtyard, an energy centre (including an air source heat pump station) and drainage infrastructure. To supersede 21/00793/PAN which had been withdrawn - application no 21/02412/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>• To ensure that there was robust engagement with Granton and District Community Council and West Pilton/West Granton Community Council.</li> <li>• To recognise that this was a key site and a gateway to the Waterfront and to ensure that there was a high quality of development to reflect this.</li> </ul> </li> </ol>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><b>4.3 – <a href="#">2 Buteland Road (At The Mill House), Balerno</a></b></p>	<p>Erection of 2 x new dwelling houses - application no 21/01053/FUL</p>	<p>To <b>REFUSE</b> planning permission for the reasons set out in section 3 of the report by the Chief Planning Officer.</p>
<p><b>4.4 – <a href="#">13 Craigleith Road (at Royal Victoria Hospital), Edinburgh</a></b></p>	<p>Earthworks and site re-grading and re-profiling (partly in retrospect) (as amended) - application no - 21/00334/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="#">10 Gilmerton Station Road (At Land 292 Metres West Of), Edinburgh</a></b></p>	<p>Section 42 application to amend condition 5 of 14/01649/PPP tree protection measures to require prior to each phase a plan outlining the protective barriers to be submitted to, and approved in writing by, the planning authority - application no 21/01304/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><b>4.6 – <a href="#">48 Howe Street, Edinburgh EH3 6TH</a></b></p>	<p>Proposed change of use of flat to a short term let - application no 21/01591/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>4.7 – <a href="#">35 Kekewich Avenue, Edinburgh EH7 6TY</a></b></p>	<p>To erect new dwelling - application no 21/01287/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>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><b>4.8 – <a href="#">Kirkland Park Street (At Land in the Grounds of Kirkliston Sports Centre), Kirkliston</a></b></p>	<p>Erection of Early Years Nursery and Primary 1&amp;2 School with associated landscaping - application no 20/05679/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>(On a division.)</p> <p><b>Note:</b> That officers considered whether a single storey building was the best use of the site considering the lack of space and whether access could be provided outwith operational times.</p>
<p><b>4.9 – <a href="#">136A Lasswade Road (At Land 10 Metres South West Of), Edinburgh</a></b></p>	<p>Proposed development of x 3, 2 bed terraced houses (as amended) - application no 21/00067/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>4.10 – <a href="#">54 Main Street, Edinburgh EH4 5AA</a></b></p>	<p>Internal and external alterations for a change of use from Class 1 retail to licenced restaurant with new flue - application no 20/03527/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>
<p><b>4.11 – <a href="#">Victoria Street (1 India Buildings), Edinburgh</a></b></p>	<p>Construction of a metal balustrade and introduction of planters to the flat roof at level 7 to create a roof garden/sanctuary - application no - 21/01323/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 and an additional condition that no amplified music or otherwise should be allowed on the roof garden/sanctuary.</p> <p>(On a division.)</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><b>5.1 – <a href="#">1 Lauriston Place (At Land 100 Metres South Of), Edinburgh</a></b></p>	<p>Application for planning permission proposing the erection of residential development and ancillary works together with a mix of class 1, 2 and 3 uses at ground floor level (as amended) - application no 17/00168/FUL</p>	<p>To <b>AGREE</b> to a further 4-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>7.1 – <a href="#">10 Arboretum Road (Edinburgh Academy Prep School), Edinburgh</a></b></p>	<p>To erect a temporary outdoor structure to create a concert venue for the Edinburgh International Festival's classical music series on the sports field of Edinburgh Academy Junior School for performances in August 2021. The venue would be a recognised Temporary Structure, regulated under Temporary Demountable Structures V4) - application no 21/02355/FUL</p>	<p>To <b>GRANT</b> planning permission subject to:</p> <ol style="list-style-type: none"> <li>1) The conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer</li> <li>2) An additional condition that a DDA compliant access route be submitted to the Chief Planning Officer's satisfaction, prior to operation.</li> <li>3) An additional informative that sustainable travel options be fully identified, including provision for disabled access, cycle parking and a temporary parking restriction on Arboretum Road.</li> </ol>
<p><b>7.2 – <a href="#">108-114 Dundas Street (Centrum House), Edinburgh</a></b></p>	<p>Proposed demolition of existing office buildings and erection of a mixed-use development comprising 48 flats with 3 commercial units (Class 1, 2 and 3 uses), amenity space, landscaping, basement level car and cycle parking and other associated infrastructure (as amended) - application no 20/05645/FUL</p>	<p>To continue consideration of the matter for a hearing. (On a division.)</p>
<p><b>7.3 – <a href="#">108 -114 and 116 Dundas Street (Centrum House), Edinburgh</a></b></p>	<p>Complete demolition of existing buildings - application no 20/05646/CON</p>	<p>To continue consideration of the matter for a hearing. (On a division.)</p>