

Committee Minutes

Development Management Sub-Committee of the Planning Committee

Edinburgh, 21 March 2012

Present:- Councillors Lowrie (Convener), Blacklock, Burgess, Child, McKay, McIvor, Milligan, Morris, Mowat, Munn, Paisley, Peacock and Thomas.

Also Present:- Councillors Burns, Buchan, McInnes and Tymkewycz.

1 Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications and pre applications Sections 1, 4 and 6 of the agenda.

Councillor McInnes was heard as a local ward member in respect of agenda item 6, 155 – 159 Bruntsfield Place, application 12/00405/ADV.

Councillor Tymkewycz was heard as a local ward member in respect of agenda item 10, 4 – 5 Parsons Green Terrace, application 12/00289/FUL.

Decision

To determine the reports as detailed in the appendix to this minute.

(Reference – reports by the Head of Planning, submitted.)

2 1 Slateford Road, Edinburgh (Unit 13)(Agenda Item 18)

The Sub-Committee considered an application no. (11/01669/FUL) for mixed use development including managed student flats for rent and residential properties for sale, access, landscaping and ancillary works.

The Head of Planning gave details of the application and the planning considerations involved and recommended that the Sub-Committee grant the application.

Councillors Buchan and Burns were heard as local ward members.

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Motion

To grant planning permission subject to the conditions and informatives and a legal agreement as detailed in the report by the Head of Planning.

- moved by Councillor Lowrie, seconded by Councillor McIvor.

Amendment

- 1) To indicate intention to refuse planning permission for the reasons that the development would constitute overdevelopment of the site by way of massing and scale and would have an inappropriate access from Slateford Road.
- 2) The Head of Planning to report back on the reasons for refusal.

- moved by Councillor Milligan, seconded by Councillor Mowat

Voting

For the motion 5 votes
For the amendment 7 votes

Decision

- 1) To indicate intention to refuse planning permission for the reasons that the development would constitute overdevelopment of the site by way of massing and scale and would have an inappropriate access from Slateford Road.
- 2) The Head of Planning to report back on the reasons for refusal.

(Reference – report by the Head of Planning, submitted)

3 34 St Mary's Street (Agenda Item 13)

The Sub-Committee considered an application no. (11/03625/FUL) for change of use from print workshop to restaurant and alterations to the front elevation

The Head of Planning gave details of the application and the planning considerations involved and recommended that the Sub-Committee grant the application.

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Motion

To grant the application subject to conditions and informatives as detailed in the report by the Head of Planning.

- moved by Councillor Lowrie, seconded by Councillor Thomas.

Amendment

- 1) To indicate intention to refuse planning permission for the reasons that there was underprovision of class 4 premises in the area and the loss of this use in this location would have an adverse effect on the sustainability of small businesses in the area.
- 2) The Head of Planning to report back on the reasons for refusal.

- moved by Councillor Mowat, seconded by Councillor Peacock

Voting

For the motion 4 votes
For the amendment 2 votes

Decision

To grant the application subject to conditions and informatives as detailed in the report by the Head of Planning.

(Reference – report by the Head of Planning, submitted)

4 West Colzium, West Lothian (Land At) (Agenda Item 14)

The Head of Planning gave details of a Scottish Government consultation no (12/00469/SGC) for an S36 application to construct and operate the Fauch Hill Wind Farm together with ancillary infrastructure.

The Head of Planning gave details of the application and the planning considerations involved and recommended that the Council raise objections to this consultation.

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Motion

To raise objections to the consultation for the reasons detailed in the report by the Head of Planning.

- moved by Councillor Mowat, seconded by Councillor McKay.

Amendment

Not to object to the consultation but to raise the concerns detailed in the report by the Head of Planning with the determining authority.

- moved by Councillor Burgess, seconded by Councillor Munn.

Voting

For the motion 5 votes
For the amendment 2 votes

Decision

To raise objections to this consultation for the reasons detailed in the report by the Head of Planning.

(Reference – report by the Head of Planning, submitted)

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APPLICATIONS

Note: Detailed conditions/reasons for the following decisions are contained in the statutory planning register.

[\(Control click on the report references to view the reports for this meeting\)](#)

Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
Item 3 - 126 Balgreen Road	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)	To REFUSE planning permission for the reasons detailed in the report by the Head of Planning.
Item 4 - 26,28A,29, 32, 33 Beaverbank Place, 11 Logie Green Road	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)	1. To GRANT planning permission subject to conditions and informatives as detailed in the report by the Head of Planning. 2. To amend condition 5 to; the hours of operation shall be restricted to 0600 to 2200 hours Monday to Sunday.
Item 5 - 44 Bigger Road	Proposed telecommunications installation (12/00131/FUL)	To GRANT planning permission subject to conditions and informatives as detailed in the report by the Head of Planning.
Item 6 - 155 - 159 Bruntsfield Place	Signage to front and side elevations (12/00405/ADV)	To GRANT advertisement consent subject to conditions and informatives as detailed in the report by the Head of Planning.

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Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
<p>Item 7 - 61 Gamekeeper's Road</p>	<p>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)</p>	<p>To GRANT planning permission subject to conditions and informatives as detailed in the report by the Head of Planning.</p>
<p>Item 8A - 189 Morrison Street</p>	<p>Application to discharge the existing Section 75 agreement (12/00112/OBL)</p>	<p>GRANTED</p>
<p>Item 8B - 189 Morrison Street</p>	<p>Application to discharge the existing Section 75 agreement (12/00353/OBL)</p>	<p>GRANTED.</p>
<p>Item 9 - 21 - 39 Muirhouse Parkway</p>	<p>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)</p>	<p>To GRANT planning permission in principle subject to conditions and informatives as detailed in the report by the Head of Planning.</p>
<p>Item 10 - 4 - 5 Parsons Green Terrace</p>	<p>Change of Use to form hot food take away from butchers shop (12/00289/FUL)</p>	<p>1) To indicate intention to REFUSE planning permission for the reasons that it was an inappropriate development at this location as it would be detrimental to residential amenity.</p> <p>2) The Head of Planning to report back on the reasons for refusal.</p>

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Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
Item 11 - 4 Saxe-Coburg Place	- Removal of offshoot extension to rear, erection of single storey extension to rear, (as amended) (11/03308/FUL)	To GRANT planning permission subject to the informative detailed in the report by the Head of Planning.
Item 12 - 4 Saxe-Coburg Place	Internal alterations to dwelling, removal of offshoot extensions to rear, erection of single storey extension to rear (as amended) (11/03310/LBC)	To GRANT listed building consent subject to notification to the Scottish Ministers prior to determination and an informative as detailed in the report by the Head of Planning.
Item 13 - 34 St Mary's Street	Change of use from print workshop to restaurant, alterations to front elevation (11/03625/FUL)	To GRANT planning permission subject to conditions, and an informative as detailed in the report by the Head of Planning. (on a division).
Item 14 - West Colzium, West Lothian	S36 Application for consent to construct and operate the Fauch Hill wind farm together with ancillary infrastructure (12/00469/SGC)	To Raise Objection to this consultation for the reasons detailed in the report by the Head of Planning. (on a division).
Item 15 - North Fort Street	Report by the Head of Planning on a Forthcoming Application by the City of Edinburgh Council for Residential Use	1. To note the key issues as described in the report. 2. To also include that full details of materials to be provided.

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Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
<p>Item 16 - 22 - 24 Orwell Terrace</p>	<p>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</p>	<p>To note the key issues as described in the report.</p>
<p>Item 17 - 7-8 Clifton Terrace</p>	<p>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)</p>	<p>To GRANT planning permission subject to conditions, reasons, a legal agreement and with informatives as detailed in the report by the Head of Planning.</p>
<p>Item 18 - 1 Slateford Road</p>	<p>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)</p>	<p>1) To indicate intention to REFUSE planning permission for the reasons that the development would constitute overdevelopment of the site by way of massing and scale and would have an inappropriate access from Slateford Road.</p> <p>2) The Head of Planning to report back on the reasons for refusal.</p> <p style="text-align: center;">(on a division)</p>