

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 27 October 2021

Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Cameron, Dixon, Gordon, McLellan (substituting for Councillor Mitchell), Mowat, Osler (items 4.1-4.3 and 4.5-7.2), Rose and Staniforth.

1. Minutes

Decision

To approve the minute of the Development Management Sub-Committee of 6 October 2021 as a correct record.

2. 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 Booth requested presentations in respect of Item 4.4 – 4 Barnton Avenue West (At Site 90 Metres East of), Edinburgh and Item 4.15 – Scotstoun Avenue (Former Agilent Technologies), South Queensferry

Councillor Gordon requested a presentation in respect of Item 4.8 – 83C Craighall Road, Edinburgh and Land Adjacent to 83 Craighall Road (Land Adjacent to), Edinburgh

Councillor Rose requested a presentation in respect of Item 4.14 – 21 - 24 Joppa Terrace (at Land Opposite) Edinburgh

Declaration of Interests

Councillor Osler declared a non-financial interest in item 4.4 as her husband was a member of the golf club and took no part in the deliberation of this item.

Councillor Child declared a non-financial interest in item 4.14 as she knew both the applicant and the agent.

Decision

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

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

3. 4 Barnton Avenue West (At Site 90 Metres East Of), Edinburgh

Details were provided of proposals for an application for planning permission for the erection of retirement accommodation comprising 44 apartments 45 - 82 and 4 dwelling houses with associated parking, drainage and landscaping arrangements - application no. 21/00461/FUL.

The Chief Planning Officer gave details of the proposals and the planning considerations involved and recommended that the applications 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 Gardiner, seconded by Councillor Child

Amendment

To **REFUSE** planning permission on the basis that the proposal was contrary to Edinburgh Local Development Plan Policy Tra 3 (Private Cycle Parking) and did not comply with Edinburgh Design Guidance.

- moved by Councillor Booth, seconded by Councillor Staniforth

Voting

For the motion: - 8 votes

For the amendment: - 2 votes

(For the motion: Councillors Child, Gardiner, Cameron, Dixon, Gordon, McLellan, Mowat and Rose)

(For the amendment: Councillors Booth and Staniforth)

Decision

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.

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

4. 21-24 Joppa Terrace (At Land Opposite), Edinburgh

Details were provided of an application for planning permission for the subdivision of garden to form house plot and erection of detached dwelling including landscaping, boundary treatment, parking and formation of community garden (as amended) – application no. 21/03730/FUL.

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

Motion

To grant planning permission.

- moved by Councillor Rose, seconded by Councillor Dixon

Amendment

To **REFUSE** planning permission for the reasons set out in section 3 of the report by the Chief

Planning Officer.

- moved by Councillor Gardiner, seconded by Councillor Booth.

Voting

For the motion: - 5 votes

For the amendment: - 6 votes

(For the motion: Councillors Child, Cameron, Dixon, Gordon and Rose)

(For the amendment: (Councillors Booth, Gardiner, McLellan, Mowat, Osler and Staniforth)

Decision

To **REFUSE** planning permission for the reasons 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>4.1 – Report for forthcoming application by Ocean Terminal Limited c/o Ambassador Group for Proposal of Application Notice at Ocean Terminal, 98 Ocean Drive, Edinburgh</p>	<p>Erection of mixed use development potentially comprising residential, hotel, office, leisure, community and other commercial uses, including food and drink and retail uses, and creation of new public realm, with associated landscaping, infrastructure and access arrangements - application no. 21/04420/PAN</p>	<p>1) To note the key issues at this stage.</p> <p>2) To request that the applicant take into consideration:</p> <ul style="list-style-type: none"> • The active travel network and how this might fit into the development. • Opening up of the Quayside. • Possible retention of the existing structure
<p>4.2 – Report for forthcoming application by BDW Trading Limited & Tesco Personal Finance PLC for Proposal of Application Notice at 2 South Gyle Crescent, Edinburgh</p>	<p>Residential, Offices, Retail, Financial, Professional and Other Services. Food & Drink, Non-Residential Institutions, Assembly and Leisure (Classes 1,2,3,4,10,11 and sui generis - flats). To supersede 21/04421/PAN which has been withdrawn - application no. 21/04798/PAN</p>	<p>1) To note the key issues at this stage.</p> <p>2) To request that the applicant take into consideration:</p> <ul style="list-style-type: none"> • The connectivity of the site. • That the blocks in the Gyle were of a large nature and that active travel be extended through the site.
<p>4.3 – 132 Balgreen Road, Edinburgh</p>	<p>Create 2 new dwellings - application no. 21/01037/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives 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>4.4 – 4 Barnton Avenue West (At Site 90 Metres East of), Edinburgh</p>	<p>Erection of retirement accommodation comprising 44 apartments 45 - 82 and 4 dwelling houses with associated parking, drainage and landscaping arrangements - application no. 21/00461/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. (On a division)</p>
<p>4.5 – 15A-15B Bath Street Lane, Edinburgh</p>	<p>The application is for temporary (3 years) permission for a building site type modular unit that will be used as an office and workshop and will be positioned adjacent to the existing Bike Shop showroom within our enclosed yard - 20/01069/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p>
<p>4.6 – 30 Castle Street, Edinburgh</p>	<p>Proposals are for commercially managed short term let studios. Reconfiguration of the internal layout - application no. 21/04319/FUL</p>	<p>To GRANT planning permission subject to the informatives set out in section 3 of the report by the Chief Planning Officer.</p>
<p>4.7 – 30 Castle Street, Edinburgh</p>	<p>Reconfigure the internal layout to provide 15 studios. Each studio will have a bathroom, kitchenette and living/sleeping area - application no. 21/04315/LBC</p>	<p>To GRANT listed building consent subject to the informatives set out in section 3 of the report by the Chief Planning Officer.</p>
<p>4.8 – 83C Craighall Road and Land Adjacent to 83 Craighall Road, Edinburgh</p>	<p>Change of use from children's nursery Class 10 and vacant land to gymnasium Class 11 with new side doors/windows and fencing (as amended) - application no. 21/02201/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p>
<p>4.9 - 10 Currievale Park (At Land 46 Metres East of), Currie</p>	<p>Formation of 2 No. house plots on empty land - application no. 21/00886/PPP</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>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.10 – 10 Dewar Place Lane, Edinburgh</p>	<p>Change of use to short term letting - application no. 21/03890/FUL</p>	<p>To GRANT planning permission subject to the informatives set out in section 3 of the report by the Chief Planning Officer.</p>
<p>4.11 – 555 Gorgie Road (1f1-1f12, 2f1-2f22, 3f1-3f17 & 4f18-4f34), Edinburgh</p>	<p>Temporary change of use for period of 2 years to permit sui generis use of premises as student accommodation and short-stay accommodation for let to non-students at any time of year - application no. 21/04098/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p>
<p>4.12 – 143 Grange Loan (Millbank Pavilion A and B Astley Ainslie Hospital), Edinburgh</p>	<p>Proposed erection of fencing (fence A) (as amended) - application no. 21/00297/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p>
<p>4.13 – 143 Grange Loan (Millbank Pavilion A and B Astley Ainslie Hospital), Edinburgh</p>	<p>Proposed erection of fencing (fences B and C) (part in retrospect) - 21/00298/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p>
<p>4.14 – 21-24 Joppa Terrace (At Land Opposite), Edinburgh</p>	<p>Subdivision of garden to form house plot and erection of detached dwelling including landscaping, boundary treatment, parking and formation of community garden (as amended) - 21/03730/FUL</p>	<p>To REFUSE planning permission for the reasons set out in section 3 of the report by the Chief Planning Officer. (On a division)</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.15 – Scotstoun Avenue (At Former Agilent Technologies), South Queensferry</p>	<p>Residential development comprising 16 flats with associated car and cycle parking, infrastructure and landscaping (as amended) - application no. 21/00518/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons, informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer.</p> <p>Note: Convener to check, with the Chief Planning Officer, when the fact sheet in relation to the provision of single tier cycle parking would be available.</p>
<p>4.16 – 1 Tantallon Place, Edinburgh</p>	<p>Confirmation of Tree Preservation Order No. 196</p>	<p>To CONFIRM Tree Preservation Order No. 196.</p>
<p>4.17 – 15 Turnhouse Road (At Land 175 Metres Southeast of Meadowfield Farm), Edinburgh</p>	<p>New School with adjoining Nursery, Health Centre and Sports Pitch - 21/02158/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p>
<p>5.1 – Powderhall Bowling Green, Broughton Road, Edinburgh</p>	<p>Phase 2 of 3 phase masterplan at Powderhall. Phase 2 is the former Bowling Green Site, this area is a mixed use development, to include an early years nursery, accessible housing for independent living for those aged 55 and over, outdoor amenity space for Broughton Primary School and associated landscaping, including new public entrance square and enhanced landscaping works to St Mark's Path - application no. 21/00381/FUL</p>	<p>1) To GRANT planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p> <p>2) That officers in Transport facilitate the provision of parking bays for disabled users, who were not residents in the extension to Phase 1 and in the existing zone.</p> <p>Note: Transport Officers to inform Councillor Gordon when this was carried out.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>7.1 – 27 Arthur Street, Edinburgh</p>	<p>Demolition of existing buildings and structures; erection of 33 apartments and associated development (as amended) - application no. 21/00991/FUL</p>	<p>To GRANT planning permission subject to:</p> <ol style="list-style-type: none"> 1) The conditions, reasons, informatives and a legal agreement as set out in section 3 of the report by the Chief Planning Officer. 2) An additional informative that the applicant be asked to provide more non-standard single tier Sheffield Cycle Stands in the external bike store <p>Note: Convener to check, with the Chief Planning Officer, when the fact sheet in relation to the provision of single tier cycle parking would be available.</p>
<p>7.2 – 27 Arthur Street, Edinburgh</p>	<p>Demolition of buildings and structures - application no. 21/00990/CON</p>	<p>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.</p>