

Notice of Meeting and Agenda

Development Management Sub-Committee of the Planning Committee

Wednesday 7 March 2012 at 10.00am
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 Section 1 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 **7 Bellfield Street, Edinburgh** - Installation of three conservation type rooflights on the front roof plane and three conservation type rooflights on the rear roof plane (as amended) (11/04102/FUL) – report by the Head of Planning (circulated)

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

- 4** **13 Buckstone Road, Edinburgh** - Proposed single storey flat roof extension, to the rear of the existing two storey detached dwelling (11/04061/FUL) – report by the Head of Planning (circulated)

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

- 5** **194 Fountainbridge (Land Adjacent To)** - S42 application to vary condition 10 of application 05/00106/OUT (11/03648/FUL) – report by the Head of Planning (circulated)

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

- 6** **52 Grange Loan, Edinburgh (Telecoms Apparatus 22 Metres Southeast Of)** - Installation of 1 no BT DSLAM cabinet measuring 1308mm (H) x 750mm (W) x 407mm (D) (as amended) (11/03811/FUL) – report by the Head of Planning (circulated)

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

- 7** **57 Lauderdale Street, Edinburgh (James Gillespie's High School)** - Construction of temporary decant buildings and relocation of services (11/03002/FUL) – report by the Head of Planning (circulated)

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

- 8** **9 Newhaven Road, Edinburgh** - Proposed residential development including commercial space (11/02671/FUL) – report by the Head of Planning (circulated)

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

- 9** **1 Royal Terrace Gardens, Edinburgh** - The application is to extend the opening hours for a proposed restaurant (11/03934/FUL) – report by the Head of Planning (circulated)

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

- 10** **West Calder, West Lothian (Land At 4km To South Of)** - Application for consent under Section 36 of the Electricity Act 1989 (12/00471/SGC) – report by the Head of Planning (circulated)

It is recommended that the Council **RAISE OBJECTIONS TO THIS CONSULTATION**.

Section 2 – Returning Application

Note: This application has been discussed previously by the Sub-Committee. The Sub-Committee instructed the Head of Planning to report back as detailed below.

- 11** **57 Bryce Road, Currie – (Telecomms Mast 22 Metres South Of) –**
Erection of 12.5m tall replica telegraph pole to accommodate Vodafone and Telefonica antenna with GRP shroud plus 1 ground level cabinet (11/03112/FUL) – report by the Head of Planning (circulated)

Note: The Sub-Committee, on 22 February 2012, indicated they were minded to refuse the application and asked the Head of Planning to report back with reasons.

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.

- 12** **Land at 95 Baird Road, Ratho – Report by the Head of Planning on a Forthcoming Application by A and D Brewster for a Care Home and Lodges** - protocol note and report by the Head of Planning (circulated)
- 13** **Land at 562 Queensferry Road, Edinburgh (Former Barnton Hotel) - Report by the Head of Planning on a Forthcoming Application by McCarthy and Stone for 9 Flats within Former Hotel plus a Care Home –** protocol note and report by the Head of Planning (circulated)

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.

- 14** **28 Frogston Road West, Edinburgh** – Change of use from a private residential house to a children’s day nursery (11/03606/FUL) – report by the Head of Planning (circulated)

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

Note: The Sub-Committee, on 1 February 2012, continued consideration of this application for a site visit.

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.

- 15** **Charlotte Square, Edinburgh (Roads And Footpaths Enhancement)** - Improvements to the public realm around Charlotte Square North, South and West streets, including the rationalisation of the carriage way and subsequent creation of a new pedestrian space, Proposals include the installation of new hard surfaces, lighting columns, signage and street furniture (11/03716/FUL) – report by the Head of Planning (circulated)

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

Note: The Sub-Committee, on 22 February 2012, continued this application to allow the Charlotte Square Traffic Management Study – Final Draft to be circulated to members for information.

- 16** **396 Gorgie Road, Edinburgh** - Demolition of all existing buildings on site and erection of a 318-bedroom, student accommodation development incorporating retail and office use (as amended) (11/02827/FUL) – report by the Head of Planning (circulated)

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

- 17 1A Old Liston Road, Newbridge** - Application for outline planning permission for proposed demolition of existing buildings and redevelopment of site to provide new residential development including family and affordable housing, residential care home, public transport facilities, community recycling facilities, new access roads, car parking, footpaths and cycleways, public park, open space, landscaping and other ancillary community facilities (07/04646/OUT) – report by the Head of Planning (circulated)

Note: The Sub-Committee, on 12 November 2008, indicated that it was minded to grant planning permission for the development subject to being satisfied on appropriate conditions and any reserved matters for the consent and the terms of the legal agreements required.

Carol Campbell
Acting 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 McKay	Councillor Rose
Councillor McIvor	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 ☎ /529 4240/4121, lesley.birrell@edinburgh.gov.uk / 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 Birrell or Hannah Scott ☎ 529 4240/4121, lesley.birrell@edinburgh.gov.uk / 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 and 2 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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