

Minutes

Development Management Sub-Committee of the Planning Committee

10.00am, Wednesday 1 March 2023

Present:

Councillors Osler (Convener), Beal, Booth, Cameron, Cowdy (substituting for Councillor Jones (Items 7.1 & 7.2)), Gardiner, Hyslop, Jones (Items 1.1-5.4), McNeese-Mechan and Mowat.

1. Minutes

Decision

To approve the minute of the Development Management Sub-Committee of the 8 February 2023 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 a presentation:

Councillor Booth – Item 4.1 – 4 East Telferton, Edinburgh, EH7 6XD – application no. 22/04497/FUL

Councillor O'Neill – Item 4.2 – Liberton High School, 328 Gilmerton Road, Edinburgh – application no. 22/04134/FUL

Requests for a hearing:

Ward Councillor Lang – Item 4.3 – 43 Main Street, Edinburgh, EH4 5BZ – application no. 22/04940/FUL

Ward Councillor Young – Item 4.3 – 43 Main Street, Edinburgh, EH4 5BZ – application no. 22/04940/FUL

Ward Councillor Mitchell – Item 7.1 – Centrum House, 108-115 and 116 Dundas Street, Edinburgh – application no. 22/05886/FUL

Ward Councillor Mitchell – Item 7.2 – Centrum House, 108-115 and 116 Dundas Street, Edinburgh – application no. 22/05884/CON

Decision

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

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

3. 4 East Telferton, Edinburgh, EH7 6XD

Details were provided of proposals for planning permission to change the use from Class 5 (Industrial) to a climbing gym (Class 11) with ancillary café at 4 East Telferton, Edinburgh, EH7 6XD – application no. 22/04497/FUL

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

Motion

To **GRANT** planning permission subject to the following:

- 1) Condition: That the use of the premises shall be restricted to a climbing gym and ancillary café, and no change within the Class 11 shall be permitted.
- 2) Reason: The proposal complies with policy 26C of NPF4 and that the use will not prejudice the primary function of the area and is compatible with the business industry character of the area.
 - Moved by Councillor Osler, seconded by Councillor Booth

Amendment

To **REFUSE** planning permission for the reasons set out in section 3 of the report by the Chief Planning Officer.

- Moved by Councillor Jones, seconded by Councillor Gardiner

Voting

For the Motion - 7

For the Amendment - 2

(For the Motion: Councillors Beal, Booth, Cameron, Hyslop, McNeese-Mechan, Mowat and Osler.)

(For the Amendment: Councillors Gardiner and Jones.)

Decision

To **GRANT** planning permission subject to the following:

- 1) Condition: That the use of the premises shall be restricted to a climbing gym and ancillary café, and no change within the Class 11 shall be permitted.
- 2) Reason: The proposal complies with policy 26C of NPF4 and that the use will not prejudice the primary function of the area and is compatible with the business industry character of the area.

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

4. 43 Main Street, Edinburgh, EH4 5BZ

Details were provided of proposals for planning permission to build a 48 bed care home at Main Street, Davidson's Mains, Edinburgh – application no. 22/04940/FUL

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 hearing.

Voting

For Continuation - 5

Against Continuation - 4

(For Continuation: Councillors Beal, Cameron, Hyslop, Jones and Osler.)

(Against Continuation: Councillors Booth, Gardiner, McNeese-Mechan and Mowat.)

Decision

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

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

5. Centrum House, 108-114 and 116 Dundas Street, Edinburgh

Details were provided of proposals for planning permission to demolish existing office buildings and erection of a mixed-use development comprising 49 No. flats with 3 No. commercial units (Class 1, 2 and 3 uses), amenity space, landscaping, basement level car and cycle parking and other associated infrastructure– application no. 22/05886/FUL

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

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 hearing.

Voting

For Continuation - 8

Against Continuation - 3

(For Continuation: Councillors Booth, Cameron, Cowdy, Gardiner, Hyslop, McNeese-Mechan and Mowat.)

(Against Continuation: Councillors Beal and Osler.)

Decision

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

Declarations of Interest

Councillor Jones declared a non-financial interest in this item as he had personal connections with residents in the neighboring property – he left the room and took no part in consideration of this item.

(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 – 4 East Telferton, Edinburgh, EH7 6XD</p>	<p>Change of use from Class 5 (Industrial) to climbing gym (Class 11) with ancillary café – application no. 22/04497/FUL</p>	<p>To GRANT planning permission subject to the following:</p> <ol style="list-style-type: none"> 1) Condition: That the use of the premises shall be restricted to a climbing gym and ancillary café, and no change within the Class 11 shall be permitted. 2) Reason: The proposal complies with policy 26C of NPF4 and that the use will not prejudice the primary function of the area and is compatible with the business industry character of the area. <p>(on a division)</p>
<p>4.2 – Liberton High School, 328 Gilmerton Road, Edinburgh</p>	<p>Erection of a three-storey building comprising a 1200 pupil secondary school, a GP practice and community facilities with associated hard and soft landscaping, external sports provision and car-parking (as amended) – application no. 22/04134/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives as set out in Section 3 of the report by the Chief Planning Officer, and an additional condition that notwithstanding the approved plans, the applicant would review cycle parking on the development with a view to maximizing accessible cycle parking spaces.</p>
<p>4.3 – 43 Main Street, Edinburgh, EH4 5BZ</p>	<p>48 bed care home at Main Street, Davidson’s Mains, Edinburgh – application no. 22/04940/FUL</p>	<p>To CONTINUE consideration of the application for a hearing.</p> <p>(on a division)</p>
<p>4.4 – Melville Statue, St Andrews Square, Edinburgh</p>	<p>Removal of plaque – application no. 22/04496/LBC</p>	<p>To GRANT listed building consent subject to the conditions, reasons and informatives as set out in Section C of the report by</p>

		<p>the Chief Planning Officer.</p> <p>Note: Councillor Booth declared a non-financial interest in this item as he had publicly opposed the removal of the plaque – he left the room and took no part in consideration of this item.</p>
<p>4.5 – 3F1, 115 Warrender Park Road, Edinburgh, EH19 1EN</p>	<p>Change of use from 2 storey residential flat to commercial unit HMO – application no. 22/01643/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>5.1 – 26 Cleikiminrig, Edinburgh (Land South of)</p>	<p>Residential development with associated landscaping, SUDS, infrastructure, engineering works including removal of on-site material, and other ancillary works – application no. 22/03291/PPP</p>	<p>To GRANT planning permission in principle subject to the conditions, informatives and a Legal Agreement as set out in the report.</p>
<p>5.2 – 6 Cowan’s Close, Edinburgh, EH8 9HF</p>	<p>Replace the single storey street cleansing the 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, informatives and the conclusion of a Legal Agreement.</p>
<p>5.3 -The Forts, 3 Hawes Brae, South Queensferry</p>	<p>The development of a Forth Bridge Walk Reception Hub building, new sections of bridge access system; new viewing platforms, alterations to Dalmeny Battery; demolition of 2 No. outbuildings, associated car parking, landscaping, servicing and alterations to existing vehicular and pedestrian access – application no. 22/00358/FUL</p>	<p>To GRANT planning permission subject to the conditions, informatives and the conclusion of a Legal Agreement.</p>

<p>5.4 – 50 Pilrig Street, Edinburgh, EH6 5AL</p>	<p>Demolition of house and redevelopment to form apartment building with associated garden ground and bin/cycle storage (as amended) – application no. 21/00246/FUL</p>	<p>To GRANT planning permission subject to the conditions, informatives and the conclusion of a Legal Agreement.</p>
<p>7.1 – Centrum House, 108-114 and 116 Dundas Street, Edinburgh</p>	<p>Proposed demolition of existing office buildings and erection of a mixed-use development comprising 49 No. flats with 3 No. commercial units (Class 1, 2 and 3 uses), amenity space, landscaping, basement level car and cycle parking and other associated infrastructure – application no. 22/05886/FUL</p>	<p>To CONTINUE consideration of the application for a hearing. (on a division)</p>
<p>7.2 - Centrum House, 108-114 and 116 Dundas Street, Edinburgh</p>	<p>Complete demolition in a conservation area – application no. 22/05884/CON</p>	<p>To CONTINUE consideration of the application for a hearing. (on a division)</p>