

## Planning Committee

2.00 pm, Wednesday 8 June 2022

### Present

Councillors Dalgleish (Convener), Beal, Booth, Cameron, Gardiner, Hyslop, Jones, Key, Mowat, O'Neill and Osler.

### 1. Proposed Extension to Leith Conservation Area

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#### a) Deputation – Leith Central Community Council, Leith Harbour & Newhaven Community Council and Leith Links Community Council.

The deputation indicated that they, in December 2021, expressed their full support in response to the initiative by the Council to seek views from the Community about the proposal to extend the Leith Conservation Area to include the arches on Manderston Street & Jane Street along with the former Capitol Theatre, now Bingo Hall. They advised that, in March 2022, they voiced their strongest concerns about the exclusion of the Bingo Hall from the Leith Conservation Area extension report that had been voted on by the Planning Committee on Wednesday 23 February 2022.

They stated that the omission was not only in plain contradiction with Leith Community Councils' joint response to the consultation, but it also raised serious questions about the Conservation Area extension approval process. The deputation asked the Committee to reinstate the Bingo Hall in the proposed Leith Conservation Area extension.

#### b) Report by the Executive Director of Place

The Committee ruled in terms of Standing Order 30.1(b) that this item, which included a recommendation which, if accepted, would require a change to the Planning Committee item 14 of 23 February, should be considered as the decision was based on erroneous, incorrect or incomplete information.

The committee considered a report that provided justification for the extension to the boundary of the Leith Conservation Area, which was approved by the Planning Committee, on 23 February 2022, following a period of public and stakeholder consultation last year. The report enabled Committee to make a decision on the proposed extension with the benefit of more complete information in relation the rear of the Bingo Hall on Manderston Street.

### Motion

- 1) To note the proposed extension to the Leith Conservation Area boundary, as amended following public and stakeholder consultation to ensure alignment with

the Leith Walk/Halmyre Street Place Brief and to reinforce its focus to preserve and enhance the area's unique railway history, was approved on 23 February 2022.

- 2) To acknowledge that concern had been raised by Leith Central Community Council, Leith Harbour and Newhaven Community Council, Leith Links Community Council and a local resident regarding the decision to amend the originally proposed boundary extension which was presented as part of the consultation.
- 3) To accept the further detailed justification provided in this report confirming the reasoning for the proposed amendment to the originally proposed Leith Conservation Area extended boundary extension.
- 4) To agree to proceed with formal conservation area designation procedures and update the Leith Conservation Area Character Appraisal to reflect the boundary extension as approved on 23 February 2022.

- moved by Councillor Dalgleish, seconded by Councillor Cameron

#### **Amendment 1**

- 1) To note the proposed extension to the Leith Conservation Area boundary, as amended following public and stakeholder consultation to ensure alignment with the Leith Walk/Halmyre Street Place Brief and to reinforce its focus to preserve and enhance the area's unique railway history, was approved on 23 February 2022.
- 2) To acknowledge that concern had been raised by Leith Central Community Council, Leith Harbour and Newhaven Community Council, Leith Links Community Council and a local resident regarding the decision to amend the originally proposed boundary extension which was presented as part of the consultation.
- 3) To note that the Leith Conservation Character Appraisal emphasised the area's unique and complex character, including the unifying effect of traditional materials and the multiplicity of land use activities.
- 4) To agree that the bingo hall illustrated this complexity of land use in central Leith. As part of the history of the conservation area, the building's fabric has been adapted and added to using traditional materials through its evolution from industrial uses to cinema / bingo hall.
- 5) To note that the Halymyre Street Place Brief (March 2020) included two options for the site, with one including the bingo hall being retained.
- 6) To therefore agree to approve the extension to the Leith Conservation Area as originally consulted, including the rear of the bingo hall within the conservation area extension.

- moved by Councillor Booth seconded by Councillor Gardiner

In accordance with Standing Order 22(12), Amendment 1 was accepted as an addendum to the motion

## **Amendment 2**

To continue consideration of the item to a future meeting of the Planning Committee.

- moved by Councillor Osler, seconded by Councillor Beal

## **Voting**

The voting was as follows:

For the Motion (as adjusted)	-	9 votes
For Amendment 2	-	2 votes

(For the Motion (as adjusted): Councillors Dalglish, Booth, Cameron, Gardiner, Hyslop, Jones, Key, Mowat and O'Neill

For Amendment 2: Councillors Beal and Osler)

## **Decision**

To approve the following adjusted motion by Councillor Dalglish:

- 1) To note the proposed extension to the Leith Conservation Area boundary, as amended following public and stakeholder consultation to ensure alignment with the Leith Walk/Halmyre Street Place Brief and to reinforce its focus to preserve and enhance the area's unique railway history, was approved on 23 February 2022.
- 2) To acknowledge that concern had been raised by Leith Central Community Council, Leith Harbour and Newhaven Community Council, Leith Links Community Council and a local resident regarding the decision to amend the originally proposed boundary extension which was presented as part of the consultation.
- 3) To note that the Leith Conservation Character Appraisal emphasised the area's unique and complex character, including the unifying effect of traditional materials and the multiplicity of land use activities.
- 4) To agree that the bingo hall illustrated this complexity of land use in central Leith. As part of the history of the conservation area, the building's fabric has been adapted and added to using traditional materials through its evolution from industrial uses to cinema / bingo hall.
- 5) To note that the Halymyre Street Place Brief (March 2020) included two options for the site, with one including the bingo hall being retained.
- 6) To therefore agree to approve the extension to the Leith Conservation Area as originally consulted, including the rear of the bingo hall within the conservation area extension.

(References – Planning Committee, 23 February 2022 (item 14); report by the Chief Planning Officer, submitted.)

## 2. Minutes

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### Decision

- 1) To approve the minute of the Planning Committee of 23 February 2022 as a correct record.
- 2) To note that the Chief Planning Officer would circulate data on listed buildings as previously agreed in a motion by Councillor Rose.

## 3. Business Bulletin

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The Planning Committee Business Bulletin for 8 June 2022 was submitted.

### Decision

- 1) To note the Business Bulletin.
- 2) To note that consideration would be given to how data could be presented to Committee regarding non-determination and details of appeals.

(Reference – Business Bulletin 8 June 2022, submitted.)