

Development Management Sub-Committee of the Planning Committee

10.00am, Friday 17 March 2023

Present:

Councillors Osler (Convener), Beal, Booth (Items 1.1-7.1), Dalgleish, Gardiner, Hyslop, Jones, Mitchell (substituting for Councillor Mowat) and O'Neill.

1. General Applications and Miscellaneous Business

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

Decision

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

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

2. 9 Haymarket Terrace, Edinburgh

Details were provided of proposals for planning permission to demolish an existing and proposed new-build office development (class 4) with associated ancillary uses, public realm, landscaping, and car parking.

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

Motion

To **GRANT** planning permission subject the conditions, reasons and informatives and a legal agreement as set out in section C of the report by the Chief Planning Officer, and subject to the following:

- 1) Condition: That details of the strategy for the re-use and demolition materials on the site were included as part of a pre-demolition audit, and shall be submitted to be approved by the Council's planning authority before development commences, and the recycling of demolition materials shall be carried out in accordance with that strategy in relation to the development.
- 2) Reason: To ensure compliance with the sustainable re-use of brown field land in accordance with Policy 9(d) of NPF4.

- moved by Councillor Osler, seconded by Councillor Hyslop

Amendment

To **REFUSE** planning permission subject to the following reasons:

- 1) That the application did not comply with LDP Policies Des 4 and Des 7.
- 2) That the application did not comply with NPF4 section 7c) and 7d).
- 3) That the application did not comply with section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 4) That the application did not comply with section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

- moved by Councillor Jones, seconded by Councillor Beal

Voting

For the Motion - 4

For the Amendment - 5

(For the Motion: Councillors Dalgleish, Hyslop, Mitchell and Osler.)

(For the Amendment: Councillors Booth, Beal, Gardiner, Jones and O'Neill.)

Decision

To **REFUSE** planning permission subject to the following reasons:

- 1) That the application did not comply with LDP Policies Des 4 and Des 7.
- 2) That the application did not comply with NPF4 section 7c) and 7d).
- 3) That the application did not comply with section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 4) That the application did not comply with section 64 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>7.1 – 9 Haymarket Terrace, Edinburgh</p>	<p>Demolition of existing and proposed new-build office development (class 4) with associated ancillary uses, public realm, landscaping, and car parking – application no. 21/03756/FUL</p>	<p>To REFUSE planning permission subject to the following reasons:</p> <ol style="list-style-type: none"> 1) That the application did not comply with LDP Policies Des 4 and Des 7. 2) That the application did not comply with NPF4 section 7c) and 7d). 3) That the application did not comply with section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. 4) That the application did not comply with section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. <p>(on a division)</p>

<p>7.2 – 20 Haymarket Yards, Edinburgh, EH12 5WU</p>	<p>Demolition of existing buildings and erection of mixed-use development comprising hotel (class 7) with ancillary café, office (class 4), and associated public realm, active travel links, landscaping, EV charging infrastructure, cycle and car parking, servicing and access – application no. 22/04595/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives and a legal agreement as set out in section C of the report by the Chief Planning Officer, and:</p> <p>An additional Condition as follows:</p> <p>Details of the strategy for the re-use of demolition materials on site, as part of a pre-demolition audit, shall be submitted to and approved by the council, as planning authority, before development commences and recycling of demolition materials shall be carried out in accordance with the aforementioned strategy.</p> <p>An additional Reason as follows:</p> <p>Reason – To ensure the sustainable re-use of brownfield land in accordance with NPF4 Policy 9d).</p>
<p>7.3 – 36-44 Westfield Road, Edinburgh EH11 2QB</p>	<p>Demolition of existing office and erection of student accommodation including communal amenity space, conversion of existing cottages to energy centre and associated landscaping, car parking, cycle parking and ancillary facilities (as amended) – application no. 22/02539/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives and a legal agreement as set out in section C of the report by the Chief Planning Officer, and:</p> <p>An additional condition as follows:</p> <ol style="list-style-type: none"> 1. Details of the proposed pedestrian crossing on Westfield Road shall be submitted to and approved by the Council as planning authority and installed by the applicant prior to the development hereby approved being occupied. <p>Additional Reasons as follows, in the interests of road safety:</p> <ol style="list-style-type: none"> 1. Details of the strategy for the re-use of demolition

		<p>materials on site, as part of a pre-demolition audit, shall be submitted to and approved by the council, as planning authority, before development commences and recycling of demolition materials shall be carried out in accordance with the aforementioned strategy.</p> <p>To ensure the sustainable re-use of brownfield land in accordance with NPF4 Policy 9d).</p>
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