

# Minutes

## Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 29 June 2022

### Present:

Councillors Osler (Convener), Beal, Booth, Cameron (Items 1.1 – 4.4, 4.6, 4.9-4.11, 4.15, 7.1-7.4), Dalgleish (Items 1.1-4.4, 4.6, 4.7, 4.9 – 4.13 & 4.15-7.5), Gardiner, Hyslop, Jones, Key (Items 1.1-4.4, 4.6, 4.7, 4.9 – 4.13 & 4.15-7.5), Mowat and O'Neill (Items 1.1-4.7, 4.9-4.11, 4.15, 7.1-7.5).

### 1. Minutes

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#### Decision

To approve the minute of the Development Management Sub-Committee of 15 June 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 and 7 of the agenda for this meeting.

#### Requests for Presentations:

Councillor Booth requested a presentation in respect of:

Item 4.5 – 134 Constitution Street, Edinburgh – application no. 21/05544/FUL

Item 4.7 – 46 Cumberland Street, Edinburgh – application no. 22/01239/FUL

Item 4.8 – 162 Ferry Road, Edinburgh – application no. 21/06362/FUL

Item 4.13 – 6 Rutland Court Lane, Edinburgh – application no. 22/00881/FUL

Item 4.14 – 11 Stafford Street, Edinburgh – application no. 22/00982/FUL

Item 4.16 – 34a William Street, Edinburgh – application no. 22/00982/FUL

Councillor Osler requested a presentation in respect of Item 4.12 – The Grange Club, 7 Portgower Place, Edinburgh – application no. 21/06513/FUL

Ward Councillor Mitchell requested a presentation in respect of Item 4.12 – The Grange Club, 7 Portgower Place, Edinburgh – application no. 21/06513/FUL

#### Requests for a Hearing:

Councillor Osler – Item 4.12 – The Grange Club, 7 Portgower Place, Edinburgh – application

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no. 21/06513/FUL

Ward Councillor Mitchell – Item 7.1 - 10 Orchard Brae, Edinburgh – application no. 21/06512/FUL

Ward Councillor Faccenda – Item 4.5 - 134 Constitution Street, Edinburgh – application no. 21/05544/FUL

### **Decision**

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

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

### **3. The Forts, 3 Hawes Brae, South Queensferry**

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Details were provided of proposals for planning permission for the development of a Forth Bridge Walk Reception Hub building, new sections of bridge access system, new viewing platforms, alterations to Dalmeny Battery, demolition of 2 No. outbuildings, associated car parking, landscaping, servicing and alterations to existing vehicular and pedestrian access at The Forts, 3 Hawes Brae, South Queensferry – application no. 22/00358/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:

- 1) The conditions, reasons and informatives and a legal agreement set out in section C of the report by the Chief Planning Officer.
- 2) Additional conditions;
  - a) To increase the number of Disabled Persons car parking spaces to 5.
  - b) To increase the number of cycle parking spaces to 54.
- 3) Additional informatives;
  - a) To make the site more accessible taking in to account the Equality Act 2010.
  - b) To explore the options to increased Disabled Persons car parking further.

- moved by Councillor Osler, seconded by Councillor Mowat

### **Amendment**

To **CONTINUE** consideration of the application to allow engagement with the applicant.

- moved by Councillor Gardiner, seconded by Councillor Booth

### **Voting**

For the motion - 6

For the amendment - 5

(For the motion: Councillors Beal, Cameron, Dalgleish, Jones, Mowat and Osler.

For the amendment: Councillors Booth, Gardiner, Hyslop, Key and O'Neill.)

## Decision

To **GRANT** planning permission subject to:

- 1) The conditions, reasons and informatives and a legal agreement set out in section C of the report by the Chief Planning Officer.
- 2) Additional conditions;
  - a) To increase the number of Disabled Persons car parking spaces to 5.
  - b) To increase the number of cycle parking spaces to 54.
- 3) Additional informatives;
  - a) To make the site more accessible taking in to account the Equality Act 2010.
  - b) To explore the options to increased Disabled Persons car parking further.

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

## 4. Site 100 Metres East of 194 Glasgow Road, Edinburgh

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Details were provided of proposals for a planning permission in principle application for a proposed Gogar Link Road and active travel route (as amended) at Site 100 Metres East of 194 Glasgow Road, Edinburgh – application no. 21/02941/PPP

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 in principle subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.

- motion by Councillor Osler, seconded by Councillor Mowat

### Amendment

To **CONTINUE** consideration of the application to a future Develop-Management Sub-Committee meeting.

- moved by Councillor Booth, seconded by Councillor Hyslop

### Voting

For the motion - 6

For the amendment - 4

(For the motion: Beal, Dalglish, Jones, Key, Mowat and Osler

For the amendment: Booth, Gardiner, Hyslop and O'Neill)

## Decision

To **GRANT** planning permission in principle subject to the conditions, reasons and informatives 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><b>4.1 – <a href="#">Report for forthcoming application by Shelborn Edinburgh Limited. for Proposal of Application Notice at 1 &amp; 3 Redheughs Avenue, Edinburgh.</a></b></p>	<p>Redevelopment of site for office development (Class 4), including selected demolitions, retention and refurbishment of the Younger Building, provision of a mobility hub, ancillary retail (Class 1) food and drink (Class 3/Sui Generis) and leisure (Class 11) uses, landscaping, car parking, access, infrastructure and associated works - 22.01063/PAN</p>	<p>To note the key issues at this stage.</p>
<p><b>4.2 - <a href="#">Report for forthcoming application by West Town Edinburgh Ltd. for Proposal of Application Notice at land 500 metres North East of Ingliston Park and Ride, 2 Eastfield Road, Edinburgh.</a></b></p>	<p>Relates to PPP for new neighbourhood comprising residential-led mixed use development including residential (Class 9) and sui generis flatted development (including student housing, build to rent and affordable housing), business and employment uses (Class 4), general industrial uses (Class 5), storage or distribution uses (Class 6), hotels (Class 7), residential institutions (Class 10), retail (Class 1), financial, professional and other services uses (Class 2), food and drink uses (Class 3), assembly and leisure uses (Class 11), other sui generis uses and other related infrastructure and associated works including car parking, servicing, access arrangements, formation of new roads and active travel networks, sustainable urban drainage and open space/public realm - application no. 22/01625/PAN</p>	<ol style="list-style-type: none"> <li>1) To note the key issues at this stage.</li> <li>2) To request the applicant incorporate Active Travel routes to provide good connections to West Edinburgh suburbs.</li> </ol>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><a href="#"><u>4.3 – Report for forthcoming application by West Town Edinburgh Ltd. for Proposal of Application Notice at land 500 metres North East of Ingliston Park and Ride 2, Eastfield Road, Edinburgh.</u></a></p>	<p>Relates to Phase 1 of new neighbourhood comprising residential-led mixed use development including residential (Class 9) and sui generis flatted development (including student housing, build to rent and affordable housing), business and employment uses (Class 4), general industrial uses (Class 5), storage or distribution uses (Class 6), hotels (Class 7), residential institutions (Class 8), non-residential institution uses/education (Class 10), retail (Class 1), financial, professional and other services uses (Class 2), food and drink uses (Class 3), assembly and leisure centres (Class 11), other sui generis uses and other related infrastructure and associated works including car parking, servicing, access arrangements, formation of new roads and active travel networks, sustainable urban drainage and open space/public realm – application no. 22/01626/PAN</p>	<p>1) To note the key issues at this stage.</p> <p>2) To request the applicant incorporate Active Travel routes to provide good connections to West Edinburgh suburbs.</p>
<p><a href="#"><u>4.4 – 6 Blackford Road, Edinburgh</u></a></p>	<p>Confirmation of Tree Preservation Order No. 201</p>	<p>To <b>CONFIRM</b> Tree Preservation Order No. 201</p>
<p><a href="#"><u>4.5 – 134 Constitution Street, Edinburgh</u></a></p>	<p>Change of use from office to form dwelling including timber clad first floor extension (as amended) - application no. 21/05544/FUL</p>	<p>1) To <b>REFUSE</b> the request for a hearing.</p> <p>2) To <b>CONTINUE</b> consideration of the of the application for a site visit.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
4.6 – <a href="#">42 Craigtenny Road, Edinburgh</a>	Change of use of existing Class 1 shop to form hot food shop including external extract duct (as amended) - application no. 20/04483/FUL	To <b>REFUSE</b> planning permission for the reasons set out in section C of the report by the Chief Planning Officer
4.7 – <a href="#">46 Cumberland Street, Edinburgh</a>	Change of use from residential to short-term let (Sui Generis) (In retrospect) - 22/01239	To <b>GRANT</b> planning permission subject to the informatives set out in section C of the report by the Chief Planning Officer
4.8 – <a href="#">162 Ferry Road, Edinburgh</a>	S42 variation to planning condition to extend opening hours from 8.00pm to 11.00pm - 21/06362/FUL	To <b>REFUSE</b> planning permission for the reasons set out in section C of the report by the Chief Planning Officer
4.9 – <a href="#">Gateside, Kirkliston</a>	- Confirmation of Tree Preservation Order No. 200	To <b>CONFIRM</b> Tree Preservation Order No. 200
4.10 – <a href="#">84 Joppa Road, Edinburgh</a>	Alteration to form small window extensions - application no. 22/00181/FUL	To <b>GRANT</b> planning permission subject to the informatives set out in section C of the report by the Chief Planning Officer.
4.11 – <a href="#">35A Moray Place, Edinburgh</a>	Change of use (retrospective) from residential to short-term let apartment (Sui Generis) - application no. 22/00672/FUL	To <b>GRANT</b> planning permission.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><b>4.12 – <a href="#">The Grange Club, 7 Portgower Place, Edinburgh</a></b></p>	<p>Installation of 2 tennis courts covered by an air supported dome; 2 padel tennis courts covered by steel frame structures with associated works to provide new access paths, fencing, landscaping and tree removal work (as amended) - application no. 21/06513/FUL -</p>	<p>1) To <b>REFUSE</b> the request for a hearing. 2) To <b>CONTINUE</b> consideration of the of the application for a site visit.</p>
<p><b>4.13 – <a href="#">6 Rutland Court Lane, Edinburgh</a></b></p>	<p>Change of use (retrospective) from residential to short-term let apartment (Sui Generis) - application no. 22/00881/FUL</p>	<p>To <b>GRANT</b> planning permission.</p>
<p><b>4.14 – <a href="#">11 Stafford Street, New Town, Edinburgh</a></b></p>	<p>Change of Use from Class 4 (Offices) to Class 7 (Hotel) - application no. 22/00982/FUL</p>	<p>1) To <b>GRANT</b> planning permission subject to the informatives set out in section C of the report by the Chief Planning Officer. 2) To add in the condition:</p> <ul style="list-style-type: none"> <li>• “Notwithstanding what is shown on the approved plans, details of a minimum of 2 cycle parking spaces shall be submitted for the approval by the Council’s planning authority and shall be installed prior to use hereby approved being taken up.”</li> </ul>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
4.15 - <a href="#">11 Stafford Street, Edinburgh</a>	- Conversion of Class 4 Offices to Class 7 Hotel, including replacement roof dormers - application no. 22/00977/LBC	To <b>GRANT</b> listed building consent subject to the informatives set out in section C of the report by the Chief Planning Officer.
4.16 – <a href="#">34A William Street, Edinburgh</a>	- Change the use from residential to commercial short-term let (in retrospect) - application no. 22/01193/FUL	To <b>GRANT</b> planning permission.
7.1 – <a href="#">10 Orchard Brae, Edinburgh</a>	Proposed residential and office development comprising the change of use, extension and alteration of the existing office building to form residential accommodation and office/co-working space, demolition of the existing rear extension and erection of a new build residential development, with associated active travel routes, open space, parking and other infrastructure (as amended) - application no. 21/06512/FUL	<ol style="list-style-type: none"> <li>1) To <b>REFUSE</b> the request for a hearing.</li> <li>2) To <b>GRANT</b> planning permission subject to the conditions, reasons and informatives and a legal agreement set out in section C of the report by the Chief Planning Officer.</li> <li>3) To agree to add an additional informative for Section 75 regarding Affordable Housing.</li> </ol>



Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><a href="#"><u>7.2 – The Forts, 3 Hawes Brae, South Queensferry</u></a></p>	<p>The development of a Forth Bridge Walk Reception Hub building, new sections of bridge access system, new viewing platforms, alterations to Dalmeny Battery, demolition of 2 No. outbuildings, associated car parking, landscaping, servicing and alterations to existing vehicular and pedestrian accesses - application no. 22/00358/FUL</p>	<p>To <b>GRANT</b> planning permission subject to:</p> <ul style="list-style-type: none"> <li>4) The conditions, reasons and informatives and a legal agreement set out in section C of the report by the Chief Planning Officer.</li> <li>5) Additional conditions; <ul style="list-style-type: none"> <li>a) To increase the number of Disabled Persons car parking spaces to 5.</li> <li>b) To increase the number of cycle parking spaces to 54.</li> </ul> </li> <li>6) Additional informatives; <ul style="list-style-type: none"> <li>a) To make the site more accessible taking in to account the Equality Act 2010.</li> <li>b) To explore the options to increased Disabled Persons car parking further.</li> </ul> </li> </ul> <p>(on a division)</p>
<p><a href="#"><u>7.3 – The Forts, 3 Hawes Brae, South Queensferry</u></a></p>	<p>Installation of access system on Forth Bridge and replacement of existing wire mesh on Dalmeny Battery - application no. 22/00360/LBC</p>	<p>To <b>GRANT</b> listed building consent 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>7.4 – <a href="#">The Forts, 3 Hawes Brae, South Queensferry</a></p>	<p>Complete Demolition in a Conservation Area - application no. 22/00359/CON -</p>	<p>To <b>GRANT</b> conservation area consent subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p>
<p>7.5 – <a href="#">Site 100 Metres East of 194 Glasgow Road, Edinburgh</a></p>	<p>Proposed Gogar Link Road and active travel route (as amended) – application no. 21/02941/PPP</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>(on a division)</p>