

Minutes

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 17 August 2022

Present:

Councillors Osler (Convener), Beal, Booth, Cameron (items 4.4, 4.5 and 4.9, 7.1-7.3), Dalglish, Gardiner, Hyslop, Jones, Mowat and O'Neill.

1. Minutes

Decision

To approve the minute of the Development Management Sub-Committee of 29 June 2022 as a correct record.

2. General Applications and Miscellaneous Business

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 Mowat requested a presentation in respect of item 4.4 – 1 Carlton Terrace, Edinburgh – application no. 22/00495/FUL.

Councillor Beal requested a presentation in respect of item 4.5 – 6 Cowan's Close, Edinburgh – application no. 21/06745/FUL.

Councillor Osler requested a presentation in respect of item 4.9 – St James Crescent (Proposed Event Space), Edinburgh – application no. 22/02040/FUL.

Request for a site visit:

Ward Councillor Neil Ross requested a site visit in respect of item 7.1 – 30 Canaan Lane (Land to rear of), Edinburgh – application no. 21/05402/FUL

Decision

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

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

Development Management Sub-Committee of the Planning Committee 17 August 2022

3. 11 Stafford Street, New Town, Edinburgh

At the meeting of the Sub-Committee of 29 June 2022, the Sub-Committee had agreed:

- 1) To **GRANT** 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: “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.”

Details were provided of proposals for application for planning permission for change of Use from Class 4 (Offices) to Class 7 (Hotel) at 11 Stafford Street, New Town, Edinburgh - application no. 22/00982/FUL

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

The Sub-Committee was also asked to agree that due to the nature of the proposal and its location there should also be a tram contribution for a 15 bed hotel as per the LDP contributions policy and to recommend that this be secured through a legal agreement.

Motion

To agree that due to the nature of the proposal and its location there should also be a tram contribution for a 15 bed hotel, as per the LDP contributions policy and to recommend that this be secured through a legal agreement.

- moved by Councillor Osler, seconded by Councillor Gardiner.

Amendment

To **CONTINUE** consideration of the matter to re-examine information in the report.

- moved by Councillor Mowat, seconded by Councillor Booth.

Voting

For the motion: - 5 votes

For the amendment: - 4 votes

(For the motion: Councillors Beal, Gardiner, Hyslop, Osler and O’Neil.)

(For the amendment: Councillors Booth, Dalgleish, Jones and Mowat.)

Decision

To agree that due to the nature of the proposal and its location there should also be a tram contribution for a 15 bed hotel, as per the LDP contributions policy and to recommend that this be secured through a legal agreement.

(References – Development Management Sub-Committee of 29 June 2022 (item 2); report by the Chief Planning, submitted.)

4. 179A Canongate, Edinburgh

- (a) Details were provided of an application for planning permission for partial demolition of existing buildings and development of purpose-built student accommodation, ancillary uses and associated infrastructure (as amended) at 179A Canongate, Edinburgh - application no. 22/01647/FUL

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

Motion

To continue consideration of the application to explore further compliance with Edinburgh Local Development Plan Policies Hou 8 and Des 5.

- moved by Councillor Osler, seconded by Councillor Mowat.

Amendment

To **REFUSE** planning permission as the proposals were contrary to Edinburgh Local Development Plan Policies Des 5 (a), Env 6, Env 3, Hou 8 and (section 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

- moved by Councillor Jones, seconded by Councillor Booth.

Voting

For the motion: - 2 votes

For the amendment: - 8 votes

(For the motion: Councillors Mowat and Osler.)

(For the amendment: Councillors Beal, Booth, Cameron, Dalgleish, Gardiner, Hyslop, Jones and O'Neil.)

Decision

To **REFUSE** planning permission as the proposals were contrary to Edinburgh Local Development Plan Policies Des 5 (a), Env 6, Env 3, Hou 8 and (section 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

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

- (b) Details were provided of an application for planning permission for partial demolition of existing buildings (as amended) at 179A Canongate, Edinburgh - application no. 22/01648/CON

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

Motion

To continue consideration of the application to explore further compliance with Edinburgh Local Development Plan Policies Hou 8 and Des 5.

- moved by Councillor Osler, seconded by Councillor Mowat.

Amendment

To **REFUSE** conservation area consent as the proposals were contrary to Edinburgh Local Development Plan Policies Env 5 and Section 66 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

- moved by Councillor Jones, seconded by Councillor Booth.

Voting

For the motion: - 3 votes

For the amendment: - 7 votes

(For the motion: Councillors Beal, Osler and Mowat.)

(For the amendment: Councillors Booth, Cameron, Dalgleish, Gardiner, Hyslop, Jones and O'Neil.)

Decision

To **REFUSE** conservation area consent as the proposals were contrary to Edinburgh Local Development Plan Policies Env 5 and Section 66 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

(References – reports 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 Forth Ports Limited. for Proposal of Application Notice at land 240 metres northwest of 26, Bath Road, North Leith</p>	<p>Mixed use development including Residential (Class 9) and sui generis Flats, Retail (Class 1), Financial, Professional and other services (Class 2), Food and Drink (Class 3), Business (Class 4), Industrial (Class 5), Storage and Distribution (Class 6), Hotel (Class 7), Non residential Institutions (Class 10), Assembly and Leisure (Class 11), sui generis car park / mobility hub, public realm works and all associated infrastructure - application no. 22/02855/PAN</p>	<ol style="list-style-type: none"> 1) To note the key issues at this stage. 2) Planning officers to check out the size of the plan and how this compared to the previous masterplan. 3) To note that there was a pressing need for affordable housing and that the development should conform to council policy.
<p>4.2 - Report for forthcoming application by Taylor Wimpey for Proposal of Application Notice at land 222 metres northwest of Ashley Cottage 29, Freelands Road, Ratho</p>	<p>Mixed use development including houses (Class 9), retail (Class 1), commercial uses (Class 2, 3 and Sui Generis), business (Class 4), community facilities (Class 10 and Sui Generis), cemetery extension (Sui Generis), open space landscape, access and associated infrastructure - application no. 22/03205/PAN</p>	<ol style="list-style-type: none"> 1) To note the key issues at this stage. 2) To note that the application of the greenbelt policy was fundamental to this application.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><u>4.3 – Report for forthcoming application by The Board of Trustees of The National Galleries of Scotland for Proposal of Application Notice at land 92 metres west of Madelvic House, Granton Park, Avenue, Edinburgh</u></p>	<p>The development of a sector-leading national centre for the care, conservation, research, storage and distribution of Scotlands collection of artworks, visitor and community-led spaces, active public realm spaces (including potential pop-up cafe use) and bio-diverse landscaping, new/improved access, parking and all other associated works - application no. 22/02899/PAN</p>	<ol style="list-style-type: none"> 1) To note the key issues at this stage. 2) To ensure that the applicant was aware of the Granton Masterplan and would ensure benefit to the surrounding areas. 3) Explore the opportunities for pedestrian linkages through the site
<p><u>4.4 – 1 Carlton Terrace, Edinburgh</u></p>	<p>Alterations to existing rear garden, including the construction of paved terraces, re-aligned internal walling, installation of pergola and planting (in part retrospective) - application no. 22/00495/FUL</p>	<p>To GRANT planning permission subject to:</p> <ol style="list-style-type: none"> 1) The conditions, reasons and informatives set out in section C of the report by the Chief Planning Officer. 2) The amendment of condition 1 to read: “Within 2 months of the date of this permission, details of the planting of two trees within the rear garden ground, to replace the trees that had been lost (Sorbus tree or otherwise agreed) should be submitted for approval by the Planning Authority. The trees should be standard size (8-10cm girth) or larger and supported by a suitable stake and guard. The agreed trees would then be planted within 12 months of the date of this decision and maintained thereafter.”

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.5 – 6 Cowan's Close, Edinburgh</p>	<p>Replace the single storey street cleansing office and car park with a 4 storey residential block including amenity space and planting space for both tenants and the nursery opposite - application no. 21/06745/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons, informatives and a legal agreement set out in section C of the report by the Chief Planning Officer.</p>
<p>4.6 – 6 Cowan's Close, Street Cleansing Depot, Edinburgh</p>	<p>Complete demolition in a Conservation Area - application no. 22/00841/CON</p>	<p>To GRANT conservation area consent subject to the conditions, reasons and informatives set out in section C of the report by the Chief Planning Officer.</p>
<p>4.7 – Assembly Rooms, 54A George Street, Edinburgh</p>	<p>The installation of 3 temporary performance venues, Box Office and ancillary activities as part of the Edinburgh Festival Fringe. The block of road will be closed to all vehicle traffic in agreement with City of Edinburgh Council, but a 2 way cycle lane will be kept, and allowance for emergency vehicle access. Assembly will present a program of mixed arts and culture, as we have on this block of George Street for the past 6 years, tying in with other activity within the Assembly Rooms - application no. 22/02694/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives set out in section C of the report by the Chief Planning Officer.</p>
<p>4.8 – 3F2, 14 Montpelier Park, Edinburgh</p>	<p>Extension to flat - reinstatement of planning consent 14/03456/FUL. (Proposed extension into attic of flat with velux roof windows and glazed cupola) - application no. 22/02406/FUL</p>	<p>To GRANT planning permission subject to the informatives set out in section C of the report by the Chief Planning Officer.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.9 – St James Crescent (Proposed Event Space), Edinburgh</p>	<p>Erection of temporary structures and enclosures, including bar, and other associated works to facilitate use of Calton View as an external events space - application no. 22/02040/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives set out in section C of the report by the Chief Planning Officer.</p>
<p>4.10 – St James Crescent (Proposed Event Space), Edinburgh</p>	<p>Erection of temporary structures and enclosures, including bar, and other associated works to facilitate use of Register Square as an external events space - application no. 22/02039/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives set out in section C of the report by the Chief Planning Officer.</p>
<p>4.11 – Teviot Place (Proposed Fringe Festival Venue Site), Bristo Square, Edinburgh</p>	<p>Temporary change of use and siting of performance units, catering units and other associated moveable structures for the Edinburgh Fringe Festival - application no. 22/02987/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives set out in section C of the report by the Chief Planning Officer.</p>
<p>5.1 - 11 Stafford Street, New Town, Edinburgh</p>	<p>Change of Use from Class 4 (Offices) to Class 7 (Hotel) - application no. 22/00982/FUL</p>	<p>To agree that due to the nature of the proposal and its location there should also be a tram contribution for a 15 bed hotel, as per the LDP contributions policy and to recommend that this be secured through a legal agreement. (On a division)</p>
<p>7.1 – 30 Canaan Lane (Land to rear of), Edinburgh</p>	<p>New dwelling and driveway (amendment to 18/04505/FUL) - application no. 21/05402/FUL</p>	<p>To CONTINUE consideration of the application for a site visit.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>7.2 – 179A Canongate, Edinburgh</p>	<p>Partial demolition of existing buildings and development of purpose-built student accommodation, ancillary uses and associated infrastructure (as amended) - application no. 22/01647/FUL</p>	<p>To REFUSE planning permission as the proposals were contrary to Edinburgh LDP Policies Des 5 (a), Env 6, Env 3, Hou 8 and (section 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (On a division.)</p>
<p>7.3 – 179A Canongate, Edinburgh</p>	<p>Partial demolition of existing buildings (as amended) - application no. 22/01648/CON</p>	<p>To REFUSE conservation area consent as the proposals were contrary to Edinburgh LDP Policy Env 5 and Section 66 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. (On a division.)</p>