

Minutes

Development Management Sub-Committee of the Planning Committee

10.00am, Wednesday 21 August 2024

Present:

Councillors Osler (Convener) (items 4.1-4.8 and 5.1), Bennett (substituting for Councillor Thornley), Burgess (substituting for Councillor Mumford), Cameron, Dalgleish, Gardiner, Jones, Mattos-Coelho, McNeese-Mechan, Mowat and Parker.

1. Minutes

Decision

To approve the minute of the Development Management Sub-Committee of 12 June 2024 as a correct record.

2. General Applications and Miscellaneous Business

The Sub-Committee considered reports on planning applications listed in sections 4, 5 and 7 of the agenda for this meeting.

Chair

In the absence of the Convener, Councillor Dalgleish was appointed the Chair for item 7.1

Substitutions

Councillor Burgess for Councillor Mumford.

Councillor Bennett for Councillor Thornley.

Requests for a presentation:

Councillor Parker requested a presentation in respect of item 4.1 – 17 Blackfriars Street, Edinburgh – application no. 23/04234/FULSTL

Councillor Mattos-Coelho requested a presentation in respect of item 4.6 – 103 Newcraighall Road, Edinburgh – application no. 24/01623/OBL

Councillor Osler requested a presentation in respect of item 4.6 – 103 Newcraighall Road, Edinburgh – application no. 24/01623/OBL

Councillor Parker requested a presentation in respect of item 4.6 - 103 Newcraighall Road, Edinburgh – application no. 24/01623/OBL

Councillor Parker requested a presentation in respect of item 4.7 – 28 North Bridge, Edinburgh – application no. 23/04235/FULSTL

Request for Hearing

Ward Councillor Lang has requested a hearing on Item 7.1 – 6 Cammo Road, Edinburgh - application no. 24/01279/FUL

Declaration of Interests

Councillor Osler declared a non-financial interest in - Item 7.1 - 6 Cammo Road, Edinburgh application no. 24/01279/FUL – as she knew the individuals involved in the application.

Decision

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

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

3. 28 North Bridge, Edinburgh

Details were provided of proposals for the retrospective change of use to 24 serviced apartments (Sui Generis) at 28 North Bridge, Edinburgh - application no.23/04235/FULSTL.

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, reasons and informatives, 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 National Planning Framework 4 Policy 30 (e) (ii).

- moved by Councillor Parker, seconded by Councillor Burgess.

Voting

For the motion - 8 votes

For the amendment - 3 votes

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

(For the amendment: Councillors Burgess, Gardiner and Parker.)

Decision

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 - 17 Blackfriars Street, Edinburgh, EH1 1NB</p>	<p>Retrospective change of use to 10 serviced apartments (Sui Generis) - application no.23/04234/FULSTL</p>	<p>To GRANT planning permission subject to the informatives as set out in section C of the report by the Chief Planning Officer.</p>
<p>4.2 – 59 Fountain Hall Road - Confirmation of Tree Preservation Order No. 212</p>	<p>Confirmation of Tree Preservation Order No. 212 (59 Fountainhall Road)</p>	<p>To CONFIRM Tree Preservation Order No. 212 (Fountainhall Road)</p>
<p>4.3 - BF 6A Huntly Street, Edinburgh, EH3 5HB</p>	<p>Retrospective change of use from basement residential apartment (Sui Generis) to short-term let accommodation (Sui Generis) - application no.23/05375/FULSTL</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p>4.4 – 40 London Street, Edinburgh, EH3 6LX</p>	<p>Proposed change of use of former licenced sauna (Sui Generis) to short term let (Sui Generis) at 40 London Street - application no.23/06869/FULSTL</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p>4.5 – Murray Cottages - Confirmation of Tree Preservation Order No. 213</p>	<p>Confirmation of Tree Preservation Order No. 213 (Murray Cottages)</p>	<p>To CONFIRM Tree Preservation Order No. 213 (Murray Cottages)</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.6 - Land 445 Metres North Of 103 Newcraighall Road, Edinburgh</p>	<p>Application for the modification of a Planning Obligation (Section 75A) associated with planning permission in principle reference 16/04122/PPP - application no.24/01623/OBL</p>	<p>To AGREE that the application for the modification of planning agreement (Section 75) be ACCEPTED and the agreement be MODIFIED.</p>
<p>4.7 - 28 North Bridge, Edinburgh, EH1 1QG</p>	<p>Retrospective change of use to 24 serviced apartments (Sui Generis) - application no.23/04235/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>(On a division.)</p>
<p>4.8 - 3 Tron Square, Edinburgh, EH1 1RR</p>	<p>Retrospective change of use from residential (Sui Generis) to short-term let (Sui Generis) for three months per annum (June-August) - application no.23/04425/FULSTL</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p>5.1 - 72 - 77 Princes Street & 1 - 5 Hanover Street, Edinburgh, EH2 2DF</p>	<p>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, informatives and a legal agreement as set out in section C of the report by the Chief Planning Officer.</p>
<p>7.1 - 6 Cammo Road, Edinburgh, EH4 8EB</p>	<p>Demolition of existing dwelling and construction of 8 new semi-detached dwellings - application no. 24/01279/FUL</p>	<p>To GRANT 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>