

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 4 August 2021

Present:

Councillors Child (in the Chair), Booth, Lezley Marion Cameron, Dixon (substituting for Councillor Gardiner), Mitchell, Mowat, Osler, Rose, Staniforth and Ethan Young.

1. Chair

In the absence of the Convener, Councillor Child (Vice-Convener) assumed the chair.

2. Minutes

Decision

To approve the minute of the Development Management Sub-Committee of 16 June 2021 as a correct record.

To approve the minute of the Development Management Sub-Committee of 23 June 2021 as a correct record.

3. General Applications and Miscellaneous Business

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 Rose requested a presentation in respect of Item 4.15 - 82 Newbattle Terrace, Edinburgh - Confirmation of Tree Preservation Order No. 195

Declaration of interest

Councillor Mitchell declared a non-financial interest in item 4.7 – 38 Castle Terrace (Castle Terrace Car Park), Edinburgh, as this site related to the Gilded Balloon, for which he was previously employed from 2012 to 2019 and did not take part in the 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.)

4. 82 Newbattle Terrace, Edinburgh

Details were provided of an application for confirmation of Tree Preservation Order No. 195 at 82 Newbattle Terrace, Edinburgh.

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

Motion

To confirm Tree Preservation Order No. 195 for the reasons given in section 3 of the report by the Chief Planning Officer.

- moved by Councillor Child, seconded by Councillor Booth.

Amendment

To not confirm Tree Preservation Order No. 195.

- moved by Councillor Rose, seconded by Councillor Dixon.

Voting

For the motion: - 8 votes

For the amendment: - 2 votes

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

(For the amendment: (Councillors Dixon and Rose.)

Decision

To confirm Tree Preservation Order No. 195 for the reasons given 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>4.1 – Report for forthcoming application by Bankfoot APAM. for Proposal of Application Notice at Gyle Centre, Gyle Avenue, Edinburgh</p>	<p>Proposed mixed use redevelopment of centre including new/relocated commercial and retail floorspace, transport interchange infrastructure, car parking, access, servicing and associated works, Class 9 houses /sui generis flats, community facilities (Class 10), leisure (Class 11), public realm, commercial (Classes 1, 2 and 3), business (Class 4), hotel (Class 7), senior living accommodation (Class 8) - application no. 21/03130/PAN</p>	<p>To note the key issues at this stage.</p>
<p>4.2 – Report for forthcoming application by Edinburgh Marina Holdings Limited. for Proposal of Application Notice at Granton Harbour, West Harbour Road, Edinburgh</p>	<p>Mixed use development containing residential flats, houses and commercial/retail units - application no. 21/03177/PAN</p>	<p>To note the key issues at this stage.</p>
<p>4.3 – Report for forthcoming application by CALA Management Ltd. for Proposal of Application Notice at Land North of Newmills Road, Currie/Balerno</p>	<p>Mixed use development including houses (Class 9), flats (Sui Generis), care home (Class 8), retail (Class 1), commercial (Classes 2, 3 and sui generis), business (Class 4), education and community facilities (Class 10), mobility hub, open space and landscaping, access and all associated infrastructure - application no. 21/03334/PAN</p>	<p>To note the key issues at this stage.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
4.4 – 2-4 Abbey Mount, Edinburgh	Change of use and alterations to form 11 short term let studio apartments and cafe - application no. 20/05581/FUL	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.
4.5 – 2-4 Abbey Mount, Edinburgh	Conversion and alterations of existing tenement building to form two short-term let studio apartments and community cafe/restaurant. Demolition works/alterations of un-listed rear hall building to form 9 short-term let studios apartments - application no. 20/05603/LBC	To GRANT listed building consent subject to the informatives as set out in section 3 of the report by the Chief Planning Officer.
4.6 – 41 Barony Street, Edinburgh	Change of use from a residential property to short term commercial visitor accommodation - application no. 21/02615/FUL	To GRANT planning permission subject to the informatives as set out in section 3 of the report by the Chief Planning Officer.
4.7 – 38 Castle Terrace (Castle Terrace Car Park), Edinburgh	Erection of temporary stage and raised seating area - application no. 21/03418/FUL	To GRANT planning permission subject to the conditions and reasons as set out in section 3 of the report by the Chief Planning Officer.
4.8 – 4 Clifton Road, Newbridge	Replacement dwelling house - application no. 21/00674/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 – 62 George Square (George Square Gardens), Edinburgh	The installation of 2x temporary venues and ancillary activities as part of Edinburgh Festival Fringe - application no. 21/03380/FUL	To GRANT planning permission subject to the conditions and reasons as set out in section 3 of the report by the Chief Planning Officer.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.10 – 10 Gilmerton Station Road (At land 292 metres west of), Edinburgh</p>	<p>Site remix and erection of 2 additional dwelling houses to development consented under planning permission 17/05883/AMC (as amended) - application no. 20/05668/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>4.11 – 68B (1F2) Grassmarket, Edinburgh</p>	<p>Change of use from residential to short term business/holiday accommodation - application no. 21/02351/FUL</p>	<p>To REFUSE planning permission for the reasons given in section 3 of the report by the Chief Planning Officer.</p>
<p>4.12 – 49 Mitchell Street, Edinburgh</p>	<p>Extension to hotel - application no. 21/00880/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>4.13 – 49 Mitchell Street, Edinburgh</p>	<p>Extension to hotel - application no. 21/03006/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 – 2 Mortonhall Park Terrace, Edinburgh</p>	<p>To create a 2-bedroom level access house in the garden of 2 Mortonhall Park Terrace - application no. 21/01786/FUL</p>	<p>To REFUSE planning permission for the reasons given in section 3 of the report by the Chief Planning Officer.</p>
<p>4.15 – 82 Newbattle Terrace, Edinburgh</p>	<p>Confirmation of Tree Preservation Order No. 195</p>	<p>To CONFIRM Tree Preservation Order No. 195. (On a division.)</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.16 – 126-130 Raeburn Place, Edinburgh</p>	<p>Section 42 Application seeking variation to condition No.9 of Planning Permission 12/03567/FUL, to allow the use of acoustic glazing on the elevation fronting onto Comely Bank Road - application no. 21/01222/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>4.17 – 17 Spring Gardens, Edinburgh</p>	<p>Change of Use from dwelling to holiday-let (in retrospect) - application no. 21/01541/FUL</p>	<p>To REFUSE planning permission for the reasons given in section 3 of the report by the Chief Planning Officer.</p>
<p>4.18 – 24 Westfield Road, Edinburgh</p>	<p>Application under Section 42 to vary condition 3 of consent 19/01970/FUL for erection of student accommodation, ancillary uses and associated landscaping and infrastructure - application no. 20/05008/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>