

Minutes

Development Management Sub-Committee of the Planning Committee

10.00am, Wednesday 25 January 2023

Present:

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

1. Minutes

Decision

- 1) To note that the application at Item 4.8 was withdrawn by the applicant prior to the meeting of the Development Management Sub-Committee on the 11 January 2023.
- 2) To approve the minute of the Development Management Sub-Committee of the 11 January 2023 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 – Item 4.5 – 7 Murrayburn Gate, Edinburgh, EH14 2SS – application no. 22/03302/FUL

Councillor Booth– Item 4.6 – Item 4.6 – Lock Up 5, 2G Park Road Edinburgh- application no. 22/04557/FUL

Councillor Booth– Item 4.7 – Gas Holder North Of, Waterfront Broadway, Edinburgh - application no. 22/05318/FUL

Requests for a site visit:

Ward Councillor Neil Ross – Item 7.1 – 6 Braid Hills Approach, Edinburgh, EH10 6JY – application no. 22/00712/FUL

Councillor Jones – Item 7.2 – Lock Up, East Brighton Crescent, Edinburgh– application no. 22/01472/FUL

Councillor Jones – Item 7.3 – Lock Up, East Brighton Crescent, Edinburgh- application no. 22/01473/CON

Councillor Jones – Item 7.4 – Lock Up, East Brighton Crescent, Edinburgh- application no. 22/01474/LBC

Decision

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

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

3. 6 Braid Hills Approach, Edinburgh, EH10 6JY

Details were provided of proposals for planning permission to demolish an existing bungalow and erect a new house, garage, hobby room and access road – application no. 22/00712/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.

Voting

For Continuation - 6

Against Continuation - 5

(For Continuation: Councillors Beal, Cameron, Dalgleish, Jones, Hyslop, McNeese-Mechan, Mowat and Osler.)

(Against Continuation: Councillors Booth, Gardiner, Hyslop, McNeese-Mechan and O'Neill.)

Decision

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

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

4. Lock Up, East Brighton Crescent, Edinburgh

Details were provided of proposals for planning permission to demolish lock-up garages, repositioning of existing rear garden wall and proposal of two new dwelling houses on the Land South of 1 East Brighton Crescent – application no. 22/01472/FUL

Details were provided of proposals for conservation area consent for substantial demolition in a conservation area – application no. 22/01473/CON

Details were provided of proposals for listed building consent to demolish lock-up garages, repositioning of existing rear garden wall and proposal of two new dwelling houses on the Land South of 1 East Brighton Crescent – application no. 22/01474/LBC

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

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

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.
(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 Culross Limited. For Proposal of Application Notice at Land 70 Metres East of 14 Glennie Road, Newcraighall</p>	<p>The development will comprise a mix of houses and flatted blocks numbering approximately 220 units and will accommodate a mix of one, two and three bedroom flats, two and three bedroom colony flats, and three, four and five bedroom townhouses all with associated amenity, parking, green space, bicycle storage and refuse stores – application no. 22/06227/PAN</p>	<p>To note the key issues at this stage.</p>
<p>4.2 – Report for forthcoming application by City of Edinburgh Council for Proposal of Application Notice at Wester Hailes Education Centre, 5 Murrayburn Drive, Edinburgh</p>	<p>The project is to deliver a new 800 pupil high school building, it aims to consolidate the educational facilities into one building, allowing for community use whilst retaining shared facilities in the existing community centre building – application no. 22/06013/PAN</p>	<ol style="list-style-type: none"> 1) To note the key issues at this stage. 2) To request that the applicant consider connecting the project site to Wester Hailes Road as well as the canal.
<p>4.3 – 17 Frogston Road East, Edinburgh (Telecoms Mast 120 Metres Southwest Of)</p>	<p>Removal of lattice and headframe, 6x antennas, 3x dishes and all ancillary development, installation of lattice and headframe, 12x antennas, 6x dishes and ancillary development – application no. 22/00472/FUL</p>	<p>To GRANT planning permission subject to the conditions and informatives as set out in section C of the report by the Chief Planning Officer.</p>
<p>4.4 – Land at Greendykes North Site, Greendykes Road, Edinburgh</p>	<p>Phases K, L and M. It is a mixture of social and mid-market rent properties. There are 28 2 storey terraced houses and 112 flats, in 4 storey tenement style blocks. The courtyards are designed with landscaped SUDs basins in accordance with Vision for Water Management in the City of Edinburgh. The site is to achieve</p>	<p>To APPROVE matters specified in conditions subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.</p>

	Net Zero in online with CoEC's Design Guide and employs a variety of green energy strategies – application no. 22/04955/AMC	
4.5 – 7 Murrayburn Gate, Edinburgh, EH14 2SS	Proposed affordable housing development comprising 73 units with associated infrastructure and landscape – application no. 22/03302/FUL	<ol style="list-style-type: none"> 1) To GRANT planning permission subject to the conditions and informatives as set out in section C of the report by the Chief Planning Officer. 2) To add an additional informative as follows: “notwithstanding the design layout shown on the approved plans, to ask the applicant to consider management and location of deliveries at the site.” 3) To amend condition 5) v) to remove ‘designed to be unsuitable for motor bike use’ as it was not in line with the Edinburgh Design Guidance.
4.6 – Lock Up 5, 2G Park Road, Edinburgh	Existing single storey flat roof adjoining garages to be removed. New two storey dwelling erected using the existing footprint of the garages (as amended) – application no. 22/04557/FUL	<ol style="list-style-type: none"> 1) 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. 2) To add an additional informative that the applicant provide details of cycle parking in accordance with Edinburgh Design Guidance and Edinburgh Council's Fact Sheet.

<p>4.7 - Gas Holder North Of Waterfront Broadway, Edinburgh</p>	<p>Public realm improvements to the site surrounding the Gas Holder. The design for the public realm element have been set out to create a multi-functional public space, which aims to respect and complement the existing Listed-B Gas Holder frame, whilst remaining flexible to future change and uses – application no. 22/05318/FUL</p>	<p>To GRANT planning permission subject to the conditions and informatives as set out in section C of the report by the Chief Planning Officer.</p>
<p>7.1 – 6 Braid Hills Approach, Edinburgh, EH10 6JY</p>	<p>Demolish existing bungalow and erect new house, garage, hobby room and access road – application no. 22/00712/FUL</p>	<p>To CONTINUE consideration of the application for a site visit. (on a division)</p>
<p>7.2 - Lock Up, East Brighton Crescent, Edinburgh</p>	<p>Erection of student accommodation with associated amenity space, access, cycle parking and landscaping (142 studio flats) (as amended) - application no. 22/03834/FUL</p>	<p>To CONTINUE consideration of the application for a site visit. (on a division)</p>
<p>7.3 - Lock Up, East Brighton Crescent, Edinburgh</p>	<p>Substantial demolition in a conservation area – application no. 22/01473/CON</p>	<p>To CONTINUE consideration of the application for a site visit. (on a division)</p>
<p>7.4 - Lock Up, East Brighton Crescent, Edinburgh</p>	<p>Demolition of lock-up garages, repositioning of existing rear garden wall and proposal of two new dwelling houses on the Land South of 1 East Brighton Crescent – application no. 22/01474/LBC</p>	<p>To CONTINUE consideration of the application for a site visit. (on a division)</p>