

Notice of Meeting and Agenda

Development Management Sub-Committee of the Planning Committee

Wednesday, 24 October 2012 at 10.00 am
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.

Any member of the Council can request a hearing if an item raises a local issue affecting their ward and members of the Sub-Committee can request a presentations on any item in Sections 1 or 2 of the Agenda. Members must advise Committee Services by no later 9.00 a.m. on the Tuesday preceding the meeting of their request (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 **3 Belhaven Terrace, Edinburgh** (land 8 metres NE of) - Install 1 x DSLAM telecoms cabinet measuring 1300mm x 800mm x 450mm. (12/03121/FUL) – report by the Head of Planning and Building Services (circulated)

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

- 4** **14, 16-18 Bothwell Street, Edinburgh** - Demolition of existing warehouse buildings and subsequent residential development with associated car parking and public realm (12/01212/FUL) - report by the Head of Planning and Building Services (circulated)

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

- 5** **30 Brighton Place, Edinburgh** (23 metres SE of) - Install 1 x DSLAM telecoms cabinet measuring 1408mm x 750mm x 407mm (12/03119/FUL) - report by the Head of Planning and Building Services (circulated)

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

- 6** **135 Comiston Road, Edinburgh** - Change of use from shop to tearoom (class 3) (12/03216/FUL) - report by the Head of Planning and Building Services (circulated)

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

- 7** **44 Dumbryden Drive, Edinburgh** - Proposed annex to existing building to create new office space (12/02640/FUL) - report by the Head of Planning and Building Services (circulated)

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

- 8** **Easter Drylaw Park/Easter Drylaw Drive, Edinburgh** - Development of in situ concrete neighbourhood skatepark on the site of the existing BMX track in Easter Drylaw Park for recreational use by skateboarders, in-line skaters and BMX bikers of all ages and abilities (12/03129/FUL) - report by the Head of Planning and Building Services (circulated)

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

- 9** **16 Greendykes Road, Edinburgh** - Relocation of proposed access road to site and amended drainage details (12/02756/FUL) - report by the Head of Planning and Building Services (circulated)

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

- 10** **Harlaw Reservoir, Balerno** - The re-use, re-construction and operation of micro-hydro power generation facilities (12/00001/FUL) - report by the Head of Planning and Building Services (circulated)

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

- 11(a) 34 Midmar Drive, Edinburgh** - Demolish existing one-and-a-half storey house (12/02858/FUL) - report by the Head of Planning and Building Services (circulated)

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

- 11(b) 34 Midmar Drive, Edinburgh** - Demolish existing one-and-a-half storey house (12/02859/CON) - report by the Head of Planning and Building Services (circulated)

It is recommended that this application be **Minded to GRANT**.

- 12 Fort Primary School, North Fort Street, Edinburgh** - Change of use from primary school to office space - nursery to remain as existing (12/02359/FUL) - report by the Head of Planning and Building Services (circulated)

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

- 13 3 Pittville Street, Edinburgh** (20 metres south of) - Install 1x DSLAM telecoms cabinet measuring 1408mm x 750mm x 407mm. (12/03123/FUL) - report by the Head of Planning and Building Services (circulated)

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

- 14 1 Rosefield Avenue, Edinburgh** (20 metres north of) - Install 1 x DSLAM telecoms cabinet measuring 1408mm x 750mm x 407mm (12/03120/FUL) - report by the Head of Planning and Building Services (circulated)

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

- 15 11 Rosefield Street, Edinburgh** - Demolition of existing dwelling and construction of new dwelling (12/02811/FUL) - report by the Head of Planning and Building Services (circulated)

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

Section 2 – Returning Applications

- 16(a) 37 Cammo Road, Edinburgh** - Removal of existing buildings for the erection of 2 private residential dwelling houses and associated ancillary accommodation. (12/01746/FUL) – report by the Head of Planning and Building Services, with addendum (circulated)

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

- 16(b) 37 Cammo Road, Edinburgh** - Removal of existing buildings at Cammo Home Farm for a new residential development (2 units). (12/01748/LBC) – report by the Head of Planning and Building Services, with addendum (circulated)

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

- 17 454 (Unit 1) Gorgie Road, Edinburgh** - Change of use from car showroom to retail including removal of existing forecourt canopies and alterations to external elevations and creation of a vehicular access. (12/00650/FUL) – report by the Head of Planning and Building Services, with addendum (circulated)

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

- 18 156 Saughton Road North, Edinburgh** - Change of use from Class 1 Retail to Hot Food Takeaway (12/02227/FUL) – report by the Head of Planning and Building Services, with addendum (circulated)

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

Section 3 - Applications for Hearing

Note: The Head of Planning has identified the following application/s as meeting the criteria for Hearings.

(None)

Section 4 - Pre-Application Report

- 19 4 Seafield Street, Edinburgh** (former Eastern General Hospital site) – Forthcoming application by Hillcrest Housing Association Ltd for residential development – protocol note and report by the Head of Planning and Building Services (circulated)

Section 5 – Returning Applications following Site Visit

Note: These applications have been discussed at a previous meeting of the Sub-Committee and were continued to allow members to visit the sites.

(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.

- 20 Greendykes Road, Edinburgh** - Residential development including detailed site layout plan showing position of buildings, roads, footpaths, parking areas, cycle parking, walls, fences, landscaping, details of existing and finished levels, flood attenuation details (matters listed in conditions 3, 5(i), (iii), (v) of planning consent 07/01644/OUT) (Application no. 12/01109/AMC) - report by the Head of Planning and Building Services (circulated)

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

Carol Campbell
Acting Head of Legal, Risk and Compliance

Membership	Councillor Perry (Convener)	Councillor Griffiths
	Councillor Howat (Vice-Convener)	Councillor Heslop
	Councillor Bagshaw	Councillor McVey
	Councillor Blacklock	Councillor Milligan
	Councillor Brock	Councillor Mowat
	Councillor Cairns	Councillor Rose
	Councillor Child	Councillor Ross
	Councillor Dixon	

Notes: General-

- 1 All members of the Council have been notified of the publication of this agenda. Any member can request a hearing if an item raises a local issue affecting their ward. Members must advise Committee Services, by no later than 9 am on the Tuesday preceding the meeting if they wish to be heard (Committee Services: D Emerson 📞 0131 529 4230 e-mail david.emerson@edinburgh.gov.uk).
- 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 Online Services - Planning applications can be viewed online by going to www.edinburgh.gov.uk/planning . This includes letters of comments received on the above applications, and other information about the plans - available to view under 'Planning and Building Services online services' (then under the specific planning application reference number). The undernoted link can be followed to access the web-page:

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/search.do?action=simple&searchType=Application>

- 4 A copy of the agenda and papers for this meeting will be available for inspection prior to the meeting at the main reception office, City Chambers, High Street, Edinburgh.
- 5 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.
- 6 If you have any questions about the agenda or meeting arrangements, please contact D Emerson ☎ 0131 529 4230, e-mail david.emerson@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

- 7 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.
- 8 Members of the Council who are not members of the Sub-Committee can make a request for an application to be considered by means of a ‘hearing’, in order to speak on an application if the development is located in their Council ward. The Clerk will report this under “Order of Business” prior to the Sub-Committee considering the request. Otherwise, ward members are not permitted to speak on applications at the meeting.
- 9 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.
- 10 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.