

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday, 5 December 2012

Dean of Guild Room, City Chambers, High Street, Edinburgh

This is a public meeting and members of the public are welcome to attend.

Contact

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1. Order of business

- 1.1 Including any notices of motion and any other items of business submitted as urgent for consideration at the meeting.
- 1.2 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 presentation on any item in part 3 of the agenda. Members must advise Committee Services of their request by no later than 9.00 am on the Tuesday preceding the meeting (see contact details in the further information section at the end of this agenda).

2. Declaration of interests

- 2.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

3. General Applications and Miscellaneous Business

The recommendations by the Acting Head of Planning and Building Standards 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 2 Brunstane Road North, Edinburgh (Telecoms Apparatus 14 Metres West Of) – Install 1 x DSLAM Telecoms Cabinet measuring 1408mm x 750mm x 407mm (12/03702/FUL) – report by the Acting Head of Planning and Building Standards (circulated).

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

- 3.2 36 Clerwood Terrace, Edinburgh – Material variation to planning permission 04/03378/FUL to provide 11 additional residential units and vary approved house types. (12/03114/FUL) – report by the Acting Head of Planning and Building Standards (circulated).

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

- 3.3 89 Duke Street, Edinburgh – Change the use of consented office conversion to 9 dwellings and alteration and sub-division to form 5 new dwellings, demolition of 3 outbuildings and ancillary building in former playground/car park (12/03091/FUL) – report by the Acting Head of Planning and Building Standards (circulated).

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

- 3.4 Harvest Road, Newbridge (Land 46 Metres East Of Norton Cottage Hillend) – Application in principle for the erection of one house. (12/03282/PPP) – report by the Acting Head of Planning and Building Standards (circulated).

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

- 3.5 77, 79 Howden Hall Road, Edinburgh - Change of use from dwelling house and workshop into house of multiple occupation. (12/03613/FUL) – report by the Acting Head of Planning and Building Standards (circulated).

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

- 3.6 Melville Drive, Edinburgh (East Meadows Pavilion) – The installation of floodlighting to 6 of the existing 16 tennis courts, part change of use of the existing pavilion building to provide a takeaway food and drink operation and external alterations including formation of a ramped access (12/03076/FUL) – report by the Acting Head of Planning and Building Standards (circulated).

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

- 3.7 12 Victor Park Terrace, Edinburgh – Removal of existing double glazed windows from the front and rear elevations and their replacement with white upvc, 'A' rated double glazed windows. (12/03720/CLP) – report by the Acting Head of Planning and Building Standards (circulated).

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

- 3.8 1 West Cherrybank, Edinburgh (Telecomms Apparatus 21 Metres West Of) – Install 1 x DSLAM Telecom Cabinet measuring 1408mm x 750mm x 407mm (12/03591/FUL) – report by the Acting Head of Planning and Building Standards (circulated).

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

4. Returning Application

These applications have been discussed previously by the Sub-Committee. The Sub-Committee instructed the Acting Head of Planning and Building Standards to report on detailed reasons for refusal or on the conditions to be attached to approval.

- 4.1 Unit 1, 454 Gorgie Road, Edinburgh– To amend the consent previously granted to replace the legal agreement with a suspensive condition (12/00650/FUL) – report by the Acting Head of Planning and Building Standards (circulated).

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

5. Application for Hearing

None.

6. Pre-Application Reports

No decisions will be taken on these applications at this meeting. Following a presentation by the Acting Head of Planning and Building Standards, members will have the opportunity to ask questions of the Acting Head of Planning and Building Standards 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.

- 6.1 Dundee Street, (Former Fountain Brewery Site on Land at 57 Metres Southeast of), Edinburgh – Forthcoming application by the City of Edinburgh Council – Children and Families Directorate for the development of a new school and associated facilities and ancillary development – report by the Acting Head of Planning and Building Standards (circulated).
- 6.2 Inglis Green Road, Edinburgh – Forthcoming application by Sainsbury's Ltd for a variation of planning conditions – report by the Acting Head of Planning and Building Standards (circulated).

7. Returning Application Following Site Visit

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

- 7.1 27 Kingsburgh Road, Edinburgh – Attic conversion and extension to the rear roof to form new ensuite bathroom, dressing room, 2 bedrooms and a bathroom. (12/02717/FUL) – report by the Acting Head of Planning and Building Standards (circulated)

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

8. Applications for Detailed Presentation

The Acting Head of Planning and Building Standards has identified the following application 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.

- 8.1 33 Ellersly Road, Edinburgh – Residential development comprising 19 houses and 32 flats (as amended) (12/0683/FUL) – report by the Acting Head of Planning and Building Standards (circulated).

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

- 8.2 222 – 228 Portobello High Street, Edinburgh – Proposed alterations to shop front and installation of an ATM (as amended) (12/03277/FUL) - report by the Acting Head of Planning and Building Standards (circulated).

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

- 8.3 222 – 228 Portobello High Street, Edinburgh – Proposed installation of external plant and machinery to rear (12/03278/FUL) - report by the Acting Head of Planning and Building Standards (circulated)

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

- 8.4 222 – 228 Portobello High Street, Edinburgh – Erect fascia and projecting signage with (1) Cash machine surround, (2) Entrance door vinyl panel and (3) Lockable poster frame, fixed to central wall face. (as amended) (12/03279/ADV) - report by the Acting Head of Planning and Building Standards (circulated)

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

- 8.5 222 – 228 Portobello High Street, Edinburgh – Proposed shop front alterations; installation of ATM; installation of illuminated and non-illuminated signage to shop front; installation of plant; and, various internal alterations to ground and basement floors, including wall/stair removal, wall construction and goods-only lift installation (as amended). (12/03436/LBC) - report by the Acting Head of Planning and Building Standards (circulated)

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

Carol Campbell

Head of Legal, Risk and Compliance

Committee Members

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock Cairns, Child, Dixon, Griffiths, Heslop, McVey, Milligan, Mowat, Rose and Ross.

Information about the Development Management Sub-Committee

The Development Management Sub-Committee consists of 15 Councillors and usually meets twice a month.

The Development Management Sub-Committee usually meets in the Dean of Guild Room in the City Chambers on the High Street in Edinburgh. There is a seated public gallery and the meeting is open to all members of the public.

Further information

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: Aileen McGregor ☎ 0131 529 4325 e-mail aileen.mcgregor@edinburgh.gov.uk)

A summary of the recommendations on each planning application is shown on the agenda. Please refer to the circulated reports by the Acting Head of Planning and Building Standards or other Chief Officers for full details.

Online Services - Planning applications can be viewed online by going to www.edinburgh.gov.uk/planning this includes letters of comments received.

Members of the Sub-Committee can request a detailed presentation on the applications in item 3 of the agenda. The Clerk will advise of any requests received under “Order of Business” and the report will be discussed later in the meeting.

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.

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. 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.

If you have any questions about the agenda or meeting arrangements, please contact Jane Lockhart , Committee Services, City of Edinburgh Council, City Chambers, High Street, Edinburgh EH1 1YJ, Tel 0131 529 4325, e-mail aileen.mcgregor@edinburgh.gov.uk .

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. 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/cpol.