

Minutes

Development Management Sub-Committee of the Planning Committee

10.00am, Wednesday 4 October 2023

Present:

Councillors Osler (Convener), Beal, Booth, Dalgleish, Gardiner, Graham (substituting for Councillor Cameron), Jones, Mattos Coelho, McNeese-Mechan, Mowat and Mumford (substituting for Councillor Staniforth).

1. Minutes

Decision

To approve the minute of the Development Management Sub-Committee of the 23 August 2023 as a correct record.

2. General Applications and Miscellaneous Business

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

Substitutions:

Councillor Graham for Councillor Cameron

Councillor Mumford for Councillor Staniforth

Requests for a presentation:

Councillor Booth requested a presentation in respect of item 4.3 – Oxcars Court and Inchmickery Court, Muirhouse Grove, Edinburgh – application no. 23/01118/FUL.

Councillor Booth requested a presentation in respect of item 4.4 – Development North of Inchgarvie Lodge, Society Road, Port Edgar – application no. 22/01987/FUL

Councillor Beal requested a presentation in respect of item 4.5 – Development North of Inchgarvie Lodge, Society Road, Port Edgar – application no. 22/02047/LBC

Decision

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

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

3. 104-106, 107 and 108 Princess Street, Edinburgh

Details were provided of proposals for planning permission for the redevelopment including demolition for hotel use (Class 7) with ancillary bar/restaurant facilities and retail use at basement and ground levels including associated alterations and extensions (As amended) at 104-106, 107 & 108 Princes Street, Edinburgh - application 23/01417/FUL.

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 to the conditions, reasons informatives and a legal agreement as set out in section C of the report by the Chief Planning Officer.

- moved by Councillor Osler, seconded by Councillor Jones.

Amendment

To **REFUSE** planning permission as the proposals were contrary to LDP Policy Des 1, NPF4 Policy 7 (paragraphs c, d and l) and Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

- moved by Councillor Booth, seconded by Councillor Gardiner.

Voting

For the Motion - 6

For the Amendment - 5

(For the Motion: Councillors Beal, Dalgleish, Jones, McNeese-Mechan, Mowat, and Osler.)

(For the Amendment: Councillors Booth, Gardiner, Graham, Mattos Coelho and Mumford.)

Decision

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

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

4. 104-106, 107 and 108 Princess Street, Edinburgh

Details were provided of proposals for internal and external alterations including partial demolition and rear extension to form new hotel (as amended) at 104-106, 107 & 108 Princes Street, Edinburgh - application no. 23/01420/LBC.

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

Motion

To **GRANT** listed building consent subject to the informative as set out in section C of the report by the Chief Planning Officer.

- moved by Councillor Osler, seconded by Councillor Mowat.

Amendment

To **REFUSE** listed building consent as the proposals were contrary to Sections 14 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

- moved by Councillor Booth, seconded by Councillor Gardiner.

Voting

For the Motion - 6

For the Amendment - 5

(For the Motion: Councillors Beal, Dalgleish, Jones, McNeese-Mechan, Mowat, and Osler.)

(For the Amendment: Councillors Booth, Gardiner, Graham, Mattos Coelho and Mumford.)

Decision

To **GRANT** listed building consent subject to the informative as set out in section C of the report by the Chief Planning Officer.

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

5. 181 St John's Road, Edinburgh

Details were provided of an application for the Modification of Planning Agreement (Section 75) associated with planning permission 18/02831/FUL. Remove clauses to provide on site affordable housing and replace these with clauses seeing to make an off-site financial contribution as the construction costs of delivering the existing consent are non-viable for affordable housing developers at 181 St John's Road, Edinburgh - application no. 22/04607/OBL.

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

Motion

To **CONTINUE** consideration of the application for further scrutiny of consultation response on affordable housing and for an open book appraisal in relation to the Section 75 Agreement.

- moved by Councillor Booth, seconded by Councillor Osler.

Amendment

To agree to the application for the Modification of Planning Agreement (Section 75) associated with planning permission 18/02831/FUL.

- moved by Councillor Mowat, seconded by Councillor Jones.

Voting

For the Motion - 8

For the Amendment - 3

(For the Motion: Councillors Beal, Booth, Dalgleish, Gardiner, Graham, Mattos Coelho, Mumford, and Osler.)

(For the Amendment: Councillors Jones, McNeese-Mechan and Mowat.)

Decision

To **CONTINUE** consideration of the application for further scrutiny of consultation response on affordable housing and for an open book appraisal in relation to the Section 75 Agreement.

(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 Glencairn Property for Proposal of Application Notice at 185-187 Dundee Street & 5/5 Dundee Terrace, Edinburgh</p>	<p>Purpose built student accommodation, retail/commercial space and associated works - application no. 23/03685/PAN</p>	<p>To note the key issues at this stage.</p>
<p>4.2 – 52 Eyre Place, Edinburgh</p>	<p>Change of use from residential to short-term holiday let accommodation - retrospective - application no. 23/02813/FULSTL</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p>4.3 – Oxcars Court and Inchmickery Court, Muirhouse Grove, Edinburgh</p>	<p>Proposed thermal and material improvements (including repairs and maintenance) to both Oxcars Court and Inchmickery Court. Works also include the creation of a residents Heart Space (potential uses TBC but may contain Class 1; Class 3; Class 9 and/or Class 10) plus associated landscaping improvement works (as amended) - application no. 23/01118/FUL</p>	<p>To GRANT planning permission subject to:</p> <ol style="list-style-type: none"> 1) The conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer. 2) The amendment of condition 4 to read: “Notwithstanding the details shown on the approved plans, details of revised cycle parking provision to include non-standard cycle parking taking account of the Council’s Guidance and Cycling Factsheet, shall be submitted to and approved by the Council, as planning authority.”

<p>4.4 – Development North of Inchgarvie Lodge, Society Road, Port Edgar</p>	<p>Conversion of existing listed buildings to 49 residential units, cafe/restaurant, and services apartment - application no. 22/01987/FUL</p>	<p>To GRANT planning permission subject to:</p> <ol style="list-style-type: none"> 1) The conditions, reasons informatives and a legal agreement as set out in section C of the report by the Chief Planning Officer. 2) An amendment to condition 11 to read: “Prior to commencement of development, details of an appropriate level of accessible cycle storage with capacity for at least 80 cycles shall be submitted to and approved in writing by the Local Planning Authority to more closely comply with the Council’s Cycling Factsheet.”
<p>4.5 - Development North of Inchgarvie Lodge, Society Road, Port Edgar</p>	<p>Conversion of existing listed buildings to 49 residential units, cafe/restaurant and services apartment, with associated demolition and new works - application no. 22/02047/LBC</p>	<p>To GRANT listed building consent subject to:</p> <ol style="list-style-type: none"> 1) The conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer. 2) An amendment of condition 4 to read: “No demolition/development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work historic building recording, excavation public engagement, interpretation (including a potential to site an interpretation board details and siting to be agreed), analysis & reporting, publication) in accordance with a written scheme of investigation

		which has been submitted by the applicant and approved by the Planning Authority”.
<u>4.6 - Garage 20 Metres East of 21 St Catherine's Place, Edinburgh</u>	Change of use of ancillary domestic garage to short term let (Sui Generis), and external alterations - application no. 23/02361/FULSTL.	To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.
<u>5.1 - 7 Murrayburn Gate, Edinburgh, EH14 2SS</u>	Proposed affordable housing development comprising 73 units with associated infrastructure and landscape - application no. 22/03302/FUL	To GRANT planning permission subject to the conditions, reasons and a legal agreement and NPF4 considerations as set out in section C of the report by the Chief Planning Officer.
<u>7.1 - 104-106, 107 & 108 Princes Street, Edinburgh, EH2 3AA</u>	Redevelopment including demolition for hotel use (Class 7) with ancillary bar/restaurant facilities and retail use at basement and ground levels including associated alterations and extensions (As amended) - application 23/01417/FUL	To GRANT planning permission subject to the conditions, reasons informatives and a legal agreement as set out in section C of the report by the Chief Planning Officer. (On a division.)
<u>7.2 - 104-105 Princes Street, Edinburgh, EH2 3AA</u>	Internal and external alterations including partial demolition and rear extension to form new hotel (as amended) - application no. 23/01420/LBC	To GRANT listed building consent subject to the informative as set out in section C of the report by the Chief Planning Officer. (On a division.)
<u>7.3 - 106 Princes Street, Edinburgh, EH2 3AA</u>	Internal and external alterations, including partial demolition and rear extension, to form new hotel (as amended) - application no. 23/01422/LBC	To GRANT listed building consent subject to the informative as set out in section C of the report by the Chief Planning Officer.
<u>7.4 - 107-108 Princes Street, Edinburgh, EH2 3AA</u>	Demolition of retail and office building - application no. 23/01425/CON	To GRANT conservation area consent subject to the condition, reason and informative set out in section C of the report by the Chief Planning Officer.

<p>7.5 - 181 St John's Road, Edinburgh, EH12 7SL</p>	<p>Application for the Modification of Planning Agreement (Section 75) associated with planning permission 18/02831/FUL. Remove clauses to provide on site affordable housing and replace these with clauses seeing to make an off-site financial contribution as the construction costs of delivering the existing consent are non-viable for affordable housing developers - application no. 22/04607/OBL</p>	<p>To CONTINUE consideration of the application for further scrutiny of consultation response on affordable housing and for an open book appraisal in relation to the Section 75 Agreement.</p> <p>(On a division.)</p>
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