

# Minutes

## Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 9 February 2022

### Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Cameron (items 4.1-4.12, 5.1, 5.2 and 7.1), Dixon (items 4.1-4.13, 5.1, 5.2, and 7.1), Councillor McNeese-Mechan (substituting for Councillor Gordon) (items 4.1-4.13, 5.1, 5.2, and 7.1), Mitchell, Mowat, Osler, Rose and Staniforth.

### 1. Minutes

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#### Decision

- 1) To approve the minute of the Development Management Sub-Committee of 12 January 2022 as a correct record.
- 2) To approve the minute of the Development Management Sub-Committee of 19 January 2022 as a correct record.
- 3) To approve the minute of the Development Management Sub-Committee of 26 January 2022 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:

Councillors Booth and Gardiner requested a presentation in respect of item 4.5 – 10 Builyeon Road (At Land 288 Metres Southwest of), South Queensferry – application no. 21/04016/PPP.

Councillors Booth and Gardiner a requested a presentation in respect items 4.6 - 10 Builyeon Road (At Land 288 Metres Southwest of), South Queensferry – application no. 21/04019/AMC.

Councillor Rose requested a presentation in respect of item 4.13 – 10 Sciennes Road (Sciennes Primary School), Edinburgh – application no. 21/03389/FUL.

Councillors Gardiner and Rose requested a presentation in respect of item 4.14 - 19 Watertoun Road (St Crispins Special School), Edinburgh – application no. 21/03813/FUL.

## Request for Hearings:

Ward Councillor Lang and Ward Councillor Young requested a hearing in respect of item 4.6 – 10 Builyeon Road (At Land 288 Metres Southwest of), South Queensferry – application no. 21/04019/AMC.

Ward Councillor Burgess and Ward Councillor Dickie requested a hearing in respect of item 4.14 – 19 Watertoun Road (St Crispins Special School), Edinburgh – application no. 21/03813/FUL.

## Decision

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

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

## 3. 543 Lanark Road (Land South Of), Edinburgh

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Details were provided of proposals for applications for planning permission for residential development of 4 dwellings, associated roads and infrastructure at 543A, Lanark Road (Land south of), Edinburgh - application no. 21/01983/FUL.

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

### Decision 1

To agree to consider the application at the meeting of the Sub-Committee without a hearing or site visit.

### Dissent

Councillor Gardiner requested that his dissent be recorded in respect of this decision.

### Decision 2

### Motion

To **REFUSE** planning permission as the proposals were contrary to Edinburgh Local Development Plan Policies Des 7A, Des 10, Hou 1 and Tra 9, and Scottish Planning Principles.

- moved by Councillor Staniforth, seconded by Councillor Booth.

### Amendment

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 Mowat, seconded by Councillor Rose.

### Voting

For the motion: - 5 votes

For the amendment: - 6 votes

(For the motion: Councillors Booth, Dixon, Gardiner, McNeese-Mechan and Staniforth.

For the amendment: Councillors Child, Cameron, Mitchell, Mowat, Osler and Rose.)

## **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. 19 Watertoun Road (St Crispins Special School, Edinburgh)**

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Details were provided of an application for planning permission for demolition of existing school building and construction of new dwellings, a mix of flatted blocks and terraced houses, with associated access roads, carparking and landscaping (as amended) at 19 Watertoun Road (St Crispins Special School), Edinburgh - application no. 21/03813/FUL.

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

### **Decision 1**

#### **Motion**

To continue consideration of the applications for a hearing.

- moved by Councillor Rose, seconded by Councillor Staniforth.

#### **Amendment**

To refuse the request for a hearing and agree to determine the applications at the meeting of the Development Management Sub-Committee of 9 February 2022.

- moved by Councillor Gardiner, seconded by Councillor Child.

#### **Voting**

For the motion: - 4 votes

For the amendment: - 4 votes

(For the motion: Councillors Booth, Mitchell, Rose and Staniforth.)

(For the amendment: Councillors Child, Gardiner, Mowat and Osler.)

#### **Casting Vote**

In the absence of a majority, Councillor Gardiner used his casting vote as Convener, in favour of the amendment.

## **Decision**

To refuse the request for a hearing and agree to determine the applications at the meeting of the Development Management Sub-Committee of 9 February 2022.

### **Decision 2**

#### **Motion**

To **GRANT** planning permission subject to:

- 1) The conditions, reasons, informatives and a legal agreement, or Memorandum of Understanding, as set out in section 3 of the report by the Chief Planning Officer.

2) An additional informative that the applicant liaised with allotment holders to address drainage issues.

- moved by Councillor Gardiner, seconded by Councillor Child.

### **Amendment**

To **REFUSE** planning permission as the proposals did not comply with Edinburgh Local Development Plan Policies Des 5A, Env 12, Env 21, and Tra 2.

- moved by Councillor Rose, seconded by Booth.

### **Voting**

For the motion: - 3 votes

For the amendment: - 5 votes

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

For the amendment: Councillors Booth, Mitchell, Mowat, Rose and Staniforth.)

### **Decision**

To **REFUSE** planning permission as the proposals did not comply with Edinburgh Local Development Plan Policies Des 5A, Env 12, Env 21, and Tra 2.

(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 Breedon Trading Ltd. for Proposal of Application Notice at land 177 metres west of Bonnington Mains Quarry, Newbridge</a></b></p>	<p>Development of field located immediately West of Bonnington Mains Quarry for ancillary quarry operations including formation of Screening Bund and Overburden Storage, Water Settlement Ponds, Construction of Workshop and Aggregate Storage Sheds, Aggregate Processing and Storage Area and formation of Carpark and Weighbridge - application no. 21/06730/PAN</p>	<ol style="list-style-type: none"> <li>1) To note the key issues at this stage.</li> <li>2) To request that the applicant take into consideration: <ul style="list-style-type: none"> <li>• Having thorough consultation with the community as this development was in a built-up area.</li> </ul> </li> </ol>
<p><b>4.2 – <a href="#">Report for forthcoming application by CASL Eyre Place (Edinburgh) Property Owner Ltd. for Proposal of Application Notice at 72-74 Eyre Place, Edinburgh</a></b></p>	<p>Proposed demolition of existing buildings and structures and erection of a purpose-built student accommodation development, with associated amenity space, access, cycle parking and landscaping - application no. 21/06729/PAN</p>	<ol style="list-style-type: none"> <li>1) To note the key issues at this stage.</li> <li>2) To request that the applicant take into consideration: <ul style="list-style-type: none"> <li>• This being a constrained site and that there should be understanding of its location and its impact on amenity.</li> <li>• Issues in respect of access, amenity and how these buildings would interact.</li> <li>• The relationship with the residential units and how this would work in terms of existing amenity and space.</li> </ul> </li> <li>3) To confirm that the size of the site, quoted as 2.7ha, was correct.</li> </ol>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><b><u><a href="#">4.3 – Report for forthcoming application by Cinnamon Sledge LLP. For Proposal of Application Notice at Royal Elizabeth Yard Industrial Estate, Kirkliston</a></u></b></p>	<p>Proposed erection of bonded warehouses, cask filling and disgorging facility with associated tank farm, tanker filling bay, welfare facilities and associated work - application no. 21/06675/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"> <li>• That this being for industrial use, to consider how this would fit into the neighbourhood and would not cause pollution.</li> </ul>
<p><b><u><a href="#">4.4 – Report for forthcoming application Host Student Housing Management (UK) &amp; McKay Ltd. for Proposal of Application Notice at 36-44 Westfield Road, Edinburgh</a></u></b></p>	<p>Student accommodation (up to 303 bedrooms) including communal amenity space and allotments/green space along with ancillary facilities - application no. 21/06684/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"> <li>• That this was a very constrained site for this number of bedrooms and how well it would fit in to the area.</li> <li>• Other developments that were going ahead in near proximity.</li> <li>• The number of student buildings being constructed close to each other in this area.</li> <li>• To consider the use class, if it was appropriate and if more housing could be factored into the proposal.</li> </ul>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><b><u>4.5 – 10 Bullyeon Road (Land 288 metres southwest of), South Queensferry</u></b></p>	<p>Construction of Retail Foodstore (Class 1), DriveThru Food and Drink (Class 1+3/Sui Generis) and Petrol Filling Station/Retail Kiosk/Carwash (Class 1/ Sui Generis) together with access, landscaping, parking and associated works - application no. 21/04016/PPP</p>	<p>To <b>GRANT</b> planning permission in principle 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 enhancement of Condition 1, Criteria B on reserved matters to refer to the reserved matter to address active street frontage with pedestrian priority.</li> <li>3) An additional condition to indicate that notwithstanding the approved plans, the drive-thru element was not approved.</li> </ol>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><a href="#"><u>4.6 – 10 Builyeon Road (At land 288 metres southwest of), South Queensferry</u></a></p>	<p>Approval of matters specified in condition 1 including the masterplan for 980 new homes, and discharge of conditions 6, 7, 9, 10 and the approval of associated infrastructure to facilitate Masterplan Planning Consent (16/01797/PPP) (as amended) - application no. 21/04019/AMC</p>	<p><b>Decision 1</b></p> <p>To <b>REFUSE</b> the request for a hearing and agree to determine the application at the meeting of the Development Management Sub-Committee of 9 February 2022.</p> <p><b>Decision 2</b></p> <ol style="list-style-type: none"> <li>1) To <b>APPROVE</b> matters specified in conditions, subject to 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 condition to indicate that prior to the submission of any further AMC or similar applications that the area of the urban design code around the commercial areas was updated to reflect the primary active frontages.</li> <li>3) To include an informative that prior to the occupation of any part of the consented development, hereby permitted “keep clear” road makings on the circulatory carriageway, opposite the arm of the exit for the M90 southbound off-slip of the M90/A904 Queensferry Junction, shall be provided to the satisfaction of the planning authority, after consultation with Transport Scotland.</li> </ol>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><b>4.7 – <a href="#">146 Duddingston Road, West (At Unit 1), Edinburgh</a></b></p>	<p>Application to approve matters (a-e) (h-m) (o-r) specified in condition 2 of planning permission in principle 18/07736/PPP as amended by 20/01340/FUL - application no. 21/01334/AMC</p>	<p>To <b>APPROVE</b> matters specified in conditions, 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="#">Festival Square (Land at), Edinburgh</a></b></p>	<p>The erection of a temporary building structure and associated infrastructure for the purpose of hosting an art exhibition for a period of 6 months - application no. 21/06532/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>4.9 – <a href="#">6 Hugh Russell Place, South Queensferry</a></b></p>	<p>Proposed change of access to provide pedestrian and cycle access at Russell Place and change house type (as amended) - application no. 21/04116/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="#">Royal Botanic Garden, 20A Inverleith Row, Edinburgh</a></b></p>	<p>Introduction of 3 No. prefabricated cabins and associated works to provide temporary WC facilities due to the closure of existing toilet facilities (as amended) - application no 21/05670/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>4.11 – <a href="#">25 Marine Drive, Edinburgh</a></b></p>	<p>Proposed pavilion including changing rooms and club room, container for goal storage, access road and car park for Craigroyston Community Youth Football Club - application no. 21/05175/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>4.12 – <a href="#">5 Mill Lane (Mill Lane Clinic), Edinburgh</a></b></p>	<p>Change of use from dwelling (class 9) to residential institution (class 8) application no. 21/04912/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>4.13 – <a href="#">10 Sciennes Road (Sciennes Primary School), Edinburgh</a></b></p>	<p>Erect classroom extension in existing school grounds (as amended) - application no. 21/03389/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 informative that the applicant consider the installation of a green roof for the school.</li> </ol>
<p><b>4.14 – <a href="#">19 Watertoun Road (St Crispins Special School), Edinburgh</a></b></p>	<p>Demolition of existing school building and construction of new 269 - 292 Development Management Sub-Committee - 9 February 2022 Page 6 of 9 dwellings, a mix of flatted blocks and terraced houses, with associated access roads, carparking and landscaping (as amended) - application no. 21/03813/FUL</p>	<p><b>Decision 1</b></p> <p>To <b>REFUSE</b> the request for a hearing and agree to determine the application at the meeting of the Development Management Sub-Committee of 9 February 2022.</p> <p>(On a division.)</p> <p><b>Decision 2</b></p> <ol style="list-style-type: none"> <li>1) To <b>REFUSE</b> planning permission as the proposals did not comply with Edinburgh Local Development Plan Policies Des 5A, Env 12, Env 21, and Tra 2</li> </ol> <p>(On a division.)</p>
<p><b>4.15 – <a href="#">Western Harbour, Western Harbour Drive, Edinburgh</a></b></p>	<p>Go Green hub and education centre including EV enabled parking, cycle parking, e-bike hire, public transport information displays, public realm and associated infrastructure - application no. 21/03757/PPP</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>5.1 – <a href="#">4 Barnton Avenue West (At site 90 metres east of), Edinburgh</a></b></p>	<p>Erection of retirement accommodation comprising 44 apartments and 4 dwelling houses with associated parking, drainage and landscaping arrangements - application no. 21/00461/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>Dissent</b></p> <p>Councillor Booth requested that his dissent be recorded in respect of the decision for this item.</p>
<p><b>5.2 – <a href="#">Scotstoun Avenue (Former Agilent Technologies), South Queensferry</a></b></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 <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>7.1 – <a href="#">543A Lanark Road (Land south of), Edinburgh</a></b></p>	<p>Residential development of 4 dwellings, associated roads and infrastructure - application no. 21/01983/FUL</p>	<p><b>Decision 1</b></p> <p>To agree to consider the application at the meeting of the Sub-Committee without a hearing or site visit.</p> <p><b>Dissent</b></p> <p>Councillor Gardiner requested that his dissent be recorded in respect of this decision.</p> <p><b>Decision 2</b></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>(On a division.)</p>