

# Minutes

## Development Management Sub-Committee of the Planning Committee

10.00am, Wednesday 25 October 2023

### Present:

Councillors Osler (Convener), Beal, Burgess (substituting for Councillor Booth), Dalglish, Gardiner, Jones, Mattos Coelho, McNeese-Mechan, Mowat and Staniforth.

### 1. Minutes

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#### Decision

- 1) To approve the minute of the Development Management Sub-Committee of 20 September 2023 as a correct record.
- 2) To approve the minute of the Development Management Sub-Committee of 4 October 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 Section 7 of the agenda for this meeting.

#### Requests for a presentation:

None.

#### Decision

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

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

### 3. Madelvic House, Granton Park Avenue, Edinburgh (Land 93 Metres West of) and Granton Art Centre, 242 West Granton Road, Edinburgh (Land East of)

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The Chief Planning Officer had identified two linked applications to be dealt with by means of a hearing: 1) planning permission for the development of a sector-leading national center for the care, conservation, research, storage, and distribution of Scotland's collection of artworks. The proposed visitor and community-led spaces would maximize public access and facilitate a program of education and outreach programmes which make full use of benefits including active public realm spaces (such as pop-up cafe use) and bio-diverse landscaping, new improved access, parking, and all other associated works at Granton Park Avenue, Edinburgh, Land 93 metres west of Madelvic House - application 23/01068/FUL; 2) planning permission for

a proposed section of active travel route, including clearance, earthworks, landscaping, external lighting, drainage, wayfinding /public art, and all other associated works – application no. 23/01359/FUL.

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

**(a) (i) Report by the Chief Planning Officer - application no. – 23/01068/FUL**

The proposed site would be located to the south of Waterfront Avenue and north of West Granton Road. A new building was proposed to the north of the site fronting Waterfront Avenue with a total floorspace of approximately 11,956 sqm, with two floors and comprises four linear blocks of varying lengths aligned in a north-south direction and connected by an internal street running east-west. Each of the four linear blocks would have mono pitched roofs.

The proposed use of the building was for a collection, storage, conservation, and research facility for the National Galleries of Scotland. This would include space for public and community uses, including collection viewing rooms and study spaces, a community studio, community support space and further education/ learning rooms. Ancillary uses such as catering facilities, and external pop-up cafe kiosks were also proposed. The main storage areas were presented up to the first floor and the southern part of the building on the ground floor. Solar PV panels were proposed to the roof with an area of approximately 650sqms.

The building would be designed to PassivHaus standards. The building would be set within a landscaped environment with an area of hard surface in the form of a plaza to the west of the proposed building. The landscaped areas included a new north/south green route directly linking West Granton Road with Waterfront Avenue, and a new east/west route to the south of the proposed building. Trees would be removed from the site, with the retention of some groups along the western boundary. The proposed new landscaped areas included new tree planting, attenuation areas next to the part west and part south elevations of the building, wildflower meadows, grassed areas, terraces/landscaped forms, and spaces for public art.

An area of allotments and community planting was proposed to the south of the building. The proposed open spaces had been arranged to allow a wide range of uses. These included the opportunity to erect market stalls on the entrance plaza, temporary pavilions, and marquees, and to utilise the gable ends of the building for film screenings and projections. The space would also be used to display artworks. The open areas would be lit by luminaires which are 5m and 8m high. Totem poles and wayfinding signs were included in the layout.

Vehicular access to the site was proposed from the east along Granton Park Avenue, to the rear of the proposed building. Vehicular service access was also provided to the United Wire Building. The car park presented will be located to the south of the building and will have 27 car parking spaces including five EV charging points, and three accessible spaces. This would be controlled by an access barrier. It would be enclosed by a 4m high security fence and gates. Sixty-four cycle parking spaces were proposed (comprising 34 short-term and 30 long-term spaces) and provision was made for future bike hire. The existing vehicular access off Waterfront Avenue would be surfaced as footpath and grass. Part of the existing planting along Waterfront Avenue would be removed and replaced with grasscrete to make provision for emergency vehicle use. The majority of the pedestrian and cycle routes, and main vehicle circulation routes were proposed as standard asphalt surfaces, as were the main vehicular circulation routes. Car parking spaces would be paved with permeable pavers, incorporating grass strips.

Concrete was proposed to the surface yard. An attenuation tank was proposed underneath the proposed car park with a capacity of 750 cubic meters.

**(i) Report by the Chief Planning Officer - application no. 23/01359/FUL**

The site was to the north of West Granton Road and has an area of approximately 0.15 Hectares. The site is heavily planted with some trees. To the south of the site the land rose up towards West Granton Road. There was an existing ramped pedestrian access between West Granton Road and The Lidl store.

To the north was vacant land which was the subject of planning application 23/01068/FUL for a new Artworks collection facility, landscaping and associated works. To the east was an existing supermarket (Lidl) with another retail store beyond.

The existing storage buildings for National Museums Scotland, and National Galleries of Scotland was located in the adjacent site to the west.

As part of the proposal, land would be regraded; new soil would be imported to a depth of 150mm above a separation layer. A number of trees would be removed including those within Group T1 and eight individual trees. Some trees along the western boundary of the site would be retained. Areas of open space will be sown with wildflower grass/ meadow. A new pathway network would be provided comprising a section of the north/south active travel route through the site. This section linked West Granton Road with the southern boundary of planning application 23/01068/FUL. A new way finder sign would be incorporated together with a totem sign and new lighting.

The presentation can be viewed in full via the link below:

[Development Management Sub-Committee - Wednesday 25 October 2023, 10:00am - City of Edinburgh Council Webcasts \(public-i.tv\)](#)

**(b) Applicant and Applicant's Agent**

Michael Nelson – planning consultant representing Avison Young, Jacqueline Ridge - National Galleries of Scotland, Daniel Reiser – landscape architect from Gross Max, Sarah Kirby and Peter Lee – architects from John McAslan + Partners, and Ian Stewart – engineering from Buro Happold were heard in support of the application.

Michael Nelson introduced the applicant and the project team and addressed the Development Management Sub-Committee on behalf of Avison Young. Mr Nelson indicated they were looking for application approval to integrate Gallery of Scotland building and Granton Waterfront in the way proposed. He was aware of many objections from the local community; however the proposal has been developed in line with the National Development Plan and met NPF4 and 2016 LPVD requirements. Public consultations showed that there was a clear acceptance of this proposal. Jacqueline Ridge – project sponsor, represented the National Galleries of Scotland. Ms Ridge spoke about the Artworks as a transformational project for the National Galleries of Scotland. She referred to Heritage Act (Scotland) 1985 to:

- care for, preserve, and add to the objects in our collections
- ensure that the objects are exhibited to the public
- ensure that the objects are available to persons seeking to inspect them in connection with study or research
- promote the public's enjoyment and understanding of the Fine Arts
- provide education, instruction, and advice and to carry out research
- preserve, and increase the utility of, the collections

The project was designed to solve the main space storage collection issue and quality of the space to accommodate over 120 thousand objects in one location, this would also include arts from artists room collection. The consideration of location and its links was the major key to

building future collaborations. Ms Ridge said that placemaking was always about society and this project could create jobs, economic regeneration of a deprived area and community inclusion to reduce inequalities. This would be an opportunity for the community. This project was supported by 6 years of community engagement, and collaborative work with different charities like Fresh Start. Peter Lee, architect from John McAslan + Partners, said that the proposal was a part of the wider Granton Waterfront development and in line with the 20 minutes neighborhood principle. He mentioned the possibility of tram extension and described the surrounding area. The building itself would provide flexible and adaptable spaces for the community to engage, research and learn. The primary function of the building would be collection storage and for the first-time collection would be available to the public. The main function of the building would be also conservation studios. The building would be mainly one storey to be accessible to all users. The site was presently vacant. The entrance to the building would have an illuminating facade and graphics. Daniel Reiser – landscape architect from Gross Max spoke about the Landscape strategy to increase biodiversity which would be reflected in different parts of the building. This would be supported by accessible routes and possible tram extension.

The presentation can be viewed in full via the link below:

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## Decision

- 1) To **GRANT** planning permission (23/01068/FUL) subject to the reasons, informatives set out in the report, with the amendment of condition 2, which should read: 'Any required remedial and/or protective measures as set out in the Generic Quantitative Risk Assessment and Remedial Strategy (Buro Happold, 14 February 2023, 0036366, Rev 04) shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning' as set out in section C of the report by the Chief Planning Officer.
- 2) To **GRANT** planning permission (23/01359/FUL) subject to the reasons, informatives set out in the report, with the amendment of condition 5, which should read: 'Any required remedial and/or protective measures as set out in the Generic Quantitative Risk Assessment and Remedial Strategy (Buro Happold, 14 February 2023, 0036366, Rev 04) shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning' as set out in section C of the report by the Chief Planning Officer.

(Reference – 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>		
<b>4.1 – <a href="#">Former RAF Turnhouse, Turnhouse Road, Edinburgh</a></b>	Proposed alterations to industrial storage park as previously consented (Ref: 09/00302/FUL and 08/01484/FUL) to provide for improved access, layout, and reduced units numbers, with associated landscaping works. - application no. 23/04182/PAN.	To note the key issues at this stage.
<b>4.2 – <a href="#">Meadowfield Farm, Turnhouse, Edinburgh</a></b>	Mixed use development, including commercial floorspace (class 1a Shops, financial, professional and other services; class 3 restaurants and cafes; sui generis including public houses; class 4 business; class 6 storage and class 7 hotels; class 10 non-residential institutions; and class 11 assembly and leisure); residential floorspace (including class 9 houses and sui generis flats); associated infrastructure; car parking; and landscaping - application no. 23/04202/PAN.	To note the key issues at this stage.

<p><b>4.3 – <a href="#">Strathmore House, 4 Church Hill, Edinburgh</a></b></p>	<p>Change of use from former nursing home to 6 No. private apartments. Proposals include car parking provision, private and common garden amenity space, refuse and recycling facilities plus bicycle storage provision. Proposal includes a new build 3 storey element located to the rear of the building with no impact upon the existing listed symmetrical front facade. All primary internal rooms are proportionally reinstated, and all existing ornate cornicing and fireplaces are retained in place (as amended) - application no. 23/02038/FUL.</p>	<p>To <b>GRANT</b> 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><b>4.4 – <a href="#">Strathmore House, 4 Church Hill, Edinburgh, application for Listed Building Consent.</a></b></p>	<p>Change of use from former nursing home to 6 private apartments. Proposals include car parking provision, private and communal amenity garden space, plus refuse, recycling, and bicycle storage facilities. Proposals include a new three storey new build extension located subserviently to the rear of the building with no impact upon the existing symmetrical front facade. All primary internal rooms are proportionally reinstated, and all existing ornate cornicing and fireplaces are retained in place (As amended) - application no. 23/02101/LBC.</p>	<p>To <b>GRANT</b> listed building consent subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.</p>
<p><b>4.5 - <a href="#">Dreghorn Loan, Edinburgh (Land 35 Metres Northwest of)</a></b></p>	<p>Erection of dwelling house - application no. – 22/00235/FUL.</p>	<p>To <b>GRANT</b> 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><b>4.6 - <a href="#">Christmas Market, George Street, Edinburgh</a></b></p>	<p>Erection of ice rink including viewing /seating areas, market traders and Christmas stalls, vintage family attractions, offices, toilets, ancillary storage, and generators - application</p>	<p>To <b>GRANT</b> planning permission subject to the conditions, reasons and informatives as set out in section C of the report by the</p>

	no. 23/04144/FUL.	Chief Planning Officer.
<a href="#"><u>4.7 - 14 Glennie Road, Newcraighall, Musselburgh (Land 70 Metres East of)</u></a>	Residential development comprising a mix of private and affordable homes numbering 220 units and associated infrastructure including landscaping, amenity, green space, parking, and drainage (as amended) - application no. 23/01743/FUL.	To <b>GRANT</b> planning permission subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.
<a href="#"><u>4.8 - Craigentenny Primary School, 4 Loganlea Drive, Edinburgh</u></a>	Proposal of modular off site constructed single storey building will be craned into position on site in three parts. This will house a kitchen facility to support requirements of existing primary school. Building will house, commercial kitchen, toilet, stores, and office area - application no. 23/02735/FUL.	To <b>GRANT</b> planning permission subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.
<a href="#"><u>4.9 - 4 Oversman Road (Land 160 Metres Northeast of)</u></a>	Proposed development of three detached business and industrial units, (Classes 4, 5 and 6 of the Town and Country Planning (Use Classes) Scotland Order 1997), including but not exclusive to, trade counter, builders' merchant, tool hire, ancillary offices and ancillary retail, and motor vehicle service and repair with associated external storage, erection of 2.4m high fence, access, car parking and landscaping - application no. 23/02090/FUL.	To <b>GRANT</b> planning permission subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.
<a href="#"><u>4.10 - East Princes Street Gardens, Princes Street, Edinburgh</u></a>	Installation of Edinburgh's Christmas 2023 at East Princes Street Gardens and The Mound precinct including Christmas market stalls, fairground rides, associated site infrastructure, stores, and ancillary facilities - application no. 23/04142/FUL	To <b>GRANT</b> planning permission subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.
<a href="#"><u>4.11 - West Princes Street Gardens, Princes Street, Edinburgh</u></a>	Proposal of temporary change of use and siting of performance units, catering units and other associated moveable structures for Edinburgh's Christmas Festival - application no. 23/04143/FUL	To <b>GRANT</b> planning permission subject to the conditions and informatives as set out in section C of the report by the Chief Planning Officer.

<p><b>4.12 - <a href="#">101 Rose Street South Lane, Edinburgh, EH2 3JG</a></b></p>	<p>Internal alterations and proposed change of use from Class 4 offices to three one-bed short term let units - application no. 23/03613/FULSTL</p>	<p>To <b>GRANT</b> planning permission subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.</p>
<p><b>4.13 - <a href="#">St Andrew Square Gardens, St Andrew Square, Edinburgh</a></b></p>	<p>Proposed installation of a Spiegeltent for use as a performance space for Santa's Stories. A storytelling experience with Santa for children as part of Edinburgh's Christmas 2023 - application no. 23/04199/FUL</p>	<p>To <b>GRANT</b> 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><b>4.14 - <a href="#">4 Sunbury Street, Edinburgh, EH4 3BU</a></b></p>	<p>Change of use of an existing residential property which has been used as a short term let since 2016 to a permanent short term let (in retrospect) - application no. 23/03911/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.</p>
<p><b>6.1 - <a href="#">Madelvic House, Granton Park Avenue, Edinburgh (Land 93 Metres West of) and Granton Art Centre, 242 West Granton Road, Edinburgh (Land East of)</a></b></p>	<p>Protocol Note by the Service Director – Legal and Assurance</p>	<p>Noted.</p>
<p><b>6.2 - <a href="#">Madelvic House, Granton Park Avenue, Edinburgh (Land 93 Metres West of)</a></b></p>	<p>Proposal of the development of a sector-leading national centre for the care, conservation, research, storage, and distribution of Scotland's collection of artworks. Proposed visitor and community-led spaces will maximise public access and facilitate a programme of education and outreach programmes which make full use of benefits including active public realm spaces (incl. pop-up cafe use) and bio-diverse landscaping, new /improved access, parking, and all other associated works – application no. 23/01068/FUL</p>	<p>To <b>GRANT</b> planning permission subject to the reasons, informatives set out in the report, with the amendment of condition 2, which should read: 'Any required remedial and/or protective measures as set out in the Generic Quantitative Risk Assessment and Remedial Strategy (Buro Happold, 14 February 2023, 0036366, Rev 04) shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the</p>

		satisfaction of the Head of Planning’ as set out in section C of the report by the Chief Planning Officer.
<p><b>6.3 - <a href="#">Granton Art Centre, 242 West Granton Road, Edinburgh (Land East of)</a></b></p>	<p>Proposed section of active travel route, including clearance, earthworks, landscaping, external lighting, drainage, wayfinding /public art, and all other associated works – application no. 23/01359/FUL</p>	<p>To <b>GRANT</b> planning permission subject to the reasons, informatives set out in the report, with the amendment of condition 5, which should read: ‘Any required remedial and/or protective measures as set out in the Generic Quantitative Risk Assessment and Remedial Strategy (Buro Happold, 14 February 2023, 0036366, Rev 04) shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning’ as set out in section C of the report by the Chief Planning Officer.</p>