

Minutes

Development Management Sub-Committee of the Planning Committee

10.00am, Wednesday 17 April 2024

Present:

Councillors Osler (Convener), Bennett (substituting for Councillor Beal) (except item 4.7), Burgess (substituting for Councillor Booth), Cameron (items 4.2, 4.5 and 4.6), Dalglish, Gardiner (items 4.2, 4.5, 4.6, 4.12, 4.13 and 7.1), Jones, Mattos-Coelho, McNeese-Mechan, Mowat, and Staniforth.

1. Minutes

Decision

- 1) To approve the minute of the Development Management Sub-Committee of 28 February 2024 as a correct record.
- 2) To approve the minute of the Development Management Sub-Committee of 13 March 2024 as a correct record.

2. General Applications and Miscellaneous Business

The Sub-Committee considered reports on planning applications listed in sections 4 and 7 of the agenda for this meeting.

Requests for a Presentation

Councillor Staniforth requested a presentation on Item 4.2 – Drylaw House, 32 Groathill Road North, Edinburgh – application no – 23/03426/FULSTL.

Request for a Hearing:

Ward Councillors Booth and Faccenda requested a hearing and site visit on Items 4.5 and 4.6 – 18-24 John's Lane, Edinburgh, EH6 7EU development - applications no. 23/06794/FUL and 23/06796/LBC.

Requests for a Site Visits:

Councillor Osler requested a site visit on Item 7.1 – Application for Planning Permission at 5 Winton Drive, Edinburgh, EH10 7AL – application no. 23/07334/FUL.

Decision

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

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

3. 5 Winton Drive, Edinburgh

Details were provided of proposals for the proposed erection of a 48-bed care home development, including landscaping, access and associated works at 5 Winton Drive - application no. 23/07334/FUL.

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

A vote was taken for and against whether to continue the application for a site visit.

Voting

For continuation - 2 votes

Against continuation - 8 votes

(For continuation: Councillors Osler and Staniforth.)

Against continuation: Councillors Bennett, Burgess, Dalgleish, Gardiner, Jones, Mattos-Coelho, McNeese-Mechan and Mowat.)

Decision 1

To **REFUSE** the request for a site visit.

Motion

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

- moved by Councillor Osler, seconded by Councillor McNeese-Mechan

Amendment

To **GRANT** planning permission subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer, and an additional informative to ask the developer to consider increasing cycle parking, or capacity for increasing cycle parking, should there be additional demand.

- moved by Councillor Staniforth, seconded by Councillor Burgess

Voting

For the motion - 8 votes

For the amendment - 2 votes

(For the motion: Councillors Bennett, Dalgleish, Gardiner, Jones, Mattos-Coelho, McNeese-Mechan, Mowat and Osler.)

For the amendment: Councillors Burgess and Staniforth.)

Decision 2

To **GRANT** planning permission subject to the conditions, reasons and informatives as 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>4.1 – 55 Broughton Road, Edinburgh, EH7 4EX</p>	<p>Proposal for change of use from office to short term let visitor accommodation - application no. 24/00456/FULSTL</p>	<p>To GRANT 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>4.2 – Drylaw House, 32 Groathill Road North, Edinburgh</p>	<p>Proposal for proposed erection of 3 Nos. self-contained holiday lodges with provision of external shared deck area, associated landscaping, access arrangements and car parking - application no. 23/03426/FULSTL</p>	<p>To GRANT 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>4.3 – 20 Haymarket Yards, Edinburgh, EH12 5WU</p>	<p>Proposal for erection of office (Class 4) and associated public realm, landscaping, and cycle parking - application no. 24/00297/FUL</p>	<p>To GRANT 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>4.4 – 4 Hope Street, Edinburgh, EH2 4DB</p>	<p>Proposal for alterations and change of use from offices to 6 No. short term let flats - application no. 23/06659/FULSTL</p>	<p>To GRANT 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>4.5 - 18-24 John's Lane, Edinburgh, EH6 7EU</p>	<p>Proposal for proposed change of use and alterations to existing derelict warehouse to form student housing development - application no. 23/06794/FUL</p>	<p>To CONTINUE consideration of the application for a site visit and a hearing.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
4.6 - 18-24 John's Lane, Edinburgh, EH6 7EU	Proposal for proposed alterations and change of use of existing derelict warehouse to form student housing development - application no. 23/06796/LBC	To CONTINUE consideration of the application for a site visit and a hearing.
4.7 - 181 St John's Road, Edinburgh, EH12 7SL	Proposal to Section 42 Application to Vary Conditions 04, 05, 06, 07, and 09 and to delete condition 08 of Planning Permission 18/02831/FUL. Mixed use development incorporating residential development (Class 9 and Sui Generis flats) together with commercial floorspace (including Class 1, 2 and 3) and hot food takeaway (Sui Generis), car parking and associated works (amended) - application no. 23/07342/FUL	To GRANT planning permission subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer. Declaration of interests Councillor Bennett (non-financial) as she had had communication with the developers.
4.8 - 1A Lochend Butterfly Way, Edinburgh, EH7 5FF	Proposal for proposed residential development and associated landscaping works (As Amended) - application no. 23/01418/FUL	To GRANT planning permission subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.
4.9 - 119 Montgomery Street, Hillside, Edinburgh	Proposal to change of Use from Office to Short Term Let in retrospect - application no. 23/04763/FULSTL works - application no. 23/06565/LBC	To REFUSE planning permission subject for the reasons as set out in section C of the report by the Chief Planning Officer.
4.10 - 4 Oversman Road, Edinburgh (Land 160 metres northeast of)	Proposal for proposed development of Sui Generis car showroom with car storage and motor vehicle service and repair, ancillary offices, erection of 2.4m high fence, access, car parking and landscaping - application no. 23/07321/FUL	To GRANT planning permission 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
<p>4.11 - 72 - 77 Princes Street & 1 - 5 Hanover Street, Edinburgh, EH2 2DF</p>	<p>Proposal for redevelopment of existing floorspace for serviced apartment use including associated alterations and extensions - application no. 23/06881/FUL</p>	<p>To GRANT 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>4.12 - 72 - 77 Princes Street & 1 - 5 Hanover Street, Edinburgh, EH2 2DF</p>	<p>Proposal for redevelopment of existing floorspace for serviced apartment use including associated alterations; new rear extension in place of the existing; replacement windows on the south, west and east elevations; new entrance screens; new pitched roof to replace the original and new rooftop extension; extended lift and stair and new entrance doors - application no. 23/06884/LBC</p>	<p>To GRANT 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>4.13 - 2F & 3F 7 - 8 Randolph Place, Edinburgh, EH3 7TE</p>	<p>Proposal for proposed change of use from class 4 offices to sui-generis self-catering flats for holiday accommodation - application no. 24/00653/FULSTL</p>	<p>To GRANT 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>4.14 - 43 Thistle Street South West Lane, Edinburgh, EH2 1EW</p>	<p>Proposal to change of use from vacant offices to serviced apartments with minor external works - application no. 23/04871/FULSTL</p>	<p>To GRANT 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>7.1 - 5 Winton Drive, Edinburgh, EH10 7AL</p>	<p>Proposal for erection of a 48 bed care home development, including landscaping, access and associated works - application no. 23/07334/FUL</p>	<p>1) To REFUSE the request for a site visit. (On a division)</p> <p>2) To GRANT planning permission subject to the conditions, reasons and informatives as set out in</p>

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		section C of the report by the Chief Planning Officer. (On a division)