

Committee Minutes

Development Quality Sub-Committee of the Planning Committee

Edinburgh, 21 March 2007

Present:- Councillors Davies (Convener), Child, The Hon David Guest, Hunter, Laing, Longstaff, Lowrie, Marshall, Murray, Tritton, Walker and Wigglesworth.

Also Present:- Councillor Kate MacKenzie.

1 Land Between the Canongate, New Arthur Place, Viewcraig Street and the Pleasance – Mixed Use Redevelopment (Scheme 2)

An outline planning application (04/03450/OUT) had been received for a mixed use redevelopment incorporating residential, commercial and academic accommodation on land at the Canongate, St Leonards and the Pleasance.

A supporting statement from the applicant, a petition objecting to the development and 47 letters commenting on the proposals had been received.

Motion

To indicate intention to grant conditional outline planning permission, subject to:

- 1) A legal agreement.
- 2) The views of the Scottish Ministers.
- 3) Condition 2 being adjusted to read as follows – “Before any work on the site is commenced, details of the undernoted reserved matters shall be submitted to and approved in writing by the planning authority; the submission shall be in the form of detailed plans, sections and elevations of the building(s). RESERVED MATTERS: residential unit number, type and tenure, architectural treatment including roof form and materials, number and allocation of underbuild car and cycle parking, use class of commercial/retail units 1-11, servicing arrangements including provision

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for recycling, height and footprint of plot U, heights within plots K, P and Q and detailed design and layout of St John's Street."

- 4) The following additional condition – "That any detailed or reserved matters applications shall give consideration to the principles outlined in the Caltongate Masterplan approved by the Planning Committee on 5 October 2006."
- 5) The following additional informative – "The building heights indicated, other than those reserved, are maxima, and are subject to acceptable architectural form, detailing and roofscape and to compliance with other policies and guidance."

- moved by Councillor Davies, seconded by Murray

Amendment

To indicate intention to grant conditional outline planning permission in similar terms to the motion, subject to:

- 1) The height, massing, colour and materials of all buildings on the site being added to the list of reserved matters.
- 2) The following additional informative – "The building heights indicated are unlikely, in some instances, to be acceptable to the planning authority"

- moved by Councillor Longstaff, seconded by Councillor Marshall

Voting

For the motion - 9 votes
For the amendment - 2 votes

Decision

To indicate intention to grant conditional outline planning permission, subject to:

- 1) A legal agreement.
- 2) The views of the Scottish Ministers.
- 3) Condition 2 being adjusted to read as follows – "Before any work on the site is commenced, details of the undernoted reserved matters shall be submitted to and approved in writing by the planning authority; the submission shall be in the form of detailed plans, sections and elevations of the building(s). RESERVED MATTERS: residential unit number, type and tenure, architectural treatment including roof form and materials,

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number and allocation of underbuild car and cycle parking, use class of commercial/retail units 1-11, servicing arrangements including provision for recycling, height and footprint of plot U, heights within plots K, P and Q and detailed design and layout of St John's Street."

- 4) The following additional condition – "That any detailed or reserved matters applications shall give consideration to the principles outlined in the Caltongate Masterplan approved by the Planning Committee on 5 October 2006."
- 5) The following additional informative – "The building heights indicated, other than those reserved, are maxima, and are subject to acceptable architectural form, detailing and roofscape and to compliance with other policies and guidance."

(Reference – report by the Director of City Development, submitted.)

2 Applications

The Sub-Committee considered the remaining applications on the agenda.

Councillor Kate MacKenzie was heard as local ward member in respect of agenda item 3 (6 and 7 Brae Park).

Decision

To agree as detailed in the Appendix to this minute.

(Reference – reports by the Director of City Development, submitted.)

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APPENDIX

APPLICATIONS

(As referred to in item 2 of the foregoing minute)

Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
3	6 and 7 Brae Park (06/00903/FUL)	Erect dwelling house with integral double garage, fronting Braepark Road (as amended).	<p>1) Grant conditional planning permission subject to:</p> <p>a) the following additional condition – “The details and layout of the landscape treatment shall be submitted to and approved in writing by the Head of Planning and Strategy before work is commenced on the site;</p> <p>b) the following additional informative – “The development should comply with the Edinburgh Standards for Sustainable Buildings.”</p>

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
			2) That the Head of Planning and Strategy advise the applicants that the Sub-Committee would be likely to support an alternative application which proposed a high quality contemporary design.
4	Crewe Road North (North Campus Telford College) (05/02676/FUL)	Conversion of "B" listed building to residential use, construction of new extension and new build residential accommodation (as amended).	Continue, to ask the applicants to consider reducing the height of the seven storey elements at the south east corner of the site.
5	Land Between The Canongate, New Arthur Place, Viewcraig Street and The Pleasance (04/03450/OUT)	Mixed use redevelopment (Scheme 2).	Indicate intention to grant conditional outline planning permission, subject to: 1) A legal agreement. 2) The views of the Scottish Ministers.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
			<p>3) Condition 2 being adjusted to read as follows – “Before any work on the site is commenced, details of the undernoted reserved matters shall be submitted to and approved in writing by the planning authority; the submission shall be in the form of detailed plans, sections and elevations of the building(s). RESERVED MATTERS: residential unit number, type and tenure, architectural treatment including roof form and materials, number and allocation of underbuild car and cycle parking, use class of commercial/retail units 1-11,</p>

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
			<p>servicing arrangements including provision for recycling, height and footprint of plot U, heights within plots K, P and Q and detailed design and layout of St John's Street.</p> <p>4) The following additional condition – "That any detailed or reserved matters applications shall give consideration to the principles outlined in the Caltongate Masterplan approved by the Planning Committee on 5 October 2006."</p>

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
			<p>5) The following additional informative – “The building heights indicated, other than those reserved, are maxima, and are subject to acceptable architectural form, detailing and roofscape and to compliance with other policies and guidance.”</p> <p>(On a division, see item 1 of the foregoing minute).</p>
6	13 Merchiston Bank Gardens (06/04890/FUL)	Erection of double garage.	Grant planning permission.
7	Pipe Lane/Bridge Street/Harbour Road (06/04681/OUT)	Renewal of previous Planning Permission (03/01754/OUT).	Grant conditional outline planning permission subject to a legal agreement.
8	29-31 George Street (07/00321/LBC)	Internal refurbishment, replacement signage over entrance and installation of planters at entrance on existing stone plinths (latter element in retrospect).	Refuse listed building consent and authorise that enforcement action be taken to secure the removal of the planters and the restoration of the piers.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
9	38 (2F1) Rankeillor Street (07/00374/LBC)	Sub-divide lounge to form two bedrooms (in retrospect).	Refuse listed building consent and authorise that enforcement action be taken to secure the removal of the non-original partition in the front principal room and restoration of the architectural detail therein.

W2/PL/DQS210307/CR/CE