

# Minutes

## Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 11 September 2019

### Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Mary Campbell, Dixon (substituting for Councillor Gordon), Griffiths, Mitchell, Mowat, Munn, Osler and Rose.

### 1. Minutes

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To approve the minute of the Development Management Sub-Committee of 28 August 2019 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 and 7 of the agenda for this meeting.

#### Requests for Presentations

The Chief Planning Officer gave a presentation on agenda Item 4.5 – 9 - 21 Salamander Place, Edinburgh – Requested by Councillor Booth

#### Decision

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

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

### 3. 33 Pinkhill, Edinburgh, EH12 7BF

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Details were provided of proposals for planning permission for the demolition of an existing office building and development of 46 apartments (as amended) at 33 Pinkhill, Edinburgh, EH12 7BF – application no 19/02449/FUL. The Chief Planning Officer gave details of the proposals and the planning considerations involved and recommended that the application for planning permission be granted.

#### Motion

To grant Planning Permission subject to the conditions, reasons, informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer and an additional condition that improvements are made to bin store.

- moved by Councillor Gardiner, seconded by Councillor Child.

### **Amendment**

To refuse planning permission as the application was contrary to Local Development Plan Policies Hou 2 and Hou 3.

- moved by Councillor Booth, seconded by Councillor Osler.

### **Voting**

For the motion: - 8 votes

(Councillors Child, Dixon, Gardiner, Griffiths, Mitchell, Mowat, Munn and Rose)

For the amendment: - 3 votes

(Councillors Booth, Campbell and Osler)

### **Decision**

To grant Planning Permission subject to the conditions, reasons, informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer and an additional condition that improvements are made to bin store.

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

## **4. 221 Ferry Road, Edinburgh, EH6 4NN**

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Details were provided of proposals for planning permission for the proposed change of use from a Class 7 hotel to a 19-bedroom (maximum 30-person occupancy) house of multiple occupation and associated internal and external alterations (as amended) - application no 19/02449/FUL.

### **Motion**

To continue the application for determination by means of a hearing at a future Development Management Sub-Committee.

- moved by Councillor Gardiner, seconded by Councillor Munn.

### **Amendment**

To determine the application at the meeting of the Development Management Sub-Committee of 11 September 2019.

- moved by Councillor Child, seconded by Councillor Rose.

### **Voting**

For the motion: - 8 votes

(Councillors Booth, Campbell, Dixon, Gardiner, Mitchell, Mowat, Munn and Osler)

For the amendment: - 3 votes

(Councillors Child, Griffiths and Rose)

**Decision**

To continue the application for determination by means of a hearing at a future Development Management Sub-Committee.

(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><a href="#"><u>Item 4.1 - 553 - 555 Gorgie Road and Land 29 Metres North Of 19 Stenhouse Mill Wynd, Edinburgh, EH11 3LE</u></a></p>	<p>Proposed student accommodation/flatted residential / local retail and class 3 development. - application no 19/03262/PAN</p>	<p>1) To note the key issues at this stage.</p> <p>2) To take into account the following additional issues:</p> <ul style="list-style-type: none"> <li>• Wider connectivity in terms of active travel links to Water of Leith Walkway and active travel network with streets and cycle way</li> <li>• Historic context of Mill</li> </ul>
<p><a href="#"><u>Item 4.2 - Unit 1, 146 Duddingston Road West, Edinburgh</u></a></p>	<p>Redevelopment of site, retaining existing listed buildings, and converting to residential use whilst retaining current employment uses (classes 1, 4, and 11) but not necessarily in the same location as existing, and introducing a cafe/restaurant, (class 3) and new build residential. (as amended) - application no 18/07736/PPP</p>	<p>To <b>GRANT</b> Planning Permission in Principle subject to the conditions, reasons, informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer</p>
<p><a href="#"><u>Item 4.3 - 221 Ferry Road, Edinburgh, EH6 4NN</u></a></p>	<p>Proposed change of use from Class 7 hotel to 19 bedroom (maximum 30 person occupancy) house of multiple occupation and associated internal and external alterations (as amended). - application no 19/02722/FUL</p>	<p>To <b>CONTINUE</b> the application for determination by means of a hearing at a future Development Management Sub-Committee.</p> <p>(on a division)</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<a href="#"><u>Item 4.4 - Granton Harbour, West Harbour Road, Edinburgh</u></a>	Formation of access roads and footways and public realm; and associated quay edge retention scheme, to serve the Granton Harbour plot 29 (residential development) and plot 35 (hotel development) - application no 19/00844/FUL	To <b>REFUSE</b> Planning Permission subject to the reasons set out in section 3 of the report by the Chief Planning Officer.
<a href="#"><u>Item 4.5 - At Former, 9 - 21 Salamander Place, Edinburgh</u></a>	Approval of Matters Specified in Conditions 1 to 17 of 16/03356/PPP for Phase 5+ of approved masterplan. Details of residential development of ten buildings consisting 155 units (as amended) - application no 18/10524/AMC	To <b>APPROVE</b> Matters Specified in Conditions subject to the conditions, reasons, informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer and the following additional informatives: <ul style="list-style-type: none"> <li>• That developers, in consultation with the landowners in the allotment society to discuss the possibility of reducing the height of the wall adjoining the block affected.</li> <li>• That the applicant be reminded to ensure that any photovoltaics that were installed were connected prior to the occupation of dwellings hereby approved.</li> </ul>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><a href="#"><u>Item 7.1 - 116 Colinton Road, Edinburgh, EH14 1BY</u></a></p>	<p>Demolition of existing garage and re-development for 19 residential and 2 retail units, access, parking, associated infrastructure and landscaping (as amended) - application no 19/01107/FUL</p>	<p>To <b>GRANT</b> Planning Permission subject to the conditions, reasons, informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer with an additional condition that notwithstanding what was shown on the proof plans, the details showing 54 cycle parking are provided and those details are agreed and provided prior to occupation of any of the residential units.</p>
<p><a href="#"><u>Item 7.2 - 33 Pinkhill, Edinburgh, EH12 7BF</u></a></p>	<p>Demolition of existing office building and development of 46 apartments (as amended) - application no 19/02449/FUL</p>	<p>To <b>GRANT</b> Planning Permission subject to the conditions, reasons, informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer and an additional condition that improvements are made to bin store.  (on a division)</p>