

## Notice of Meeting and Agenda

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### Development Management Sub-Committee of the Planning Committee

Wednesday 23 November 2011 at 9.30 am  
in the City Chambers, High Street, Edinburgh

PLEASE NOTE START TIME
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#### 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 9.00am 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      **1 Bingham Avenue, Edinburgh (Lismore Primary School)** - erection of a new single storey respite care centre on the site of the former Lismore Primary School (as amended) (11/03032/FUL) – report by the Head of Planning (circulated)

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

- 4**      **140, 142, 146 Canongate, Edinburgh (Museum Of Edinburgh)** - alterations to frontage (as amended) (11/02673/FUL) – report by the Head of Planning (circulated)

It is recommended that the Sub-Committee issue a **MIXED DECISION** to part-approve and part-refuse this application.

- 5**      **3, 5-7 Cathedral Lane, Edinburgh** - demolition of existing toilet block. Proposed 2 no substations and rebuilding of existing retaining wall (11/03129/FUL) – report by the Head of Planning (circulated)

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

- 6**      **GF 107 Charterhall Grove, Edinburgh** - vary condition 1 under section 42 for application 06/02729/FUL to extend the consent for a further 3 years (11/02488/FUL) – report by the Head of Planning (circulated)

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

- 7**      **52A-D and 60-92 Gracemount Drive, Edinburgh (Proposed Street Renaming and Renumbering)** – report by the Head of Planning (circulated)

- 8**      **70 Great Junction Street, Edinburgh** - variation to amend planning consent (06/05135 and 10/01553) to change the use of 2 retail units to form 2 residential units, change the use of the commercial space from class 1 retail to class 4 office, relocate pend, minor changes to stair and roof and reduce car parking (11/02796/FUL) – report by the Head of Planning (circulated)

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

- 9**      **11 Mackenzie Place, Edinburgh (Land 63 Metres Northeast Of)** - erect hut and fences around allotment site. (11/02063/FUL) – report by the Head of Planning (circulated)

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

- 10**     **51-53 Newhaven Place, Edinburgh** - proposed three storey extension to existing hotel to provide an additional 53 bedrooms with associated alterations to car parking and landscaping. (11/02317/FUL) – report by the Head of Planning (circulated)

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

- 11**     **9-21 Salamander Place, Edinburgh** - mixed use development for residential, class 4, open spaces, formation of new roads/access car and cycle parking and landscaping. (as amended to exclude land for future community fire station) (07/03238/FUL) – report by the Head of Planning (circulated)

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

- 12**     **21 Seafield Road East, Edinburgh** - proposed slipway for Hovercraft with associated pedestrian ramp, waiting room and car park (09/03359/FUL) – report by the Head of Planning (circulated)

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

- 13**     **52 Shandwick Place, Edinburgh** - change of use to Class 3 restaurant and erection of external flue (as amended) (11/02661/FUL) – report by the Head of Planning (circulated)

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

- 14**     **22D Southhouse Broadway, Edinburgh** - new build two storey special needs housing block with two individual flats within with both communal and private garden areas (11/03021/FUL) – report by the Head of Planning (circulated)

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

- 15**     **4, 4A West Park Place, Edinburgh** - redevelopment of site for purpose-built student housing and associated facilities including cycle parking and landscaping (as amended) (11/02165/FUL) – report by the Head of Planning (circulated)

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

## **Section 2 – Returning Application**

**Note: This application has been discussed previously by the Sub-Committee. The Sub-Committee, on 9 November 2011, indicated that they were minded to refuse planning permission and continued consideration of the application for the Head of Planning to report further on detailed reasons for refusal.**

- 16**     **57 Constitution Street, Edinburgh** - change of use from offices and surgery to guesthouse (as amended) (11/01867/FUL) – report by the Head of Planning (circulated)

The Sub-Committee is minded to **REFUSE** planning permission.

### **Section 3 - Applications for Hearing**

**Note:** The Head of Planning has identified the following applications as meeting the criteria for Hearings. There will be two separate hearings. The protocol note by the Head of Legal and Administrative Services sets out the procedure to be followed in each case.

- 17**     **104 Newcraighall Road (Land 263 Metres South Of) (Newcraighall East)** - planning permission in principle for new housing, local mixed use facilities together with open space, access and services, infrastructure, landscape and footpath/cycle provision (10/03506/PPP) – protocol note and report by the Head of Planning (circulated)

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

- 18**     **103 Newcraighall Road (Land 335 Metres Southwest Of) (Newcraighall North)** - development including new housing, potential mixed-use facilities, open space, access and services infrastructure (10/03449/PPP) – protocol note and report by the Head of Planning (circulated)

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

### **Section 4 - Pre-Application Reports**

None.

### **Section 5 – Returning Applications following Site Visit**

**Note:** This application has been discussed at a previous meeting of the Sub-Committee and was continued to allow members to visit the site.

- 19**     **4A Fettes Row, Edinburgh** - proposed mews dwelling house. (11/02306/FUL) – report by the Head of Planning (circulated)

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

### **Section 6 - Applications for Detailed Presentation**

None.

**Carol Campbell**  
Acting Head of Legal and Administrative Services

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<b>Membership</b>	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 (David Emerson/Lesley Birrell), ☎ 529 4230 / 529 4240, [david.emerson@edinburgh.gov.uk](mailto:david.emerson@edinburgh.gov.uk) / [lesley.birrell@edinburgh.gov.uk](mailto:lesley.birrell@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](http://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](http://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 David Emerson or Lesley Birrell ☎ 529 4230 / 529 4240, [david.emerson@edinburgh.gov.uk](mailto:david.emerson@edinburgh.gov.uk) / [lesley.birrell@edinburgh.gov.uk](mailto:lesley.birrell@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 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.

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