

# Minutes

## Development Management Sub-Committee of the Planning Committee

**10.00am, Wednesday 20 November 2024**

**Present:**

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

### 1. Minutes

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**Decision**

To approve the minute of the Development Management Sub-Committee of 6 November 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.

**Substitutions**

Councillor Bandel for Councillor Mumford.

Councillor Bennett for Councillor Thornley.

**Requests for presentation:**

Councillor Parker requested a presentation for item 4.1 (land 30 metres south of 495 Gorgie Road, Edinburgh) – application no. 23/03962/FUL

Councillor Mattos-Coelho requested a presentation for item 4.1 (land 30 metres south of 495 Gorgie Road, Edinburgh) – application no. 23/03962/FUL

**Request for a hearing:**

None.

**Decision**

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

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

### 3. 11 West Shore Road (Land 250 Metres East Of), Edinburgh

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The Chief Planning Officer had identified an application to be dealt with by means of a hearing for the demolition and redevelopment of site for erection of mixed-use residential led development comprising flats and houses (sui generis and class 9), ground floor commercial units (Classes 1A and 3) and associated public realm, amenity space, landscaping, car and cycle parking, road infrastructure, mobility hub facilities, and site enabling works for proposed primary school, primary sub-station and energy centre at 11 West Shore Road (Site 250 Metres East Of), Edinburgh – application no. 24/02610/FUL.

#### (a) Report by the Chief Planning Officer

The proposal was for a housing-led mixed-use development across three distinct areas near the Granton Gas Holder (referred to as the B Sites, the C Sites and the D Sites).

A total of 847 residential units were proposed. This comprised 194 units with one bedroom, 471 units with two bedrooms and 182 units with three bedrooms. It was proposed that the tenure mix of the development was:

- Social Rent (City of Edinburgh Council) - 214 homes (25.3%)
- Mid-Market Rent (Link Housing Association) - 173 homes (20.4%)
- Private Sale - 460 homes (54.3%)

This provided a total split of 387 affordable homes (46%) and 460 private homes (54%).

The proposal included 43 units which had been designed to be wheelchair accessible to Housing for Varying Needs standards. This equated to 11% of the total number of affordable housing units. All dwellings would be provided with at least one accessible step-free entrance.

Primary vehicle access would be from West Granton Road, Waterfront Broadway, Waterfront Avenue and West Shore Road. Proposed new development roads connect these with a new priority junction on West Shore Road and a new crossroads on Waterfront Broadway forming a new bus route through the site.

Parking spaces were proposed throughout the site, a total of 211 spaces (25% of the total number of units). This included 40 spaces that have EV charging points: 19 accessible spaces and eight car club spaces.

Cycle parking was proposed at a total of 1688 spaces. This was provided as a combination of bike stands for all types of bikes, located both internally for residents and externally for visitors.

A mix of private open space and public open space was provided across the site. Two play parks were located close to plots D5 and B9.

To facilitate the development, and to enable the remediation of the contaminated land, around 1,043 trees were proposed to be removed across all the sites.

Due to the self-seeded nature of the trees, and the fact that there had not been active management of the areas, many of the trees are in poor condition and suffered from overcrowding.

Replacement planting of over 1,000 trees was proposed, as well as new hedges and these would comprise native species, planted at a semi-mature level.

Sustainable drainage was proposed to be incorporated into the sites. These were all above-ground, and used features such as raingardens, bioretention areas and filter trenches. There were also dry basins in each of the site areas, which had been designed to respond to the specific landscape characteristics of each area.

### **Supporting Information**

- Planning Statement (including Statement of Community Benefit);
- Pre-Application Consultation Report;
- Design and Access Statement;
- Ground Condition Report;
- Surface Water Management Plan;
- Flood Risk Assessment;
- Hydraulic Modelling Report;
- Transport Assessment (including Parking Statement and Roads Safety & Quality Audit;
- Heritage Statement;
- Tree Survey and Arboricultural Report;
- Ecology and Biodiversity Report;
- Landscape and Habitat Management Plan;
- Landscape Visual Appraisal (LVA), including Verified View Report;
- Energy and Sustainability Statement (including S1 Form);
- Noise Impact Assessment;
- Air Quality Impact Assessment;
- Bird Hazard and Habitat Management Plan;
- Daylight and Sunlight Statement; and
- Outline Energy Centre Proposals

The presentation can be viewed in full via the link below:

[Development Management Sub-Committee - Wednesday 20 November 2024, 10:00am - City of Edinburgh Council Webcasts](#)

### **(b) Granton and District Community Council – Written Submission**

A written submission on behalf of Granton and District Community Council had been circulated to members in advance of the meeting for their consideration.

At their last presentation and discussion, they fully supported the application but still wanted to ensure that the committee scrutinised and used informative's and potentially conditions to meet the concern that were raised. Their concerns related to:

- Site traffic
- Design
- Parking
- Disability accessibility
- Waste and refuse collection
- Amenities
- Landscaping, greenspace, and cycle infrastructure
- Education
- The Energy Centre

In conclusion, Granton and District Community Council fully supported the application.

**(c) Caroline Park House Owners and Agents**

Andrew Purnell addressed the Development Management Sub-Committee on behalf of Caroline Park House Owners and Agents.

Mr Purnell indicated that he was the owner of Caroline Park House and had resided there for 37 years. He had tried everything possible to improve the area, which included contact with the three main developers, Waterfront, Forth Ports and Second Site. There had been weeks of discussions regarding what was to be the outline of the Central Development Area. This plan seemed to be altering that.

The following concerns were outlined. These included Caroline Park House was an Elizabethan House and there were listed buildings in the area, but some had been de-listed. During the removal of the homeless village there had been the dislocation of water, telecom and their right of access. The tall buildings to be created by Places for People, on the east side would create shadows throughout the garden. The animal life would disappear and there were issues surrounding the removal and planting of trees, and questions about the number of trees involved.

**(c) Applicants and Applicant's Agent**

Sat Patel, Council's Programme Director and Cameron Bailey, Transport Lead (Granton Waterfront Regeneration), Shona Wilson (the Project Director for Cruden), and Graham Aitchison (Partner at Smith Scott Mullen) were in attendance in support of the application.

Mr Patel indicated that he would provide a strategic context of Granton and then Graham Aitchison would give an outline of their development principles.

This was a strategic site within the Edinburgh South East Scottish City Region deal, so there was support from Scottish Government to take this site forward. Effectively, the journey started for the Council back in 2018 when they bought land from National Grid, which was the land where the gas holder was located. Along with that and land that they brought in from Waterfront Edinburgh Limited, there was about 50 hectares of developable land. Details were provided of the following aspects of the development:

- The challenging nature of the site context.
- The role of the Council to provide a good quality development as part of the regeneration of the north of Edinburgh.
- The key stages that had been gone through for the Development Framework.

- Building on the Development Framework, by delivering NPF4 and responding to the climate emergency, the nature emergency, the housing emergency.
- The completion of projects over the next year and a half such as Granton Station View (or D1 as it was known), it's Western Villages and it's Silver Lee and the delivery of the Gas Holder Restoration.
- The signing up of Vattenfall Heat UK Limited as a pre -development partner for the heat network.
- There would be a centralised solution that would connect into the new development and to existing buildings within the area. There were also discussions about connecting schools into that energy centre.

Mr Aitchison indicated that the project has been underpinned by excellent stakeholder collaboration. Having Cruden as the development partner involved in the outset had been extremely beneficial. The partnering and collaborative approach taken by the design team, the City of Edinburgh Council Development team and Cruden as the development partner had been critical to delivering the high-quality design submitted for planning. There had been extensive stakeholder collaboration with all relevant parties, including individuals from the local community, established local community groups, the Community Council and key development partners such as Vattenfall. There has been extensive collaboration with the City of Edinburgh Council Planning team through a comprehensive pre -application process.

The presentation can be viewed in full via the link below:

[Development Management Sub-Committee - Wednesday 20 November 2024, 10:00am - City of Edinburgh Council Webcasts](#)

## Decision

To **GRANT** planning permission subject to:

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

The numbers referred to in the text of condition 21 should be 19 and 20 and the number referred to in the text condition 22 should be 21.

As shown below:

Condition 21. Notwithstanding the approved plans, fully detailed landscape plan(s) incorporating features from both the Landscape and Habitat Management Plan and Biodiversity Enhancement measures as required in conditions 19 and 20, alongside 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 was commenced on site.

Condition 22. The development should be carried out in accordance with the landscaping scheme as approved in condition 21 and shall be fully implemented within six months of the completion of the relevant block of development. Any trees or plants which within a period of five years from the completion of the development die, were

removed or become seriously damaged or diseased should be replaced with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing by the Planning Authority.

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

### **3. 495 Gorgie Road (Land 30 Meters Sout Of, Edinburgh)**

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Details were provided of proposals for the demolition of yard buildings and garages serving existing tenement properties, construction of replacement parking court comprising 12x garages and 4x parking spaces to serve existing tenement properties, erection of 63x new homes with associated access, landscaping, parking and services (as amended) at 495 Gorgie Road (Land 30 Meters South Of), Edinburgh - application no.23/03962/FUL.

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, 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 Gardiner.

#### **Amendment**

To **REFUSE** planning permission as the proposals were contrary to NPF4 Policy 22 (Part 4).

- moved by Councillor Parker, seconded by Bandel

#### **Voting**

For the motion - 9 votes

For the amendment - 2 votes

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

(For the amendment: Councillors Bandel and Parker.)

#### **Decision**

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.

(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><b>4.1 – <a href="#">Land 30 Meters South Of 495 Gorgie Road, Edinburgh</a></b></p>	<p>Demolition of yard buildings and garages serving existing tenement properties, construction of replacement parking court comprising 12x garages and 4x parking spaces to serve existing tenement properties, erection of 63x new homes with associated access, landscaping, parking and services (as amended) - application no.23/03962/FUL</p>	<p>To <b>GRANT</b> planning permission subject to the conditions, reasons, informatives, a legal agreement, and the approval of the Scottish Ministers as set out in section C of the report by the Chief Planning Officer.</p> <p>(On a division.)</p>
<p><b>4.2 – <a href="#">59 Leith Street, New Town, Edinburgh</a></b></p>	<p>Refurbishment and extension of office (Class 4) and associated public realm, landscaping and cycle parking (as amended) - application no.24/03604/FUL</p>	<p>To <b>GRANT</b> 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><b>4.3 – <a href="#">117 - 129 Pitt Street , Edinburgh, EH6 4DE</a></b></p>	<p>Proposed demolition of existing buildings and erection of a purpose-built student accommodation development with associated amenity space, access, cycle parking and landscaping - application no.24/03101/FUL</p>	<p>To <b>REFUSE</b> planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>
<p><b>4.4 – <a href="#">137-145 Pitt Street, Bonnington, Edinburgh</a></b></p>	<p>Proposed demolition of existing buildings and erection of a mixed-use development comprising purpose-built student accommodation and ground floor commercial unit (Classes 1A and 4) with associated amenity space, access, cycle parking, bike workshop and landscaping - application no.24/03103/FUL</p>	<p>To <b>REFUSE</b> planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>

Agenda Item No. /	Details of Proposal/Reference No	Decision
<p><b>4.5 - <a href="#">Land at Turnhouse Road, Edinburgh</a></b></p>	<p>Erection of 141 new homes and associated landscaping, drainage, and infrastructure works (as amended) - application no.23/06733/FUL</p>	<p>To <b>GRANT</b> 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><b>6.1 – <a href="#">Site 250 Metres East Of 11 West Shore Road, Edinburgh – application no 24/02610/FUL.</a></b></p>	<p>Protocol Note by the Service Director – Legal and Assurance</p>	<p>Noted.</p>



**6.2 – [Site 250 Metres East Of 11 West Shore Road, Edinburgh](#)**

Demolition and redevelopment of site for erection of mixed-use residential led development comprising flats and houses (sui generis and class 9), ground floor commercial units (Classes 1A and 3) and associated public realm, amenity space, landscaping, car and cycle parking, road infrastructure, mobility hub facilities, and site enabling works for proposed primary school, primary sub-station and energy centre – application no. 24/02610/FUL

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		<p>development die, are removed or become seriously damaged or diseased shall be replaced with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing by the Planning Authority.</p>