

# Minutes

## Development Management Sub-Committee of the Planning Committee

**10.00am, Wednesday 7 February 2024**

### **Present:**

Councillors Osler (Convener), Beal, Booth, Burgess (substituting for Councillor Staniforth), Cameron, Dalgleish, Gardiner (items 4.5 - 7.4), 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 10 January 2024 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 6 of the agenda for this meeting.

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

Ward Councillor Mitchell requested a hearing on Item 7.1 – 525 Ferry Road, Edinburgh, EH5 2DW – application no. – 23/03649/FUL.

#### **Decision**

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

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

### **3. Liberton Public Park, Liberton Gardens, Edinburgh**

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Details were provided of proposals for a proposed new opening in the existing boundary stone wall to the north of the site, to form the approved ramped active travel route into Liberton Park - application no. 23/02885/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.

- moved by Councillor Osler, seconded by Councillor Booth

#### **Amendment**

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To continue the application to allow officers to provide further details of the assessment in relation to public safety.

- moved by Councillor Cameron, seconded by Councillor Jones

### **Voting**

For the motion - 8 votes

For the amendment - 2 votes

(For the motion: Councillors Beal, Booth, Burgess, Dalgleish, Mattos Coelho, Osler and Mowat.  
For the amendment: Councillors Cameron and Jones.)

### **Decision**

To **GRANT** listed building consent.

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

## **4. 525 Ferry Road, Edinburgh**

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Details were provided of proposals for the proposed demolition of office building and development of residential development with associated commercial and ancillary uses, landscaping, and parking at 522 Ferry Road, Edinburgh - application no. 23/03649/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 and against whether to continue the application for a hearing.

### **Voting**

For Continuation - 5

Against Continuation - 6

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

(Against Continuation: Councillors Booth, Burgess, Dalgleish, Gardiner, Mattos-Coelho and McNeese-Mechan.)

### **Decision 1**

To **REFUSE** the request for a hearing.

### **Motion**

To **GRANT** planning permission subject to:

- 1) the conditions, reasons and informatives, and a legal agreement, as set out in section C of the report by the Chief Planning Officer.
- 2) the amendment of Condition 5 to read:

“Notwithstanding the approved drawings, a fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Planning Authority before work is commenced on site. The amended landscaping plans shall include the details of the link to the south of the site connecting with Kimmerghame. The approved landscaping

scheme shall be fully implemented within six months of the completion of the development”.

- 3) the amendment of Informative 1 to read: “It should be noted that: Consent shall not be issued until a suitable legal agreement, including those requiring a financial contribution payable to the City of Edinburgh Council, has been concluded in relation all of those matters identified in the proposed Heads of Terms. The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6-month period, a report will be put to committee with a likely recommendation that the application be refused.

This matter relates to:

Education – Secondary School Infrastructure – £977,886

Primary School Infrastructure - £2,000,746 – based on £10,054 per flatted unit

Two club car - £12,500 (£1,500 per order plus £5,500 per car)

Affordable housing - 25% (65 affordable homes)

- moved by Councillor Gardiner, seconded by Councillor Mattos-Coelho

### **Amendment 1**

To REFUSE planning permission as the proposals were contrary to Local Development Plan Policies Des 4a and 5a, Env 12 and NPF4 Policy 14.

- moved by Councillor Osler, seconded by Councillor Booth

### **Amendment 2**

To **GRANT** planning permission subject to:

- 1) the conditions, reasons and informatives, and a legal agreement, as set out in section C of the report by the Chief Planning Officer.
- 2) the amendment of Condition 5 to read:  
“Notwithstanding the approved drawings, a fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Planning Authority before work is commenced on site. The amended landscaping plans shall include the details of the link to the south of the site connecting with Kimmerghame. The approved landscaping scheme shall be fully implemented within six months of the completion of the development”.

- moved by Councillor Mowat, seconded by Councillor Cameron

### **Voting**

For the Motion - 4

For Amendment 1 - 3

For Amendment 2 - 4

(For the Motion: Councillors Burgess, Gardiner, Mattos-Coelho and McNeese-Mechan.

For Amendment 1: Councillors Beal, Booth and Osler.

For Amendment 2: Councillors Cameron, Dagleish, Jones and Mowat.)

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There being no overall majority, Amendment 1 fell, and a second vote was taken between the Motion and Amendment 2.

For the Motion - 4

For Amendment 2 - 4

(For the Motion: Councillors Burgess, Gardiner, Mattos-Coelho and McNeese-Mechan.

For Amendment 2: Councillors Cameron, Dalglish, Jones and Mowat.

Abstentions: Councillors Beal, Booth and Osler.)

In the division, 4 members having voted for the Motion and 4 members for Amendment 2, and as the Convener did not wish to exercise her right to a casting vote, the decision was taken by lot and the Motion was carried.

## **Decision 2**

To **GRANT** planning permission subject to:

- 1) the conditions, reasons and informatives, and a legal agreement, as set out in section C of the report by the Chief Planning Officer.
- 2) the amendment of Condition 5 to read:

“Notwithstanding the approved drawings, a fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Planning Authority before work is commenced on site. The amended landscaping plans shall include the details of the link to the south of the site connecting with Kimmerghame. The approved landscaping scheme shall be fully implemented within six months of the completion of the development”.
- 3) the amendment of Informative 1 to read: “It should be noted that: Consent shall not be issued until a suitable legal agreement, including those requiring a financial contribution payable to the City of Edinburgh Council, has been concluded in relation all of those matters identified in the proposed Heads of Terms. The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6-month period, a report will be put to committee with a likely recommendation that the application be refused.

This matter relates to:

Education – Secondary School Infrastructure – £977,886

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Two club car - £12,500 (£1,500 per order plus £5,500 per car)

Affordable housing - 25% (65 affordable homes)

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

## **5. 2 - 14 Shandwick Place, 1 - 8 Queensferry Street & 1 - 3 Queensferry Street Lane, Edinburgh**

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Details were provided of proposals for planning permission for a proposed part change of use, alterations, and erection of hotel/aparthotel (Class 7) at 2 - 14 Shandwick Place, 1 - 8 Queensferry Street & 1 - 3 Queensferry Street Lane, Edinburgh- application no. 23/01940/FUL. Development Management Sub-Committee of the Planning Committee 7 February 2024

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 and 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 Mowat

### **Amendment**

To **REFUSE** planning permission as the proposals were contrary to sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, NPF4 Policy 7(c), (d) and (f) and Policy 30(b)(iii) and relevant guidance.

- moved by Councillor Booth, seconded by Councillor Mattos-Coelho

### **Voting**

For the Motion - 7

For the Amendment - 4

(For the Motion: Councillors Burgess, Cameron, Dalglish, Jones, McNeese-Mechan, Mowat and Osler.)

For the Amendment: Councillors Beal, Booth, Gardiner and Mattos-Coelho.)

### **Decision**

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

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

## **6. 2 - 14 Shandwick Place, 1 - 8 Queensferry Street & 1 - 3 Queensferry Street Lane, Edinburgh**

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Details were provided of proposals for listing building consent for a proposed alterations to create hotel /aparthotel at 2 - 14 Shandwick Place, 1 - 8 Queensferry Street & 1 - 3 Queensferry Street Lane, Edinburgh - application no. – 23/01947/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:

- 1) the conditions and informatives as set out in section C of the report by the Chief Planning Officer.
- 2) Referral of the proposals to Scottish Ministers.

- moved by Councillor Osler, seconded by Councillor Dalglish

### **Amendment**

To **REFUSE** planning permission as the proposals were contrary to section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

- moved by Councillor Jones, seconded by Councillor Booth

## **Voting**

For the Motion - 6

For the Amendment - 5

(For the Motion: Councillors Burgess, Cameron, Dalgleish, McNeese-Mechan, Mowat, and Osler.

For the Amendment: Councillors Beal, Booth, Gardiner, Jones and Mattos-Coelho.)

## **Decision**

To **GRANT** listed building consent subject to:

- 1) the conditions and informatives as set out in section C of the report by the Chief Planning Officer.
- 2) Referral of the proposals to Scottish Ministers.

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

## Appendix

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
Note: Detailed conditions/reasons for the following decisions are contained in the statutory planning register.		
<b>4.1 – 1 Craighall Avenue, Trinity Academy, Edinburgh</b>	Extension to Victorian building to provide new school accommodation; internal and external works, partial demolition of post-war blocks, associated landscaping and temporary decant facilities to support works - application no. 23/06118/FUL	<p>To <b>GRANT</b> planning permission subject to:</p> <ol style="list-style-type: none"> <li>1) the conditions, reasons and informatives, and a legal agreement, as set out in section C of the report by the Chief Planning Officer.</li> <li>2) the amendment of condition 7 to read: “The approved drainage arrangement and SUDs provision shall be implemented in accordance with the phasing proposals agreed under condition 2.”</li> <li>3) the amendment of condition 9 to read: “Prior to the first occupation of the new extension hereby approved and notwithstanding that delineated/specified on application drawings/documents, a minimum of 138 secure pupil cycle parking spaces shall be provided on site in accordance with details to be submitted for the prior inspection and approval of the planning authority. The amended cycle parking details will include the phasing of the provision to serve the proposals”.</li> </ol>
<b>4.2 – 1 Craighall Avenue, Trinity Academy, Trinity, Edinburgh</b>	Demolition of unlisted buildings and structures inc. music department and science block to create new school campus - application no. 23/06119/CON.	To <b>GRANT</b> conservation area consent subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<b>4.3 – <a href="#">1 Craighall Avenue, Trinity Academy, Trinity, Edinburgh</a></b>	Partial demolition, extension, and internal and external works to retained Victorian school building to create new campus - application no. – 23/06120/LBC	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.
<b>4.4 – <a href="#">Liberton Gardens, Liberton Public Park, Edinburgh</a></b>	Proposal: A new opening has been created in the existing boundary stone wall to the north of the site, to form the approved ramped active travel route into Liberton Park. A new opening has been created in the existing boundary stone wall to the west of the site, to form the approved emergency access route. The existing gated access to the west of the site has been removed and the opening in the boundary stone wall has been infilled with stone (in retrospect as amended) - application no. – 23/02885/LBC	To <b>GRANT</b> listed building consent.
<b>4.5 - <a href="#">3 Redford Place, Colinton Primary School, Edinburgh</a></b>	Proposal: 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. 23/02772/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.
<b>5.1 - <a href="#">117 - 145 Pitt Street &amp; 9 Trafalgar Lane, Edinburgh, EH6 4DE</a></b>	Proposal: Proposed residential development with associated landscaping, car parking, and infrastructure, including demolition of existing buildings and change of use from light industrial to residential use - application no. 21/05861/FUL.	To <b>AGREE</b> to alter the terms of the Section 75 by one unit and extend the legal agreement for further three months.



**7.1 - [525 Ferry Road, Edinburgh, EH5 2DW](#)**

Proposed demolition of office building and development of residential development with associated commercial and ancillary uses, landscaping, and parking (as amended). - application no. 23/03649/FUL

**Decision 1**

To agree not to hold a hearing and to determine the application at this meeting of the Development Management Sub-Committee.

(On a division)

**Decision 2**

To **GRANT** planning permission subject to:

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

2) the amendment of Condition 5 to read:

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3) the amendment of Informative 1 to read: “It should be noted that: Consent shall not be issued until a suitable legal agreement, including those requiring a financial contribution payable to the City of Edinburgh Council, has been concluded in relation all of those matters

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		<p>identified in the proposed Heads of Terms. The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6-month period, a report will be put to committee with a likely recommendation that the application be refused.</p> <p>This matter relates to:</p> <p>Education – Secondary School Infrastructure – £977,886</p> <p>Primary School Infrastructure - £2,000,746 – based on £10,054 per flatted unit</p> <p>Two club car - £12,500 (£1,500 per order plus £5,500 per car)</p> <p>Affordable housing - 25% (65 affordable homes)</p>
<p><b>7.2 - <a href="#">2 - 14 Shandwick Place, 1 - 8 Queensferry Street &amp; 1 - 3 Queensferry Street Lane, Edinburgh</a></b></p>	<p>Proposal: Part change of use, alterations, and erection of hotel /aparthotel (Class 7) (as amended) - application no. – 23/01940/FUL</p>	<p>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>
<p><b>7.3 - <a href="#">2 - 14 Shandwick Place, 1 - 8 Queensferry Street &amp; 1 - 3 Queensferry Street Lane, Edinburgh</a></b></p>	<p>Proposal: Alterations to create hotel /aparthotel (as amended) – application no. – 23/01947/LBC</p>	<p>To <b>GRANT</b> listed building consent subject to the conditions and informatives as set out in section C of the report by the Chief Planning Officer, and referral of the proposals to Scottish Ministers</p>
<p><b>7.4 - <a href="#">3 Queensferry Street Lane, 4 - 8 Queensferry Street &amp; 10 - 14 Shandwick Place, Edinburgh</a></b></p>	<p>Proposal: Substantial demolition in a conservation area – application no. – 23/01948/CON</p>	<p>To <b>GRANT</b> conservation area consent subject to the conditions and informatives as set out in section C of the report by the Chief Planning Officer.</p>

