

Development Management Sub-Committee of the Planning Committee

10.00am, Wednesday 11 January 2023

Present:

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

1. Minutes

Decision

To approve the minute of the Development Management Sub-Committee of 7 December 2022 as a correct record.

2. 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 Booth and Councillor Osler – Item 4.9 – 54 Rosslyn Crescent, Edinburgh – application no. 22/00745/FUL

Councillor Booth and Councillor Osler – Item 4.14 – 23 Yeaman Place, Edinburgh - application no. 22/03556/FUL

Requests for a hearing:

Ward Councillor Caldwell – Item 4.9 – 54 Rosslyn Crescent, Edinburgh – application no. 22/00745/FUL

Ward Councillor Walker – Item 4.14 – 23 Yeaman Place, Edinburgh - application no. 22/03556/FUL

Ward Councillors Mitchell, Nicolson, Dalgleish and Bandel – Item 7.1 – 72-74 Eyre Place, Edinburgh - application no. 22/03833/FUL – and Item 7.2 – 72-74 Eyre Place, Edinburgh – application no. 22/03834/FUL

Decision

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

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

3. 54 Rosslyn Crescent, Edinburgh

Details were provided of proposals for planning permission for a proposed conversion of a bowling club and bowling green to residential dwelling and garden - application no. 22/00745/FUL.

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

A vote was taken for or against on whether to continue the application for a site visit and a hearing.

Voting

For Continuation - 8

Against Continuation - 3

(For Continuation: Councillors Cameron, Dalgleish, Gardiner, Jones, Hyslop, McNeese-Mechan, Mowat and O'Neill.)

(Against Continuation: Councillors Beal, Booth and Osler.)

Decision

To **CONTINUE** consideration of the application for a site visit and a hearing.

(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 City Of Edinburgh Council for Proposal of Application Notice at 103 Newcraighall Road, Edinburgh (at Land 445 Metres North Of)</p>	<p>All accommodation will be within the one, two-storey building and exceed a total gross external floor area (GEFA) of 5,000sqm. The development also includes landscaped school grounds and sports pitch. The school is situated in the centre of the wider new Brunstane Masterplan development (reference 16/04122/PPP - application no. 22/05563/PAN</p>	<p>To note the key issues at this stage.</p>
<p>4.2 – Report for forthcoming application by S Harrison Developments Ltd. for Proposal of Application Notice at 94 Ocean Drive, Edinburgh (at Land 58 Metres South Of)</p>	<p>Erection of mixed-use development potentially comprising residential, hotel, purpose-built student accommodation, along with commercial uses /co-working and amenity space, landscaping and infrastructure. – application no. 22/05811/PAN</p>	<p>To note the key issues at this stage.</p>
<p>4.3 – 8 & 9 Albyn Place, Edinburgh</p>	<p>Change of use from English language school to form 20 No. commercially managed short term let apartments including a rear extension and internal alterations.- application no. 22/01636/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.</p>
<p>4.4 – 8 & 9 Albyn Place, Edinburgh</p>	<p>Rear extension and internal alterations. The accompanying design statement and plans detail the proposed alterations and small extension - application no. 22/01637/LBC</p>	<p>To GRANT listed building consent subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.</p>

<p>4.5 – Granton Harbour, West Harbour Road, Edinburgh</p>	<p>Mixed-use development comprising houses, flats and commercial units; surrounding roads, public realm areas and infill of land (Plot 35A) - application no. 21/06413/FUL</p>	<p>To REFUSE planning permission subject to the conditions as set out in section C of the report by the Chief Planning Officer.</p> <p>Note: Councillor Cameron abstained from voting on this application.</p>
<p>4.6 – Gas Holder North Of, Waterfront Broadway, Edinburgh</p>	<p>Proposed external illumination of the existing Granton Gasholder guide frame - application no. 22/05147/LBC</p>	<p>To GRANT listed building consent subject to the informatives as set out in section C of the report by the Chief Planning Officer.</p>
<p>4.7 - Harlaw Reservoir, Harlaw Road, Balerno</p>	<p>To provide toilet facilities and create a seasonal (between March & October) eco-campsite at Harlaw Reservoir - application no. 20/05112/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.</p>
<p>4.8 - 272 Portobello High Street, Edinburgh</p>	<p>Alter hours of operation approved in planning permission 21/00108/FUL from 8am-10pm to 8am-12am 7 days a week - application no. 22/04208/FUL</p>	<p>To REFUSE planning permission subject to the reasons as set out in section C of the report by the Chief Planning Officer.</p> <p>Note: Although committee resolved to refuse the application, the application was withdrawn the day before committee, and hence the decision to refuse planning permission was not within the Committee’s gift at that stage.</p>
<p>4.9 - 54 Rosslyn Crescent, Edinburgh</p>	<p>Proposed conversion of bowling club and bowling green to residential dwelling and garden - application no. 22/00745/FUL</p>	<p>To CONTINUE consideration of the application for a site visit and a hearing.</p> <p>(on a division)</p>

<p>4.10 - 14 Wester Coates Gardens, Edinburgh</p>	<p>Demolition of existing and construction of new dwelling - application no. 22/03600/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.</p>
<p>4.11 - 14 Wester Coates Gardens, Edinburgh</p>	<p>Demolition of dwelling - application no. 22/03601/CON</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>4.12 - 10 Wheatfield Road, Edinburgh</p>	<p>Application for a Planning (Hazardous Substances) Consent Variation - application no. – 20/01709/HSC</p>	<p>To GRANT planning (hazardous substances) consent variation subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.</p>
<p>4.13 - 229 Willowbrae Road, Edinburgh</p>	<p>A residential development consisting of 48 apartments with a commercial unit at ground level – application no. 22/02740/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.</p>
<p>4.14 - 23 Yeaman Place, Edinburgh</p>	<p>Proposed demolition of existing buildings and structures and erection of a purpose-built student accommodation development, with associated active travel routes, landscaping, cycle parking and other associated infrastructure, as amended – application no. 22/03556/FUL</p>	<p>To CONTINUE consideration of the application for a site visit and a hearing.</p>
<p>7.1 – 72 - 74 Eyre Place, Edinburgh</p>	<p>Proposed erection of nine townhouses with associated amenity space, access, cycle parking, car parking and landscaping- application no. 22/03833/FUL</p>	<p>To CONTINUE consideration of the application for a hearing.</p>

7.2 - 72 - 74 Eyre Place, Edinburgh	Erection of student accommodation with associated amenity space, access, cycle parking and landscaping (142 studio flats) (as amended) - application no. 22/03834/FUL	To CONTINUE consideration of the application for a hearing.
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