

# Minutes

## Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 10 November 2021

### Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Cameron, Dixon, Gordon Mitchell, Mowat, Rose, Neil Ross (substituting for Councillor Osler), and Staniforth.

### 1. Minutes

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#### Decision

To approve the minute of the Development Management Sub-Committee of 27 October 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 4.8 – 30 Semple Street, Edinburgh and Item 4.9 – Flat 25, 3 Western Harbour Way, Edinburgh

#### Requests for a Hearing

Councillor Hutchison and Councillor Work requested a presentation in respect of Item 4.3 – 3 Brae Park, Edinburgh

#### Decision

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

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

### 3. East Princes Street Gardens, Edinburgh

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Details were provided of an application for planning permission for the erection of Edinburgh's Christmas at East Princes Street Gardens and the Mound Precinct including Christmas market stalls, fairground rides associated site office, stores and ancillary facilities (proposed for 1 year 2021-2022 and variation on Ref:20/03707/FUL) - application no. 21/04953/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 as set out in section 3 of the report by the Chief Planning Officer with additional conditions and informatives as followed;

- 1) To add an additional condition to ensure the applicants complied with current Covid-19 Scottish Government Legislation and make any changes on site as appropriate.
- 2) To add an additional condition to ensure that works on site did not begin before or during Remembrance Sunday events.
- 3) To add an additional informative that a written report on alternative sustainable power supply be provided by the applicant ahead of future events.
- 4) To amend condition 5 to ensure that –
  - No development should commence on site unless and until an arboricultural specialist from the Council's Parks and Greenspace Section or a representative authorised by them, had inspected the completed tree protection measures and subsequently written confirmation had been received from the Planning Authority that the completed tree protection measures were acceptable.
- 5) To add an additional informative that no structures would be placed on boardwalks or pavements which could limit access to the site and to consider the Waverley Bridge area in terms of disabled parking.

- 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 ENV 3 (Vacant and under-used land) and ENV 6 (Noise Pollution) and did not comply with the Planning (listed Buildings and Conservation Areas) (Scotland) Act 1997.

- moved by Councillor Mowat, seconded by Councillor Booth

### **Voting**

For the motion: - 6 votes

For the amendment: - 5 votes

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

(For the amendment: Councillors Booth, Mitchell, Mowat, Neil Ross and Staniforth)

### **Decision**

To **GRANT** planning permission subject to the conditions, reasons, informatives and as set out in section 3 of the report by the Chief Planning Officer with additional conditions and informatives.

(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 Tarmac for Proposal of Application Notice at Land 60 Metres South of 69 Baird Road, Raitho</a></b></p>	<p>Proposed mixed use development comprising mixed residential housing, private and affordable dwellings, retirement living apartments, care home, community hub including retail/village, hall/library and tourism lodges – application no. 21/05023/PAN</p>	<p>To note the key issues at this stage.</p>
<p><b>4.2 – <a href="#">Report for forthcoming application by Watkin Jones Group / New Mart Road Limited for Proposal of Application Notice at Site 117 Metres Southwest of 6 New Market Road, Edinburgh</a></b></p>	<p>Redevelopment to form build-to-rent housing and purpose-built student accommodation with associated ancillary development, demolitions, public realm, landscaping and access – application no. 21/04830/PAN</p>	<p>1) To note the key issues at this stage            2) To take into account the following additional issue:</p> <ul style="list-style-type: none"> <li>• To consider policy ENV 19 and the impact on sports facilities</li> </ul>
<p><b>4.3 – <a href="#">3 Brae Park, Edinburgh</a></b></p>	<p>Alterations to combine upper and lower properties to form one dwelling, including two storey rear extension – application no. 21/02977/FUL</p>	<p>To <b>WITHDRAW</b> the application from the agenda due to administrative errors in the report.</p>
<p><b>4.4 – <a href="#">46 Dregghorn Link, Edinburgh</a></b></p>	<p>New non-illum Starbucks letters fitted centrally over windows, refurbished non-illum Starbucks ali panel – to replace existing on post sign, new int-illum Starbucks 1700m monument sign, refurbished int-illum Starbucks totem cladding, new non-illum Starbucks banner frame (as amended) – application no. 21/04200/ADV</p>	<p>To <b>GRANT</b> advertisement consent 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>4.5 – <a href="#">19 King's Stables Lane, Edinburgh</a></b></p>	<p>Retrospective change of use from residential dwelling to short-term let – application no. 21/04825/FUL</p>	<p>To <b>GRANT</b> planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p>
<p><b>4.6 – <a href="#">GF 23 Manor Place, Edinburgh</a></b></p>	<p>Alterations to office building including change of rear garage to office space, new windows and cladding to rear mews building – application no. 21/03505/FUL</p>	<p>To <b>GRANT</b> planning permission subject to the informatives set out in section 3 of the report by the Chief Planning Officer.</p>
<p><b>4.7 – <a href="#">GF 23 Manor Place, Edinburgh</a></b></p>	<p>Alterations to existing office building including change of rear garage to office space, new windows and cladding to rear mews building – application no. 21/03504/LBC</p>	<p>To <b>GRANT</b> 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><b>4.8 – <a href="#">30 Semple Street, Edinburgh</a></b></p>	<p>Refurbishment, extensions, new facade treatments and associated works – application no. 21/02830/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) To add two informatives, stating: <ul style="list-style-type: none"> <li>• The applicant should install visitor cycle parking to the front of the building on Semple Street</li> <li>• The applicant should seek to improve the proportion of long-stay cycle parking so it is more accessible for users.</li> </ul> </li> </ol>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><b>4.9 - <a href="#">Flat 25, 3 Western Harbour Way, Edinburgh</a></b></p>	<p>Subdivide flatted dwelling to form 2x flatted dwellings – application no. 20/05307/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>5.1 – <a href="#">7 Redhall House Drive, Edinburgh</a></b></p>	<p>Alteration and conversion of existing building to form six duplex apartment, 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</p>	<p>To <b>WITHDRAW</b> the application from the agenda due to administrative errors in the report.</p>

**7.1 – East Princes Street Gardens, Edinburgh**

Erection of Edinburgh's Christmas at East Princes Street Gardens and the Mound Precinct including Christmas market stalls, fairground rides and associated site office, stores and ancillary facilities (proposed for 1 year 2021-2022 and variation on Ref: 20/03707/FUL) – application no. 21/04953/FUL

To **GRANT** planning permission subject to:

- 1) The conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer.
- 2) To add an additional condition to ensure the applicants comply with current Covid-19 Scottish Government Legislation and make any changes on site as appropriate.
- 3) To add an additional condition to ensure that works on site did not begin before or during Remembrance Sunday events.
- 4) To add an additional informative that a written report on alternative sustainable power supply be provided by the applicant ahead of future events.
- 5) To amend condition 5 to ensure that –
  - a. “No development shall commence on site unless and until an arboricultural specialist from the Council's Parks and Greenspace Section or a representative authorised by them, has inspected the completed tree protection measures and subsequently written confirmation has been received from the Planning Authority that the completed tree protection measures are acceptable.”

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
		<p>6) To add an additional informative that no structures will be placed on boardwalks or pavements which could limit access to the site and to consider the Waverley Bridge area in terms of disabled parking.</p> <p>(On a division)</p>
<p><b>7.2 – <a href="#">George Street, Edinburgh</a></b></p>	<p>Erection of Edinburgh’s Christmas at George Street including an ice rink, Christmas market stalls associated site offices, stores and ancillary facilities (Proposed Application for one year 2021-2022 &amp; variation on granted planning permission Ref: 20/03708/FUL) – application no. 21/04950/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) To add an additional informative to explore the provision of additional disabled parking spaces and re-designation of disabled parking and to consider policies for disabled parking in future.</li> <li>3) To add an additional informative that any future developments would consider an alternative fuel source for the generators used.</li> </ol>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><b>7.3 – <a href="#">West Princes Street Gardens, Edinburgh</a></b></p>	<p>Erection of Edinburgh’s Christmas at West Princes Street Gardens including Christmas market stalls, fairground rides, Santa’s grotto, Christmas tree maze, associated site offices, stores, and ancillary facilities (Proposed for one year 2021-2022) – application no. 21/04954/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) To add an additional informative that access to the Robert Louis Stevenson Memorial could be provided if requested.</li> <li>3) To add an additional informative that the disposal of trees used in the Christmas Tree Maze would be sustainable.</li> <li>4) To add an additional informative the applicant to explore the provision of disabled parking within the vicinity with a view to improve disabled access to the site.</li> </ol>