

# Minutes

## Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 25 September 2019

### Present:

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Gordon, Griffiths, Mitchell, Mowat, Munn, Osler, Rose and Staniforth (substituting for Councillor Mary Campbell).

### 1. Minutes

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To approve the minute of the Development Management Sub-Committee of 11 September 2019 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 7 of the agenda for this meeting.

#### Requests for Presentations

The Chief Planning Officer gave a presentation on agenda Item 4.1 – 14 Ashley Place, Edinburgh, EH6 5PX – Requested by Councillor Gardiner

The Chief Planning Officer gave a presentation on agenda Item 4.2 - 34 Fettes Row, 7,9,11,13 Eyre Terrace Edinburgh EH3 6RH - Requested by Councillor Gardiner

The Chief Planning Officer gave a presentation on agenda Item 4.3 - 48 - 50 Iona Street Edinburgh EH6 8SW - Requested by Councillor Gardiner

The Chief Planning Officer gave a presentation on agenda Item 4.4 - 57 Tower Street And 1 Bath Road Edinburgh EH6 7BB - Requested by Councillor Gardiner

The Chief Planning Officer gave a presentation on agenda Item 4.5 - 120 - 122 Colinton Road, Edinburgh EH14 1BY - Requested by Councillor Gardiner

The Chief Planning Officer gave a presentation on agenda Item 4.6 - 40 Drumbryden Road, Edinburgh (At Site 71 Metres Northwest Of) - Requested by Councillor Booth

The Chief Planning Officer gave a presentation on agenda Item 4.7 - 199 Fountainbridge, Edinburgh (At Site 60 Metres South Of) - Requested by Councillor Booth and Osler

## **Decision**

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

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

### **3. 1 And 4 Gilmerton Station Road, Edinburgh, EH17 8RZ**

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Details were provided of proposals for planning permission in principle for a mixed-use development comprising - Class 1 retail, class 2 professional services, class 3 (inc Sui Generis) Food and Drink, class 4 to 6 Business/ Industrial, class 7 Hotel, class 11 Assembly and Leisure, Access, Car Parking, Servicing, Bridge, Demolition and Associated Works – application no 19/02122/PPP

#### **Motion**

To determine the application at the meeting of the Development Management Sub Committee of 25 September 2019.

- moved by Councillor Gardiner, seconded by Councillor Child.

#### **Amendment**

To continue the application for a site visit and a hearing at a future Development Management Sub-Committee.

- moved by Councillor Rose, seconded by Councillor Mowat.

#### **Voting**

For the motion: - 4 votes

(Councillors Booth, Child, Gardiner and Gordon)

For the amendment: - 7 votes

(Councillors Griffiths, Mitchell, Mowat, Munn, Osler, Rose and Staniforth)

#### **Decision**

To continue the application for a site visit and a hearing at a future Development Management Sub-Committee.

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

### **4. 199, Fountainbridge, Edinburgh (At Site 60 Metres South Of)**

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Details were provided an application for Approval of Matters Specified in Conditions 1, 2 (a-m) and (i)-(v), 3, 17, 18, and 20 relating to Plot W4 including residential/commercial units; detail of height, massing, ground floor levels, design of external features/materials including public realm, pedestrian/cycle access arrangements, treatment to adopted roads/footways, servicing, parking, surface water/drainage, street lighting, waste management, hard/soft landscaping details, active frontage – application no 19/02475/AMC.

## **Motion**

To Approve Matters Specified in Conditions subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.

- moved by Councillor Gardiner, seconded by Councillor Child.

## **Amendment**

To Approve Matters Specified in Conditions subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer with an additional condition that a minimum of 213 secure cycle parking spaces would be required for the proposed residential unit.

- moved by Councillor Booth, seconded by Councillor Staniforth.

## **Voting**

For the motion: - 5 votes

(Councillors Child, Gardiner, Griffiths, Mitchell and Mowat)

For the amendment: - 4 votes

(Councillors Booth, Munn, Osler, and Staniforth)

## **Decision**

To Approve Matters Specified in Conditions subject to the conditions, reasons and informatives set out in section 3 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><a href="#"><u>Item 4.1 - 14 Ashley Place Edinburgh EH6 5PX</u></a></p>	<p>Forthcoming application by Glenpop 4 LLP. for a Residential development comprising up to 63 apartments, associated infrastructure and landscaping – application no 19/03433/PAN</p>	<p>1) To note the key issues at this stage.</p> <p>2) To take into account the following additional issues:</p> <ul style="list-style-type: none"> <li>• Applicant to consider connection through to Elizafield.</li> <li>• Amenity space within the block and the quality of that space and if there are other uses for the ground floor space.</li> <li>• Whether affordable housing can be accommodated on site.</li> </ul>
<p><a href="#"><u>Item 4.2 - 34 Fettes Row, 7,9,11,13 Eyre Terrace Edinburgh EH3 6RH</u></a></p>	<p>Forthcoming application by Izar V Lux S.a.r.l for Demolition of existing buildings and erection of mixed-use development comprising residential, hotel, office, student accommodation, senior living retirement housing and other commercial uses including food and drink and healthcare uses, with associated landscaping / public realm, car parking and access arrangements – application no 19/03803/PAN</p>	<p>1) To note the key issues at this stage.</p> <p>2) To take into account the following additional issues:</p> <ul style="list-style-type: none"> <li>• Consider relationship with park including overshadowing</li> <li>• Active travel / connectivity</li> <li>• Opportunity for another north south connection rather than coming in from Scotland Street</li> <li>• Opportunity for east west connection</li> <li>• Affordable housing</li> <li>• Cycle parking provision</li> </ul>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<a href="#"><u>Item 4.3 -48 - 50 Iona Street Edinburgh EH6 8SW</u></a>	<p>Forthcoming application by Iona Street, Edinburgh Ltd And Walker Timber Ltd for Demolition of the existing warehouse and office building. Construction of general market flatted dwellings, affordable flatted dwellings and student accommodation – application no 19/03802/PAN</p>	<ol style="list-style-type: none"> <li>1) To note the key issues at this stage.</li> <li>2) To take into account the following additional issues: <ul style="list-style-type: none"> <li>• Opportunities for connections in to Albert Street</li> <li>• Quality of amenity space within the scheme</li> <li>• Concern about height proposed and impact on sunlight on Iona street</li> <li>• More information on parking</li> <li>• Ground condition investigation should be clarified</li> </ul> </li> </ol>
<a href="#"><u>Item 4.4 - 57 Tower Street And 1 Bath Road Edinburgh EH6 7BB</u></a>	<p>Forthcoming application by BDW Training Limited for a Proposed mixed use development with associated landscape, drainage, roads and infrastructure – application no 19/03870/PAN</p>	<ol style="list-style-type: none"> <li>1) To note the key issues at this stage.</li> <li>2) To take into account the following additional issues: <ul style="list-style-type: none"> <li>• Connectivity</li> </ul> </li> </ol>
<a href="#"><u>Item 4.5 - 120 - 122 Colinton Road, Edinburgh EH14 1BY</u></a>	<p>Erection of a new retail unit and 6 residential flats (as amended, reduced to 5 residential flats) – application no 19/01839/FUL</p>	<p>To <b>CONTINUE</b> the application to allow discussions to take place with applicant whether cycle parking could be provided at ground floor level instead of basement level.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><a href="#"><u>Item 4.6 - 40 Drumbryden Road, Edinburgh (At Site 71 Metres Northwest Of)</u></a></p>	<p>Residential development (49 dwellings) with associated car parking, access, open space, drainage infrastructure and other associated development – application no 19/01171/FUL</p>	<p>To <b>GRANT</b> Planning Permission subject to the conditions, reasons, informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer with an additional condition that the applicant is required to supply a minimum of 70 cycle parking spaces for the 35 flatted residential units.</p>
<p><a href="#"><u>Item 4.7 - 199 Fountainbridge, Edinburgh (At Site 60 Metres South Of)</u></a></p>	<p>Approval of matters specified in conditions 1, 2 (a-m) and (i)-(v), 3, 17, 18, and 20 relating to Plot W4 including residential/commercial units; detail of height, massing, ground floor levels, design of external features/materials including public realm, pedestrian/cycle access arrangements, treatment to adopted roads/footways, servicing, parking, surface water/drainage, street lighting, waste management, hard/soft landscaping details, active frontage – application no 19/02475/AMC</p>	<p>To <b>APPROVE</b> Matters Specified in Conditions subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.  (on a division)</p>
<p><a href="#"><u>Item 4.8 - 1 And 4 Gilmerton Station Road, Edinburgh EH17 8RZ</u></a></p>	<p>Mixed Use Development comprising - Class 1 retail, class 2 professional services, class 3 (inc Sui Generis) Food and Drink, class 4 to 6 Business/ Industrial, class 7 Hotel, class 11 Assembly and Leisure, Access, Car Parking, Servicing, Bridge, Demolition and Associated Works – application no 19/02122/PPP</p>	<p>To <b>CONTINUE</b> the application for a site visit and a hearing at a future Development Management Sub-Committee.  (on a division)</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<a href="#"><u>Item 4.9 - 254 Leith Walk Edinburgh, EH6 5EL</u></a>	Demolition of existing warehouse. Erection of residential development comprised of one and two bedroom flats, 10no. in total plus associated access and landscaping. Incorporating modern green roofs. (as amended) – application no 19/01810/FUL	To <b>GRANT</b> Planning Permission subject to the conditions, reasons, informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer.
<a href="#"><u>Item 4.10 - 399 Old Dalkeith Road, Edinburgh (At Land 267 Metres Northeast Of)</u></a>	Section 42 application for the amendment of conditions 1 & 3, and the deletion of conditions 7, 9 & 12 of planning permission in principle 13/05048/FUL - Centre for bio-medical research including educational, health and support facilities application no 19/03063/FUL	To <b>GRANT</b> Planning Permission subject to the conditions, reasons, informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer.
<a href="#"><u>Item 4.11 - Stopping Up Order - Parts of Footway Ardmillan Terrace, Edinburgh</u></a>	Stopping Up Order - Parts of Footway Ardmillan Terrace, Edinburgh – application no PO/19/01 –	To <b>CONFIRM</b> the Stopping Up Order.
<a href="#"><u>Item 7.1 - 94 Ocean Drive, Edinburgh (At Land 143 Metres South East Of)</u></a>	Residential development of 338 flats over 4 apartment buildings with heights of 10 storeys (Building A), 14 storeys (Building B), 12 storeys (Building C) and 10 storeys (Building D) with two commercial units (Class 1,2,3 and 4), car parking and associated landscaping (as amended) – application no 19/02778/FUL	To <b>GRANT</b> Planning Permission subject to the conditions, reasons, informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<a href="#">Item 7.2 - Western Harbour, Western Harbour Drive, Edinburgh</a>	Approval of matters specified in condition 2 of planning permission 09/00165/OUT for residential and commercial development providing for Use Classes 1, 2, 3 and 4 and associated infrastructure – application no 19/00986/AMC	To <b>APPROVE</b> Matters Specified in Conditions subject to the conditions, reasons, informatives and a legal agreement set out in section 3 of the report by the Chief Planning Officer with an additional informative as part of condition 5 that energy conservation measures should be considered and an alternative wording to condition 10 to require a phasing plan.
<a href="#">Item 7.3 - Western Harbour, Western Harbour Drive, Edinburgh</a>	Approval of Matters as Specified in Condition 2 of planning permission 09/00165/OUT for a proposed park application no 19/01040/AMC	To <b>APPROVE</b> Matters Specified in Conditions subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer with an additional informative that encourages community consultation including with representatives of Trinity Academy and Victoria Primary School.