

Development Management Sub-Committee of the Planning Committee

10.00am, Wednesday 23 November 2022

Present:

Councillors Osler (Convener), Beal, Booth, Cameron, Dalglish, Gardiner (Items 4.4 & 4.6), Jones, O'Neill, McNeese-Mechan and Mowat.

1. General Applications and Miscellaneous Business

The Sub-Committee considered reports on planning applications listed in Sections 4 and 7 of the agenda for this meeting.

Requests for a presentation:

Councillor Gardiner - Item 4.4 – 1&4 Gilmerton Station Road, Edinburgh - application no. 21/05498/AMC

Councillor O'Neill - Item 4.4 – 1&4 Gilmerton Station Road, Edinburgh - application no. 21/05498/AMC

Councillors Booth - Item 4.6 – 1 Linksvie House, 26 Tolbooth Wynd, Edinburgh - application no. 18/08051/FUL

Decision

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

(Reference – 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 Artisan Real Estate. For Proposal of Application Notice at 525 Ferry Road, Edinburgh</p>	<p>Proposed demolition of office building and development of residential development with associated commercial and ancillary uses, landscaping and parking – application no. 22/05019/PAN</p>	<p>To note the key issues at this stage.</p>
<p>4.2 – Report for forthcoming application by Dundas Estates & Development Company Limited for Proposal of Application Notice at 499 Gorgie Road, Edinburgh</p>	<p>Demolition of yard buildings and 16 no. garages serving existing tenement properties, construction of replacement parking court comprising 12 no. garages and 4 no. parking spaces to serve existing tenement properties and erection of 63 new homes with associated access, landscaping, parking and services – application no. 22/04983/PAN</p>	<p>To note the key issues at this stage.</p>
<p>4.3 – 143 Buccleuch Street, Edinburgh</p>	<p>Retrospective change of use from residential to short-term let visitor accommodation (Sui Generis) – application no. 22/03026/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.4 – 1&4 Gilmerton Station Road, Edinburgh</p>	<p>Approval of Matters Specified in Conditions (amsc) Application for the Discharge of Conditions 1a, b, c, d, e, f, g, h, I and j, condition 3, condition 4, condition 6, condition 7, condition 9, condition 10 and condition 11 associated with Planning Consent: 19/02122/PPP (phase 1) (as amended) – application no. 21/05498/AMC</p>	<p>To APPROVE the application for Matters Specified in Conditions subject to the conditions, reasons and informatives in section C of the report by the Chief Planning Officer.</p>
<p>4.5 – 18 Grindlay Street, Edinburgh</p>	<p>Retrospective change of use from residential to short-term let visitor accommodation (Sui Generis) – application no. 22/03025/FUL</p>	<p>To GRANT planning permission subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.</p>

<p>4.6 – 1 Linksvie House, 26 Tolbooth Wynd, Edinburgh</p>	<p>Demolition of single storey and three storey blocks of flats, 25 garage lock ups and plinth area with under croft parking. The construction of 35 new build residential units and amenity space, communal externa; space with associated roads, footpaths and landscaping which includes updated public space/landscaping in the surrounding area. Alterations to be made to the base of the Grade A listed Links View House (as amended) – application no. 18/08051/FUL</p>	<p>To GRANT planning permission subject to the conditions reasons and informatives as set out in section C of the report by the chief planning officer, with the following additional conditions and informatives:</p> <ol style="list-style-type: none"> 1) To submit details showing step free access ground floor flats to meet statutory requirements regarding the Planning Act in conjunction with the Equality Act 2010. 2) To re-submit proposals for landscaping and car parking to the North of Linksvie House following consultation with Transport Officers to improve Active Travel Routes in this area. 3) To review the placement in buildings and uniformity in width of paths, ramps and stairs in order to avoid a botte neck.
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7.1 – [Land South of 26 Cleikiminrig, Edinburgh](#)

Residential development with associated landscaping, SUDS, infrastructure, engineering works including removal of on-site material, and other ancillary works – application no. 22/03291/PPP

To **GRANT** planning permission in principle subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer, and the replacement of condition 4 with the following Coal Authority condition:

‘Prior to the submission of the detailed stage (applications for matters specified in condition(s)):

* The applicant or his/her successors undertake a scheme of intrusive site investigations, designed by a competent person and adequate to properly assess the ground conditions on the site and establish the risks posed to the development by past coal mining activity (shallow mining / mine entries);

* As part of the detailed stage (submission of applications specified in condition(s) the applicant or his/her successors shall submit a report of findings arising from the intrusive site investigations and any remedial and / or measures necessary, including the submission of the proposed layout plan which identifies the location of any on-site mine entries (if found present) including appropriate zones of influence for all mine entries, and the definition of suitable 'no-build' zones;

Prior to the commencement of development, remedial works shall be approved by the Council, as planning authority in consultation with the Coal Authority and implemented thereafter.

Reason- in order to ensure that the site is appropriate for the development hereby approved given the previous mining history