

# Minutes

## Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 16 March 2022

### Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Booth (items 4.1-4.3, 5.1, 5.2, 7.2 and 7.3), Cameron, Dixon (items 4.1-4.3, 5.1, 5.2, 7.1 and 7.3), Mitchell, Mowat, Munn (substituting for Councillor Gordon) (items 4.1-4.3 and 7.1-7.3), Osler, Rose and Staniforth.

### 1. Minutes

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#### Decision

To approve the minute of the Development Management Sub-Committee of 2 March 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:

Councillor Rose requested a presentation in respect of item 4.2– Confirmation of Tree Preservation Order No. 197 (8 Craigmillar Park, Edinburgh).

#### Declaration of Interests

Councillor Munn declared a non-financial interest in item 5.1 (8A Napier Road, Edinburgh), as the application had been continued from a previous meeting, at which he was not present, and a non-financial interest in item 5.2 (50 Pilrig Street, Edinburgh), as the application site was in his ward and he had been in dialogue with objectors to the application.

Council Booth declared a non-financial interest in item 7.1 (13 Ashville Terrace, Edinburgh), as the application was in his ward and it had been reported by some residents that he had expressed an opinion on the proposals.

Councillor Dixon declared a non-financial interest in item 7.2 (1 Distillery Lane, Edinburgh (At Land 247 Metres West of)), as he had conversations with a constituent and the contractors in relation to this application.

## Decision

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

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

### 3. 1 Distillery Lane (At Land West Of), Edinburgh

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Details were provided of proposals for applications for planning permission for the formation of temporary site compound for use during construction at 1 Distillery Lane (At Land West Of), Edinburgh - application no. 21/01057/FUL.

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

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

#### Decision 1

##### Motion

To **CONTINUE** consideration of the matter for a site visit.

- Moved by Councillor Gardiner, seconded by Councillor Staniforth.

##### Amendment

To **REFUSE** the request for a site visit and agree to determine the application at the meeting of the Development Management Sub-Committee of 16 March 2022.

- Moved by Councillor Mowat, seconded by Councillor Child.

##### Voting

For the motion: - 1 vote

For the amendment: - 9 votes

(For the motion: Councillor Gardiner.

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

(On a division.)

#### Decision

To **REFUSE** the request for a site visit and agree to determine the application at the meeting of the Development Management Sub-Committee of 16 March 2022.

#### Decision 2

- 1) 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.
- 2) To add an additional condition that landscaping of the site would be implemented after development of the site had taken place.

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

#### Abstention

Councillor Gardiner abstained from Decision 2 of this item.

## 4. 8 Craigmillar Park, Edinburgh

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Details were provided of an application for planning permission for the Confirmation of Tree Preservation Order No. 197 at 8 Craigmillar Park, Edinburgh.

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

### **Motion**

To **CONFIRM** Tree Preservation Order No. 197 with the additional condition that the 2 holly trees were not included in the Tree Preservation Order.

- moved by Councillor Rose, seconded by Councillor Mowat.

### **Amendment**

To **CONFIRM** Tree Preservation Order No. 197

- moved by Councillor Booth, seconded by Councillor Staniforth.

### **Voting**

For the motion: - 5 votes

For the amendment: - 6 votes

(For the motion: Councillors Cameron, Dixon, Mitchell, Mowat and Rose.)

(For the amendment: Councillors Booth, Child, Gardiner, Munn, Osler and Staniforth.)

### **Decision**

To **CONFIRM** Tree Preservation Order No. 197

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

## Appendix

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
Note: Detailed conditions/reasons for the following decisions are contained in the statutory planning register.		
<b>4.1 – <a href="#">Police Box, Charterhall Road, Edinburgh</a></b>	Change of use of police call box to point of sale for food and drink - application no. 21/04957/FUL	To <b>GRANT</b> planning permission subject to the informatives set out in section 3 of the report by the Chief Planning Officer.
<b>4.2 - <a href="#">8 Craigmillar Park, Edinburgh</a></b>	Confirmation of Tree Preservation Order No. 197	To <b>CONFIRM</b> Tree Preservation Order No. 197. (On a division.)

**4.3 – Currie High School, 31 Dolphin Avenue, Currie**

Construction of a new ultra-low energy community high school, swimming pool and sports facilities plus associated landscaping and parking, demolition of existing school building (as amended) - application no. 21/04443/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) An additional condition that the school shall have an accessible public facility which:
  - (a) Had sufficient space, being not less than 12 square metres, to allow up to two carers to assist an adult to use the toilet and the equipment mentioned in paragraph (c),
  - (b) Had a toilet with sufficient space, being not less than 1 metre, from the wall on either side for carers to assist an adult to use the toilet,
  - (c) included —
    - (i) a height-adjustable changing bench of a size suitable for an adult,
    - (ii) a tracking hoist able to cover the full floor area of the facility,
  - (d) was equipped with—
    - (i) a non-slip floor surface,
    - (ii) a screen or curtain,
    - (iii) a height adjustable

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
		<p>wash hand basin,</p> <p>(iv) grab rails to assist in the use of the toilet facility,</p> <p>(v) a shelf or other surface suitable for temporary placing of colostomy bags and related equipment.</p> <p>(vi) a call assistance system.</p>
<p><b>5.1 – <a href="#">8A Napier Road, Edinburgh</a></b></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 <b>GRANT</b> planning permission subject to:</p> <ol style="list-style-type: none"> <li>1) The conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</li> <li>2) An additional condition to indicate that notwithstanding the approval of the application, the proposed flue was not approved because of its impact on the conservation area and it would be contrary to Edinburgh LDP Policy Env 6.</li> </ol> <p><b>Dissent</b></p> <p>Councillor Rose requested that his dissent be recorded in respect of the decision for this item.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><b>5.2 – <a href="#">50 Pilrig Street, Edinburgh</a></b></p>	<p>Demolition of house and redevelopment to form apartment building with associated garden ground and bin/cycle storage (as amended) - application no. 21/00246/FUL</p>	<p>To agree the amendment of Informative 1 to exclude the Healthcare Contribution and revised to: "Consent shall not be issued until a suitable legal agreement, including those requiring a financial contribution payable to the City of Edinburgh Council, has been concluded in relation to transport infrastructure. £25,000 contribution towards Edinburgh Tram Line. The sum to be indexed as appropriate and the use period to be 10 years from date of payment."</p>
<p><b>7.1 – <a href="#">13 Ashville Terrace, Edinburgh</a></b></p>	<p>To form hard standing in the front garden to create a driveway with entrance gates (in part retrospect) - application no. 21/02915/FUL</p>	<p>To <b>REFUSE</b> planning permission for the reasons set out in section 3 of the report by the Chief Planning Officer and <b>TAKE ENFORCEMENT ACTION</b></p> <p><b>Note:</b> If there was requirement for a disabled space, that this could be accommodated on the street.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><a href="#">7.2 - 1 Distillery Lane, Edinburgh (At Land 247 West of)</a></p>	<p>Formation of temporary site compound for use during construction - application no. 21/01057/FUL</p>	<p><b>Decision 1</b></p> <p>To <b>REFUSE</b> the request for a site visit and agree to determine the application at the meeting of the Development Management Sub-Committee of 16 March 2022.</p> <p>(On a division.)</p> <p><b>Decision 2</b></p> <p>1) 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>2) To add an additional condition that landscaping of the site would be implemented after development of the site had taken place.</p> <p><b>Abstention</b></p> <p>Councillor Gardiner abstained from Decision 2 of this item.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><b>7.3 - <a href="#">194 Glasgow Road, Edinburgh (At Site 100 Metres East of)</a></b></p>	<p>Proposed Gogar Link Road and active travel route (as amended) - application no. 21/02941/PPP</p>	<p><b>WITHDRAWN</b> at the request of the Chief Planning officer for the reason that lawyers for neighbouring landowners had submitted letters on 15 March 2022 regarding the application. These letters were questioning the legal competency of proceeding with a determination of the application at this time. The Chief Planning Officer wished to consider these letters further before bringing a report on the application back to the Sub-Committee for consideration.</p>