

Notice of Meeting and Agenda

Development Management Sub-Committee of the Planning Committee

Wednesday, 14 September 2011 at 10.00 a.m.
in the City Chambers, High Street, Edinburgh

1 Order of Business

Including any notices of motion and any other items of business submitted as urgent for consideration at the meeting.

Members must advise Committee Services by no later than 9 a.m. on the Tuesday preceding the meeting if they wish presentations on any item in Sections 1 or 2 of the Agenda (See contact details in the “notes” section at the end of this Agenda)

2 Declaration of Interests

Members should declare any financial and non-financial interests they have in the items of business for consideration at the meeting identifying the relevant agenda item and the nature of their interest.

Section 1 - General Applications and Miscellaneous Business

Note: in section 1, the recommendations by the Head of Planning or other Chief Officers detailed in their reports will be approved without debate unless the Clerk to the meeting indicates otherwise during “Order of Business” at Agenda Item 1 above.

- 3 **Ardshiel Avenue, Edinburgh (Former Drumbrae Primary School) -**
Erection of 60 bed residential care home (11/01814/FUL) – report by the Head of Planning (circulated)

It is recommended that this application be **GRANTED**.

- 4 63 Calton Road, Edinburgh (Proposed Telecommunications Cabinet 12 Metres West Of)** - 1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02464/FUL) – report by the Head of Planning (circulated)

It is recommended that this application be **GRANTED**.

- 5 Canaan Lane, Edinburgh (Proposed Replica Pole, Antenna And Cabinet)** - Erection of 15m tall replica telegraph pole to accommodate Vodafone/Telefonica antenna within GRP shroud plus ground level cabinet. (11/02413/FUL) – report by the Head of Planning (circulated)

It is recommended that this application be **GRANTED**.

- 6 7 - 9 Chamberlain Road, Edinburgh** - Single storey rear extension with hipped roof and infilling of recess at first floor level to rear. (11/01333/FUL) – report by the Head of Planning (circulated)

It is recommended that this application be **GRANTED**.

- 7 35 Cumberland Street, Edinburgh (Proposed Telecommunications Cabinet 15 Metres North Of)** - 1x DSLAM telecommunications broadband cabinet, 1408mm x 750mm x 407mm. (11/02493/FUL) – report by the Head of Planning (circulated)

It is recommended that this application be **GRANTED**.

- 8 41 Cumberland Street, Edinburgh (Proposed Telecommunications Cabinet 2 Metres North Of)** - 1 x DSLAM telecommunications broadband cabinet 1408mm x 750mm x 407mm. (11/02480/FUL) – report by the Head of Planning (circulated)

It is recommended that this application be **GRANTED**.

- 9 52 Drummond Street, Edinburgh (Proposed Telecommunications Cabinet 2 Metres North West Of)** - 1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02468/FUL) – report by the Head of Planning (circulated)

It is recommended that this application be **GRANTED**.

- 10 61 Dublin Street, Edinburgh (Proposed Telecommunications Cabinet 1 Metre North Of)** - 1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02474/FUL) – report by the Head of Planning (circulated)

It is recommended that this application be **GRANTED**.

- 11 36 East Claremont Street, Edinburgh (Proposed Telecommunications Cabinet 1 Metre North Of) - 1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02475/FUL) – report by the Head of Planning (circulated)**

It is recommended that this application be **GRANTED**.

- 12 70 East Claremont Street, Edinburgh (Proposed Telecommunications Cabinet 5 Metres East Of) - 1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02476/FUL) – report by the Head of Planning (circulated)**

It is recommended that this application be **GRANTED**.

- 13 24 East Court, Edinburgh (Land 40 Metres North West Of) - Erection of 2m high timber fence in East Court. (Retrospective application for temporary Planning Permission) (11/02312/FUL) – report by the Head of Planning (circulated)**

It is recommended that this application be **REFUSED AND ENFORCED**.

- 14 3 East Silvermills Lane, Edinburgh (Proposed Telecommunications Cabinet 16 Metres East Of) - 1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02465/FUL) – report by the Head of Planning (circulated)**

It is recommended that this application be **GRANTED**.

- 15 14 Eyre Place, Edinburgh (Proposed Telecommunications Cabinet 3 Metres West Of) - 1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02466/FUL) – report by the Head of Planning (circulated)**

It is recommended that this application be **GRANTED**.

- 16 10 Gayfield Street, Edinburgh (Proposed Telecommunications Cabinet 10 Metres East Of) - 1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02471/FUL) – report by the Head of Planning (circulated)**

It is recommended that this application be **GRANTED**.

- 17 3A Henderson Place, Edinburgh (Proposed Telecommunications Cabinet 1 Metres West Of) - 1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02472/FUL) – report by the Head of Planning (circulated)**

It is recommended that this application be **GRANTED**.

- 18 36 Howard Place, Edinburgh (Proposed Telecommunications Cabinet 2 Metres North Of)** - 1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02473/FUL) – report by the Head of Planning (circulated)

It is recommended that this application be **GRANTED**.

- 19 42 Howden Hall Road, Edinburgh** - The installation of 2.4m high security fencing within the rear garden of the property. (11/02479/FUL) – report by the Head of Planning (circulated)

It is recommended that this application be **GRANTED**.

- 20 9-11 Infirmary Street, Edinburgh (Proposed Telecommunications Cabinet 2 Metres South)** - 1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02469/FUL) – report by the Head of Planning (circulated)

It is recommended that this application be **GRANTED**.

- 21 The Jewel, Edinburgh (Proposed Monopole And Cabinets)** - Erection of 15m tall replica telegraph pole to accommodate Vodafone/Telefonica antenna within GRP shroud plus ground level cabinet. (11/02414/FUL) – report by the Head of Planning (circulated)

It is recommended that this application be **GRANTED**.

- 22 3 Lady Lawson Street, Edinburgh (Proposed Telecommunications Cabinet 2 Metres South West Of)** - 1x DSLAM telecommunications broadband cabinet, 1408mm x 750mm x 407mm (11/02481/FUL) – report by the Head of Planning (circulated)

It is recommended that this application be **GRANTED**.

- 23 1 Montgomery Street, Edinburgh (Proposed Telecommunications Cabinet 5 Metres South Of)** - 1x DSLAM telecommunications broadband cabinet, 1408mm x 750mm x 407mm. (11/02485/FUL) – report by the Head of Planning (circulated)

It is recommended that this application be **GRANTED**.

- 24 1 Nile Grove, Edinburgh** - Subdivision and change of use of church into two separate units. Unit 1 to be a 'sui generis' performing arts centre (as described in accompanying planning and design statement) and Unit 2 to be a restaurant (class 3). (11/01951/FUL) – report by the Head of Planning (circulated)

It is recommended that this application be **GRANTED**.

- 25 18 Old Tolbooth Wynd, Edinburgh (Proposed Telecommunications Cabinet 10 Metres South East Of) - 1x DSLAM telecommunications broadband cabinet, 1408mm x 750mm x 407mm. (11/02486/FUL) – report by the Head of Planning (circulated)**

It is recommended that this application be **GRANTED**.

- 26 Scotstoun Avenue, South Queensferry (Agilent Technologies) - Reference 06/00842/OUT variation of condition 1a to allow a further 3 years within an application for reserved matters to be submitted and condition 1b to allow a further 3 years within which the development should be commenced at AgilentTechnologies, Scotstoun Avenue, South Queensferry. (11/01162/FUL) – report by the Head of Planning (circulated)**

It is recommended that this application be **GRANTED**.

- 27 21 St John Street, Edinburgh (Proposed Telecommunications Cabinet 60 Metres South East Of) - 1x DSLAM telecommunications broadband cabinet, 1408mm x 750mm x 407mm. (11/02482/FUL) – report by the Head of Planning (circulated)**

It is recommended that this application be **GRANTED**.

- 28 33 St Mary's Street, Edinburgh (Proposed Telecommunications Cabinet 1 Metre East Of) - 1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02467/FUL) – report by the Head of Planning (circulated)**

It is recommended that this application be **GRANTED**.

Section 2 – Returning Applications

Note: these applications have been discussed previously by the Sub-Committee. The Sub-Committee instructed the Head of Planning to report on detailed reasons for refusal or on the conditions to be attached to approval.

- 29 64-84 Slateford Road, Edinburgh (Land To The Rear Of) - Proposed mixed use development comprising 16 flats, and 420 m2 office space, (amendment of application reference no 02/02290/ful) (10/02631/FUL) – report by the Head of Planning (circulated)**

It is recommended that this application be **GRANTED**.

Section 3 - Application/s for Hearing

None

Section 4 - Pre-Application Reports

Note: No decisions will be taken on these applications at this meeting. Following a presentation by the Head of Planning, members will have the opportunity to ask questions of the Head of Planning and indicate key issues they would like the applicants to consider in their eventual application/s. Members will not express a view on the merits of the proposal/s.

- 30 Report by the Head of Planning on a Possible Forthcoming Application by the City of Edinburgh Council for the Extension to the Park and Ride Facility at Land at Hermiston, 300 Riccarton Mains Road, Edinburgh – protocol note and report by the Head of Planning (circulated)**
- 31 Report by the Head of Planning on a Possible Forthcoming Application by the P2 Partnership and Hillcrest HA for Proposed Phase 1 of a Mixed Use Development Site Providing 220-240 Mixed Tenure Residential Flats at Land at South Forth Street/Graham Street – protocol note and report by the Head of Planning (circulated)**

Section 5 – Returning Applications following Site Visit

None

Section 6 - Applications for Detailed Presentation

Note: The Head of Planning has identified the following applications for detailed presentation to the Sub-Committee. A decision to grant, to refuse or to continue consideration will be made following the presentation and discussion on each item.

- 32 4 East Suffolk Road, Edinburgh (St Margaret's School) - Change of use from school to care home with extensions (11/02170/FUL) – report by the Head of Planning (circulated)**

It is recommended that this application be **GRANTED**.

- 33 St Mary's Place Lane (Land At) - Erect two single storey domestic garages (with activity space for chairbound disabled users) for the parking of private motor vehicles (11/01579/FUL) – report by the Head of Planning (circulated)**

It is recommended that this application be **GRANTED**.

Alastair Maclean
Head of Legal and Administrative Services

Membership	Councillor Lowrie (Convener)	Councillor Morris
	Councillor Blacklock	Councillor Mowat
	Councillor Burgess	Councillor Munn
	Councillor Child	Councillor Paisley
	Councillor Coleman	Councillor Peacock
	Councillor McIvor	Councillor Rose
	Councillor McKay	Councillor Thomas
	Councillor Milligan	

Notes:-

General

- 1 All members of the Council have been notified of the publication of this agenda. Any member is invited to attend the meeting if an item raises a local issue affecting their ward. Members must advise Committee Services (Lesley Birrell or Hannah Scott, extensions 4240/4121, Lesley.birrell@edinburgh.gov.uk or hannah.scott@edinburgh.gov.uk) by no later than 9 am on the Tuesday preceding the meeting if they wish to be heard.
- 2 A summary of the recommendations on each planning application is shown on the agenda. Please refer to the circulated reports by the Head of Planning or other Chief Officers for full details.
- 3 Letters of comments received on the above applications are available to members in Group Rooms and to the public at the Main Reception, Quadrangle, City Chambers, High Street and front counter, Waverley Court, 4 East Market Street.
- 4 Online Services - Planning applications can be viewed online by going to www.edinburgh.gov.uk/planning . The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to www.edinburgh.gov.uk/meetings . Elected members and officers of the Council can also view them by going to the Orb and selecting Council Papers Online.

- 5 If you have any questions about the agenda or meeting arrangements, please contact Lesley Birell or Hannah Scott, extensions 4240/4121, Lesley.birrell@edinburgh.gov.uk or hannah.scott@edinburgh.gov.uk, Committee Services, City of Edinburgh Council, City Chambers, High Street, Edinburgh EH1 1YJ;

The following notes are intended as a guide for members of the public

- 6 Members of the Sub-Committee can ask for an item in Sections 1, 2 and 5 of the Agenda to be presented more fully to the meeting in Section 6. The Clerk will report this under "Order of Business" and the report will be discussed later in the meeting.
- 7 Members of the Council who are not members of the Sub-Committee can ask to attend the meeting and speak on an application if the development is located in their Council ward. The Clerk will report this under "Order of Business" and the report will be dealt with after Section 3 of the Agenda.
- 8 Only elected members and officers of the Council may speak at the meeting unless the item is shown as a Hearing. For Hearings, the list of individuals and/or organisations invited to speak at the meeting will be detailed in the relevant report. The Development Management Sub-Committee does not hear deputations on planning applications.
- 9 For the majority of planning applications, the decision rests with the Development Management Sub-Committee. The Sub-Committee only makes recommendations to the full Council on national/major planning applications, as defined in legislation. Reports on that type of application, which require a "pre-determination hearing", will explain the process

 Please recycle this paper