

## Development Management Sub-Committee of the Planning Committee

**10.00am, Wednesday 20 September 2023**

### **Present:**

Councillors Osler (Convener), Bennett (substituting for Councillor Beal), Booth, Burgess (substituting for Councillor Staniforth) (items 1.1-4.6 and 4.8-7.1), Cameron, Dalgleish, Gardiner, Jones, Mattos-Coelho, McNeese-Mechan and Mowat.

### **1. Minutes**

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#### **Decision**

To approve the minute of the Development Management Sub-Committee of the 6 September 2023 as a correct record.

### **2. General Applications and Miscellaneous Business**

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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 requested a presentation in respect of Item 4.4 – 14 Ashley Place, Edinburgh – application no. 22/06251.

Councillor Mowat requested a presentation in respect of Item 4.7 – 113A Grove Street, Edinburgh – application no. – 23/03307/FULSTL.

#### **Requests for a Hearing**

Ward Councillor Caldwell requested a hearing in respect of Item 4.4 – 14 Ashley Place, Edinburgh – application no. 22/06251.

#### **Decision**

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

#### **Dissent**

Councillor Cameron requested that her dissent be recorded in respect of the decision on Item 7.1 – 11A James' Court, 493 Lawnmarket, Edinburgh.

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

### 3. 11A James' Court, 493 Lawnmarket, Edinburgh

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Details were provided of an application for the proposed refurbishment of and extension to the existing retail /store unit at 11A James' Court, 493 Lawnmarket, Edinburgh – application no. 23/00491/FUL.

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

#### Decision 1

##### Motion

To agree to continue the application to a future meeting of the Sub-Committee to allow for a committee site visit to take place.

- moved by Councillor Cameron, seconded by Councillor Jones

##### Amendment

To agree to determine the application at this meeting of the Sub-Committee without the requirement for a committee site visit.

- moved by Councillor Booth, seconded by Councillor Osler

##### Voting

For the motion: - 2 votes

For the amendment: - 9 votes

(For the motion: Councillors Cameron and Jones.

For the amendment: Councillors Bennett, Burgess, Booth, Dalglish, Gardiner, Mattos-Coelho, McNeese-Mechan, Mowat and Osler.)

#### Decision

To agree to determine the application at this meeting of the Sub-Committee without the requirement for a committee site visit.

#### Decision 2

To **REFUSE** planning permission for the reasons set out below:

- a) Adverse impact on amenity contrary to Policy Des5
- b) Adverse impact on the setting of the adjacent listed building contrary to NPF 4 Policy 7c.
- c) Adverse impact on the character and appearance of the conservation area contrary to NPF 4 Policy 7d.

(Reference – report by the Chief Planning Officer, submitted.)

### 4. 14 Ashley Place, Edinburgh, EH6 5PX

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Details were provided of an application for a proposed purpose-built student accommodation with associated infrastructure and landscaping at 14 Ashley Place, Edinburgh, EH6 5PX – application no. 22/06251/FUL.

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

## Voting

For continuation - 8 votes  
Against continuation - 3 votes

(For continuation: Councillors Booth, Bennett, Dalgleish, Jones, Mattos-Coelho, McNeese-Mechan, Mowat and Osler.

Against continuation: Councillors Burgess, Cameron and Gardiner.)

## Decision

To **CONTINUE** consideration of the application for a hearing.

(Reference - report by the Chief Planning Officer, submitted.)

## 5. 113A Grove Street, Edinburgh, EH3 8AB

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Details were provided of an application for the change of use to short-term holiday let accommodation (in retrospect) for 3 months (June-August) of every calendar year at 113A Grove Street, Edinburgh, EH3 8AB, Edinburgh – application no. 23/03307/FULSTL.

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

## Motion

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

- moved by Councillor Osler, seconded by Councillor Booth

## Amendment

To **GRANT** planning permission subject to an additional condition to emphasise the 3-month use of the short-term let.

- moved by Councillor Mowat, seconded by Councillor Jones

## Voting

The voting was as follows:

For the motion: - 5 votes  
For the amendment: - 5 votes

(For the motion: Councillors Booth, Dalgleish, Gardiner, Mattos-Coelho and Osler.

For the amendment: Councillors Bennett, Cameron, Jones, McNeese-Mechan and Mowat.)

## Casting Vote

In the division, 5 members having voted for the motion and 5 members for the amendment, the Convener gave her casting vote in support of the motion.

## Decision

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

(Reference – report 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><b>4.1 – <a href="#">Report for forthcoming application by Breedon Trading Ltd &amp; Brewster Brothers Ltd. for Proposal of Application Notice at Bonnington Mains Quarry, Cliftonhall Road, Newbridge.</a></b></p>	<p>Report for forthcoming application by Breedon Trading Ltd &amp; Brewster Brothers Ltd. For Proposal of Application Notice at Bonnington Mains Quarry, Cliftonhall Road, Newbridge Development of Bonnington Mains Quarry, including south-westerly extension of quarry, erection of materials recycling plant, phased infill of the quarry void and restoration of the site – application no. - 23/03429/PAN.</p>	<ol style="list-style-type: none"> <li>1) To note the key issues at this stage.</li> <li>2) To request that the applicant consider measures to monitor and mitigate noise from blasts, as the application would move the quarry closer to Bonnington village.</li> </ol>
<p><b>4.2 – <a href="#">Report for forthcoming application by Dalton Metal Recycling. for Proposal of Application Notice at 52 - 66 Salamander Street, South Leith, Edinburgh.</a></b></p>	<p>Report for forthcoming application by Dalton Metal Recycling. for Proposal of Application Notice at 52 - 66 Salamander Street, South Leith, Edinburgh</p> <p>Proposed mixed use development comprising purpose-built student accommodation, residential (build to rent), retail/commercial space and associated works – application no. - 23/03571/PAN.</p>	<ol style="list-style-type: none"> <li>1) To note the key issues at this stage.</li> <li>2) To request that the applicant consider the need for affordable housing.</li> </ol>
<p><b>4.3 – <a href="#">Report for forthcoming application by West Craigs Ltd. &amp; Wheatley Homes East. for Proposal of at land 175 metres southeast of Meadowfield Farm, 15 Turnhouse Road, Edinburgh.</a></b></p>	<p>Report for forthcoming application by West Craigs Ltd. &amp; Wheatley Homes East. for Proposal of Application Notice at land 175 metres southeast of Meadowfield Farm, 15 Turnhouse Road, Edinburgh. Extension to consented Maybury Primary School, nursery, and health centre, including access arrangements, realignment of road network, active travel routes, infrastructure works, SuDS and landscaping – application no. 23/03438/PAN.</p>	<p>To note the key issues at this stage.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><b>4.4 – <a href="#">Application for Planning Permission at 14 Ashley Place, Edinburgh, EH6 5PX</a></b></p>	<p>Application for Planning Permission 14 Ashley Place, Edinburgh, EH6 5PX</p> <p>Proposal: Proposed purpose-built student accommodation with associated infrastructure and landscaping - application no. – 22/06251/FUL.</p>	<p>To <b>CONTINUE</b> consideration of the application for a hearing.  (On a division)</p>
<p><b>4.5 – <a href="#">Application for Planning Permission at 1,3 and 5 Baronscourt Road, Edinburgh, EH8 7ET.</a></b></p>	<p>Application for Planning Permission 1,3 and 5 Baronscourt Road, Edinburgh, EH8 7ET. Proposal: Demolition of existing commercial units and replacing with a residential unit containing 19 apartments (as amended) - application no. – 21/03101/FUL.</p>	<p>To <b>GRANT</b> 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.</p>
<p><b>4.6 - <a href="#">Application for Planning Permission at 21 Calder Road, Edinburgh, EH11 3PF</a></b></p>	<p>Application for Planning Permission 21 Calder Road, Edinburgh, EH11 3PF. Proposal: Change of use to form Class 10 primary education centre, including forming new vehicular access - application no. – 23/00933/FUL.</p>	<p>To <b>REFUSE</b> planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p><b>4.7 - <a href="#">Application for Planning Permission STL at 113A Grove Street, Edinburgh, EH3 8AB.</a></b></p>	<p>Application for Planning Permission STL 113A Grove Street, Edinburgh, EH3 8AB</p> <p>Proposal: Change of use to short-term holiday let accommodation (in retrospect) for 3 months (June-August) of every calendar year. (Resubmission related to 23/01275/FULSTL) - application no. – 23/03307/FULSTL</p>	<p>To <b>REFUSE</b> planning permission for the reasons set out in section C of the report by the Chief Planning Officer.  (On a division)</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><b>4.8 - <a href="#">Application for Planning Permission at Wester Hailes Education Centre, 5 Murrayburn Drive, Edinburgh</a></b></p>	<p>Application for Planning Permission Wester Hailes Education Centre, 5 Murrayburn Drive, Edinburgh. Proposal: Erection of Secondary School building with associated hard and soft landscaping and car-parking - application no. 23/01308/FUL.</p>	<p>To <b>GRANT</b> 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.</p>
<p><b>5.1 - <a href="#">Application for Planning Permission in Principle at Salamander Street/Bath Road, Edinburgh, EH6 7JZ.</a></b></p>	<p>Application for Planning Permission in Principle at Salamander Street/Bath Road, Edinburgh, EH6 7JZ. Demolition of existing buildings and erection of mixed-use development comprising flatted residential, office and commercial floorspace with associated access arrangements, parking, landscaping and ancillary works (as amended scheme 3), application no. 21/01163/PPP</p>	<p>To <b>AGREE</b> to a further three-month extension to the period to conclude the legal agreement which will enable the planning permission to be released for this application.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><a href="#"><u>7.1 - Application for Planning Permission at 11A James' Court, 493 Lawnmarket, Edinburgh.</u></a></p>	<p>Application for Planning Permission 11A James' Court, 493 Lawnmarket, Edinburgh. Proposal: Proposed refurbishment of and extension to the existing retail /store unit. Application no. – 23/00491/FUL.</p>	<p>1) To agree to determine the application at this meeting of the Sub-Committee without the requirement for a committee site visit.</p> <p>(On a division)</p> <p>2) To <b>REFUSE</b> planning permission for the reasons set out below:</p> <p>a) Adverse impact on amenity contrary to Policy Des5</p> <p>b) Adverse impact on the setting of the adjacent listed building contrary to NPF 4 Policy 7c.</p> <p>c) Adverse impact on the character and appearance of the conservation area contrary to NPF 4 Policy 7d</p> <p><b>Dissent</b></p> <p>Councillor Cameron requested that her dissent be recorded in respect of the decision for this item.</p>