

Minutes

Development Management Sub-Committee of the Planning Committee

10.00am, Wednesday 23 October 2024

Present:

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

1. Minutes

Decision

- 1) To approve the minute of the Development Management Sub-Committee of 4 September 2024 as a correct record.
- 2) To approve the minute of the Development Management Sub-Committee of 18 September 2024 as a correct record.

2. General Applications and Miscellaneous Business

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

Requests for a hearing:

Ward Councillor Rust requested a hearing on Item 4.14 - 164A Woodhall Road, Edinburgh, EH13 0PJ – application no. 24/03325/FUL

Decision

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

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

3. Craigpark Quarry, 1 Craigpark, Ratho

Details were provided for a proposal to Section 75A application (agreements 17/02471/FUL + 20/00965/FUL), to remove the obligations to pay the Transport Contribution and to procure Transport Works – application no. 24/04511/OBL.

The Chief Planning Officer gave details of the proposal and the planning considerations involved and recommended that the application be accepted, and the agreement be modified.

Development Management Sub-Committee of the Planning Committee 23 October 2024

Motion

To **AGREE** that the application for the modification of planning agreement (Section 75A) be **ACCEPTED** and the agreement be **MODIFIED**.

- moved by Councillor Osler, seconded by Councillor Dalglish

Amendment

To **REFUSE** the application for the modification of planning agreement (Section 75A) as the proposal was contrary to NPF4 Policy 30.

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

Voting

For the motion - 6 votes

For the amendment - 4 votes

(For the motion: Councillors Bennett, Dalglish, Jones, Mowat, Osler and Parker.)

For the amendment: Councillors Burgess, Cameron, Gardiner, and Mattos-Coelho.)

Decision

To **AGREE** that the application for the modification of planning agreement (Section 75A) be **ACCEPTED** and the agreement be **MODIFIED**.

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

Appendix

Agenda Item No. /	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 – Bath Road, South Leith (at Land 170 Metres West Of 31)</p>	<p>Report for forthcoming application by Forth Ports Limited for business, general industrial, storage and distribution, training/education facility, with ancillary retail, food & drink including bar & associated development including parking (Use Classes 1A, 3, 4, 5, 6, 10 and sui generis public house) - application no. 24/02987/PAN</p>	<p>To note the report and ask that the developers should consider access to the quayside as part of any redevelopment proposals.</p>
<p>4.2 – 82 Redford Road, Redford, Dreghorn Barracks</p>	<p>Report for forthcoming application by Defence Infrastructure Organisation (DIO) for proposal of Technical, accommodation, and support facilities including a new medical centre, new offices, new accommodation blocks, new stores, new garage and workshops, a new sports pitch and car parking - application no. 24/04586/PAN</p>	<p>To note the report – opportunity for the consolidation of facilities with Redford.</p>
<p>4.3 – 34 Fettes Row, Stockbridge, Edinburgh</p>	<p>Report for forthcoming application by Izar V Lux S.a.r.L And Fusion Edinburgh Propco Ltd. For proposal of erection of mixed-use development comprising residential, student accommodation, office, and other commercial uses, with associated landscaping/ public realm, car and cycle parking and access arrangements - application no. 24/04542/PAN</p>	<p>To note the report and to note there is to be student housing on the development and that as per the Local Development Plan policy it should be able to be used as residential accommodation in the future.</p>

Agenda Item No. /	Details of Proposal/Reference No	Decision
<p>4.4 – 31B Imperial Dock, Edinburgh (at Land 115 Meters East Of)</p>	<p>Report for forthcoming application by Vestas Offshore Wind Blades UK Ltd. for proposal of Manufacturing facility for offshore wind turbine blades, laydown area and all associated and ancillary development - application no. 24/02767/PAN</p>	<p>To note the key issues at this stage.</p>
<p>4.5 - Confirmation of Tree Preservation Order No. 216 (2 Braid Farm Road)</p>	<p>Tree Preservation Order No. 216 (2 Braid Farm Road) was made on 17 May 2024 to protect a group of twelve garden trees in the interests of amenity. This Order expires after 6 months unless it is confirmed within this time. The Order must be confirmed before 17 November 2024 to ensure it provides permanent tree protection.</p>	<p>To CONFIRM Tree Preservation Order No. 216 (2 Braid Farm Road).</p>
<p>4.6 - Flat 2 259 Canongate, Edinburgh, EH8 8BQ</p>	<p>Proposal for retrospective change of use from residential to temporary short-term letting for the six-week period commencing 22nd July and ending 31st August in each year noting that the property has been used as a short term let for at least the last 8 years – application no. 24/02891/FULSTL</p>	<p>To GRANT planning permission subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.</p>
<p>4.7 - Confirmation of Tree Preservation Order No. 214 (Dalmahoy Hotel)</p>	<p>Tree Preservation Order No. 214 (Dalmahoy Hotel) was made on 17 May 2024 to protect a lime tree in the interests of amenity. This Order expires after 6 months unless it is confirmed within this time. The Order must be confirmed before 17 November 2024 to ensure it provides permanent tree protection.</p>	<p>To CONFIRM Tree Preservation Order No. 214 (Dalmahoy Hotel).</p>

Agenda Item No. /	Details of Proposal/Reference No	Decision
4.8 - Flat 6 30B Chambers Street, Edinburgh, EH1 1HU	Proposal for change of use from residential to STL – application no. 24/03576/FULSTL.	This item was WITHDRAWN from the agenda at the request of the Chief Planning Officer.
4.9 - Flat 7 30B Chambers Street, Edinburgh, EH1 1HU	Proposal to change of use (from residential to short term let) – application no. 24/03575/FULSTL	This item was WITHDRAWN from the agenda at the request of the Chief Planning Officer.
4.10 - 20 Haymarket Yards, Edinburgh, EH12 5WU	Proposal for Section 75A application for the Modification of Planning Obligations relating to planning permission 22/04595/FUL – application no. 24/02784/OBL	To AGREE that the application for the modification of planning agreement (Section 75A) be ACCEPTED and the agreement be MODIFIED .
4.11 - 254 Leith Walk, Edinburgh, EH6 5EL	Proposal for change of use from storage and distribution (Class 6) to food, drink, and crafts market (Sui Generis) – application no. 23/03964/FUL	This item was WITHDRAWN from the agenda at the request of the Chief Planning Officer.
4.12 - 11 Lochend Road, Newbridge (land 200 Metres North Of)	Proposal for change of use of agricultural land for use as a dog exercise area, erection of kennels, ancillary office and facilities, provision of car parking, alterations to existing access including visibility splay, and associated works. (as amended) – application no. 23/07357/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.
4.13 - 80E West Granton Road, Edinburgh (land 20 Metres North Of)	Proposal for change of use from car park to hand car washing and valeting facility – application no. 24/03496/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. /	Details of Proposal/Reference No	Decision
<p>4.14 - 164A Woodhall Road, Edinburgh, EH13 0PJ</p>	<p>Proposal for erection of a building for residential accommodation and ancillary uses linked to an existing rural business including demolition of domestic open-sided outbuilding, landscaping, boundary treatment and parking – application no. 24/03325/FUL</p>	<p>1) To DECLINE a hearing request.</p> <p>2) To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p>7.1 - Craigpark Quarry, 1 Craigpark, Ratho</p>	<p>Proposal to Section 75A application (agreements 17/02471/FUL + 20/00965/FUL) to remove the obligations to pay the Transport Contribution and to procure those Transport Works. – application no. 24/04511/OBL</p>	<p>To AGREE that the application for the modification of planning agreement (Section 75A) be ACCEPTED and the agreement be MODIFIED.</p> <p>(On a division)</p>