

Development Management Sub-Committee of the Planning Committee

10.00am, Wednesday 26 January 2022

Present:

Councillors Gardiner (Convener), Child (Vice-Convener) (Items 1.1-4.4 and 4.7-4.12), Booth, Cameron, Dixon, Gordon (item 4.8), Mitchell, Mowat, Osler, Rose and Staniforth.

1. General Applications and Miscellaneous Business

The Sub-Committee considered 12 reports on planning applications listed in Section 4 of the agenda for this meeting.

Requests for a Presentation:

Councillor Booth requested a presentation in respect of Items 4.5 and 4.6 – 111-115 Constitution Street, Edinburgh.

Councillor Rose requested a presentation in respect of Item 4.8 – 8A Napier Road, Edinburgh.

Councillor Neil Ross requested a presentation and a site visit in respect of Item 4.8 – 8A Napier Road, Edinburgh.

Decision

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

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

2. 8A Napier Road

Details were provided of an application for planning permission for a new three bedroom, two storey house within the garden, including minor alterations to the existing house, of 8A Napier Road, Edinburgh – application no. 21/05149/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.

- moved by Councillor Gardiner, seconded by Councillor Child.

Amendment

To continue this application to a future Develop Management Sub-Committee meeting to allow a site visit to be conducted.

- moved by Councillor Mowat, seconded by Councillor Mitchell.

Voting

For the motion: - 4 votes

For the amendment: - 7 votes

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

(For the amendment: Councillors Booth, Cameron, Dixon, Osler, Mitchell, Mowat and Staniforth.)

Decision

To continue this application to a future Develop Management Sub-Committee meeting to allow a site visit to be conducted.

(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 Lady Road Investment SARL. for Proposal of Application Notice at 6 Lady Road, Edinburgh</p> | <p>Proposed redevelopment of Cameron Toll neighbourhood centre, to include residential and hotel uses along with improvements to public realm and improved pedestrian, cyclist routes within the site and associated landscaping – application no. 21/06125/PAN</p> | <ol style="list-style-type: none"> 1) To note the key issues at this stage. 2) To request the applicant takes into consideration the City Plan 2030 vision for Urban Development. |
| <p>4.2 – Report for forthcoming application by Wallace Land Investment and Management Ltd for Proposal of Application Notice at 10 Gilmerton Station Road, Edinburgh (Land 292 Metres West of)</p> | <p>Residential development, access, landscaping, engineering and associated works – application no. 21/06302/PAN</p> | <ol style="list-style-type: none"> 1) To note the key issues at this stage. 2) To request the applicant takes into consideration: <ul style="list-style-type: none"> • Consulting with residents in the community as the development will be on white land. • To center the proposed development on placemaking |
| <p>4.3 – Report for forthcoming application by Elgin Haymarket Limited C/o Agent for Proposal of Application Notice at 20 Haymarket Yards, Edinburgh</p> | <p>Redevelopment of site for mixed-use development (two buildings) comprising hotel (class 7), office (class 4) and café (class 3) use, with associated public realm, active travel links, landscaping, EV charging infrastructure, cycle and car parking, servicing, and access – application no. 21/05661/PAN</p> | <ol style="list-style-type: none"> 1) To note the key issues at this stage. 2) To link with other developers and sites to avoid constraints. 3) To take into consideration the public realm and connectivity. 4) To investigate whether Elgin House can be redeveloped and to consider embodied carbon in the structure of the building. |

| Agenda Item No. / Address | Details of Proposal/Reference No | Decision |
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| <p>4.4 – Report for forthcoming application by Places For People for Proposal of Application Notice at Saltire Street, Edinburgh (Land 80 Metres West and East of)</p> | <p>Proposed phase 4 development at Waterfront Avenue with associated infrastructure and landscape – application no. 21/05960/PAN</p> | <ol style="list-style-type: none"> 1) To note the key issues at this stage. 2) To ensure that urban form and the environment is taken into consideration. 3) To ensure good amenities are included in the development. |
| <p>4.5 – 111-115 Constitution Street, Edinburgh</p> | <p>Proposed change of use and redevelopment of 111 Constitution Street and the existing derelict warehouse at 18-25 John’s Lane to create an overall development comprising 35 residential units and one class 1 retail unit (as amended) – application no. 19/05184/FUL</p> | <p>To GRANT planning permission subject to the conditions, reasons and informatives and the conclusion of a legal agreement as set out in section 3 of the report by the Chief Planning Officer.</p> |
| <p>4.6 – 111-115 Constitution Street, Edinburgh</p> | <p>Substantial demolition in a conservation area – application no. 19/05187/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> |
| <p>4.7 - 173 Gilberstoun, Edinburgh</p> | <p>Demolition of the existing dilapidated farm buildings and erection of 10 new houses with associated roads, garages and parking (as amended from 19 houses) – application no. 19/01796/FUL</p> | <p>To GRANT planning permission subject to the conditions reasons and informatives and the conclusion of a legal agreement as set out in section 3 of the report by the Chief Planning Officer.</p> |
| <p>.4.8 – 8A Napier Road, Edinburgh</p> | <p>New three bedroom, two storey house within the garden of 8A Napier Road, including minor alterations to the existing house – application no. 21/05149/FUL</p> | <p>To CONTINUE this application for a site visit to be concluded. (on a division)</p> |

| Agenda Item No. / Address | Details of Proposal/Reference No | Decision |
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| 4.9 – 94 Ocean Drive, Edinburgh (Land 143 Metres Southeast of) | Application under S75A for the modification of a planning obligation relating to the land 143 metres south-east of 94 Ocean Drive – application no. 21/05744/OBL | To ACCEPT Planning Obligation and modify the agreement subject to the conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer. |
| 4.10 – 211A Portobello High Street, Edinburgh | Change of use of class 1 shop to class 3 restaurant with alterations to shop and front and flue – application no. 21/01673/FUL | To REFUSE planning permission subject to the conditions, reasons and informatives as set out in section 3 of the report by the Chief Planning Officer. |
| 4.11 – 17 Spey Street Lane, Edinburgh | Demolish the existing garage structure and erect a two-storey residential dwelling house (as amended) – application no. 20/04132/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. |
| 4.12 – 17 Spey Street Lane, Edinburgh | Demolish the existing garage structure – application no. 20/04133/CON | 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. |