

## Notice of Meeting and Agenda

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

Wednesday 21 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 **126 Balgreen Road, Edinburgh (Telecomms Mast 36 Metres Southeast Of)** - Erection of 12.8m tall monopole supporting Vodafone/Telefonica antenna within GRP shroud, 1 300mm transmission dish plus 1 ground level cabinet (12/00231/FUL) – report by the Head of Planning (circulated)

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

- 4**     **26, 28A, 29, 32, 33 Beaverbank Place, 11 Logie Green Road, Edinburgh** - Planning application for the change of use of 299 sqm of class 4 office accommodation to a gym/fitness centre located in Block C on Beaverbank Place (11/04124/FUL) – report by the Head of Planning (circulated)

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

- 5**     **44 Bigger Road (Telecomms Mast 42 Metres Southeast Of)** - Proposed telecommunications installation (12/00131/FUL) – report by the Head of Planning (circulated)

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

- 6**     **155-159 Bruntsfield Place, Edinburgh** - Signage to front and side elevations (12/00405/ADV) – report by the Head of Planning (circulated)

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

- 7**     **61 Gamekeeper's Road, Edinburgh (Telecomms Mast 55 Metres Southeast Of)** - Erection of 15m tall monopole supporting Telefonica antenna within GRP shroud, one 300mm transmission dish plus 2 ground level equipment cabinets (1 for future use) and ancillary development (12/00219/FUL) – report by the Head of Planning (circulated)

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

- 8A**    **189 Morrison Street, Edinburgh** - Application to discharge the existing Section 75 agreement (12/00112/OBL) – report by the Head of Planning (circulated)

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

- 8B**    **189 Morrison Street, Edinburgh** - Application to discharge the existing Section 75 agreement (12/00353/OBL) – report by the Head of Planning (circulated)

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

- 9**     **21-39 Muirhouse Parkway, Edinburgh** - Demolition of 2nr residential blocks and redevelopment of site for housing in conjunction with wider masterplan for site identified in application 10/01273/PPP (12/00357/PPP) – report by the Head of Planning (circulated)

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

- 10**     **4-5 Parsons Green Terrace, Edinburgh** - Change of Use to form hot food take away from butchers shop (12/00289/FUL) – report by the Head of Planning (circulated)

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

- 11**     **4 Saxe-Coburg Place** - Removal of offshoot extension to rear, erection of single storey extension to rear, (as amended) (11/03308/FUL) – report by the Head of Planning (circulated)

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

- 12**     **4 Saxe-Coburg Place, Edinburgh** - Internal alterations to dwelling, removal of offshoot extensions to rear, erection of single storey extension to rear (as amended) (11/03310/LBC) – report by the Head of Planning (circulated)

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

- 13**     **34 St Mary's Street, Edinburgh** - Change of use from print workshop to restaurant, alterations to front elevation (11/03625/FUL) – report by the Head of Planning (circulated)

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

- 14**     **West Colzium, West Lothian (Land At)** - S36 Application for consent to construct and operate the Fauch Hill wind farm together with ancillary infrastructure (12/00469/SGC) – report by the Head of Planning (circulated)

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

## **Section 2 – Returning Application**

**None.**

## **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.

- 15 **North Fort Street, Edinburgh – Report by the Head of Planning on a Forthcoming Application by the City of Edinburgh Council for Residential Use** - protocol note and report by the Head of Planning (circulated)
- 16 **22-24 Orwell Terrace, Edinburgh - Report by the Head of Planning on a Forthcoming Application by Cityheart Ltd for a Student Residential Development Incorporating Ancillary Elements and Associated Amenity Space** – 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.

- 17 **7-8 Clifton Terrace, Edinburgh** - Change of use and extension to existing office building to form a 179 bedroom hotel and retail (class uses 1, 2 & 3), 2 separate dwellinghouses to rear and demolition of existing car parking deck (as amended) (11/03792/FUL) – report by the Head of Planning (circulated)

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

- 18 **1 Slateford Road, Edinburgh (Unit 13)** - Full application for mixed use development including managed student flats for rent and residential properties for sale, access, landscaping and ancillary works (11/01669/FUL) – report by the Head of Planning (circulated)

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

**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, Stephen Broughton or Blair Ritchie ☎ /529 4261/4085, [stephen.broughton@edinburgh.gov.uk](mailto:stephen.broughton@edinburgh.gov.uk)/[blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@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 Stephen Broughton or Blair Ritchie ☎ 529 4261/4085, [stephen.broughton@edinburgh.gov.uk](mailto:stephen.broughton@edinburgh.gov.uk)/[blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@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 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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