

Committee Minutes

Development Management Sub-Committee of the Planning Committee

Edinburgh, 26 September 2012

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

Also Present: Rt Hon Lord Provost Donald Wilson.

1 General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications in Sections 1, 2, 4 and 6 of the agenda.

Decision

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

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

2 454 Gorgie Road (Unit 1), Edinburgh – Change of Use

In terms of the procedure agreed by the Council on 23 August 2012, the Sub-Committee had agreed to a request for a hearing from a ward member (Rt Hon Donald Wilson, Lord Provost) with regard to application no.12/00650/FUL for change of use from car showroom to retail use, including removal of existing forecourt canopies, alterations to external elevations and creation of a vehicular access at Unit 1, 454 Gorgie Road, Edinburgh.

The applicants and other parties had been invited to speak on the application.

The Head of Planning reported on the detail of the application and recommended that it be refused for the reason that the proposal would adversely affect the vitality and viability of the Gorgie/Dalry Town Centre contrary to Policy RET 5 of the Edinburgh City Local Plan.

Development Management Sub-Committee
of the Planning Committee
26 September 2012

The applicant's agent explained their client's intention to develop a B & M Store which they felt would meet market demand and complement wider objectives to promote the economic growth of the city in general and the Gorgie/Dalry area in particular.

They responded to a number of questions from members including issues regarding the impact on employment and whether the Volkswagen showroom was material to the application.

Rt Hon Lord Provost Donald Wilson spoke as local ward member and stressed the benefit of the proposed development to the community. Councillors Milligan and Dixon also spoke in support of the application.

Gorgie/Dalry Community Council confirmed in writing their support for the proposal and their view that the new retail space would attract shoppers into the Gorgie area which, as a result, would benefit other businesses.

Decision

- 1) To indicate that the Sub-Committee were **MINDED TO GRANT** planning permission in terms of Policy RET 2 of the Edinburgh City Local Plan.
- 2) That the Head of Planning report back to the Sub-Committee on detailed conditions.

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

Development Management Sub-Committee
of the Planning Committee
26 September 2012

APPENDIX

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
<p><u>Item 3</u> <u>165 Broughton Road</u></p>	<p>Construct prefabricated modular building to provide staff facilities. Facilities to include canteen/ mess area, male, female and disabled WCs, male and female showers and locker rooms</p> <p>(12/02684/FUL)</p>	<p>To GRANT planning permission subject to the condition, reason and informative as detailed in the report by the Head of Planning.</p>
<p><u>Item 4</u> <u>4 Constitution Street</u> <u>(Telecomms</u> <u>Apparatus 22 Metres</u> <u>East Of)</u></p>	<p>1 x DSLAM telecommunications broadband cabinet (H1408mm x W750mm x D407mm)</p> <p>(12/02615/FUL)</p>	<p>To GRANT planning permission subject to the condition, reason and informatives as detailed in the report by the Head of Planning.</p>
<p><u>Item 5</u> <u>Canongate (Police</u> <u>Box)</u></p>	<p>Change of use and alterations to form a kiosk for the sale of ice cream and soft drinks</p> <p>(12/02616/FUL)</p>	<p>To GRANT planning permission subject to the informative as detailed in the report by the Head of Planning.</p>

Development Management Sub-Committee
of the Planning Committee
26 September 2012

Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
<u>Item 6</u> <u>Hunter Square</u> <u>(Police Box)</u>	Cut long side of police box at desk level on either side. Fit removable awnings over both apertures as per drawings. Repaint white background and gold mouldings and lettering all to sell tickets, ice cream and soft drinks (as amended to grey instead of white) (12/02139/FUL)	To issue a MIXED DECISION (part grant/part refuse) as follows: To GRANT planning permission for that part of the application relating to the use and all alterations subject to the informative as detailed in the report by the Head of Planning. To REFUSE that part of the application relating to the addition of awnings for the reasons detailed in the report by the Head of Planning.
<u>Item 7</u> <u>2 Juniper Park Road</u>	Disabled access ramp (12/02431/FUL)	To GRANT planning permission subject to informatives as detailed in the report by the Head of Planning.
<u>Item 8</u> <u>Lawnmarket (Police Box)</u>	Change of use from police box to retail (Class 1). External alterations to include new paint colour, retractable canopy, downlighters and removable external shelf (as amended to delete canopy and shelf) (12/02663/FUL)	To GRANT planning permission subject to informative as detailed in the report by the Head of Planning.

Development Management Sub-Committee
of the Planning Committee
26 September 2012

Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
<u>Item 9</u> <u>Melville Drive (Police Box)</u>	Change of use and alterations, including awning, to form a kiosk for the sale of coffee, tea and other beverages (12/02606/FUL)	To GRANT planning permission subject to the informative as detailed in the report by the Head of Planning.
<u>Item 10</u> <u>134 Princes Street (Police Box 30 Metres South Of)</u>	Cold food consent. Coffee, teas, prepacked goods only – sandwiches, cakes, juices (coffee kiosk – serving out to pavement) (in retrospect) (12/02455/FUL)	To issue a MIXED DECISION (part grant/part refuse) as follows: To GRANT planning permission for that part of the application relating to the proposed use and structural alterations subject to informative as detailed in the report by the Head of Planning. To REFUSE planning permission for that part of the application relating to the repainting only for the reasons detailed in the report by the Head of Planning.
<u>Item 11</u> <u>139 Craigleith Road</u>	Installation of new jet wash machine and 3 sided screen (12/02671/FUL)	To REFUSE planning permission for the reasons detailed in the report by the Head of Planning, with emphasis of “material detrimental impact”.
<u>Item 12</u> <u>454(Unit 1) Gorgie Road</u>	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)	To indicate that the Sub-Committee were MINDED TO GRANT planning permission in terms of Policy RET 2 of the Edinburgh City Local Plan. That the Head of Planning report back to the Sub-Committee with detailed conditions, reasons and informatives.

Development Management Sub-Committee
of the Planning Committee
26 September 2012

Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
<u>Item 13</u> <u>500 Ferry Road</u> <u>(Land to the Rear of)</u>	Forthcoming application by Link Group Ltd for residential development	To note the key issues as described in the report. Additional to the key issues, traffic issues to be taken into account in the traffic management plan.
<u>Item 14</u> <u>432 Gilmerton Road</u>	Forthcoming application by Wm Morrison Supermarket plc for a Section 42 planning application to not comply with conditions relating to servicing hours and opening hours of planning permission A/02206/98	To note the key issues as described in the report. Additionally, to consider impact of extended loading/unloading hours on surrounding residential amenity.
<u>Item 15</u> <u>2, 4 Piersfield Terrace</u>	Forthcoming application by Wm Morrison Supermarket plc for the non-compliance of conditions attached to planning permission 92/00087/FUL which control hours of opening and loading/unloading hours	To note the key issues as described in the report. Additionally, to consider impact of extended loading/unloading hours on surrounding residential amenity.

Development Management Sub-Committee
of the Planning Committee
26 September 2012

Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
<u>Item 16</u> <u>Land at 3-8 St</u> <u>Andrew Square/7-21</u> <u>South St David</u> <u>Street</u>	Forthcoming application by Stockland (St Andrew) Ltd for Amendment to Condition 1 within 06/03441/FUL to permit extension of time by a further 5 years	To note the key issues as described in the report. Additionally, to ask developer to submit updated supporting information with the planning application.
<u>Item 17</u> <u>44 Biggar Road</u>	Mixed use development to include retail, offices, café/ restaurant and ancillary workshop with adjoining residential flats all with associated car parking, revised access arrangements, ground level remodelling, landscaping and boundary treatment (12/00758/FUL)	To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Head of Planning.

Committee Minutes

Development Management Sub-Committee of the Planning Committee

Edinburgh, 10 October 2012

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

1 General Applications and Miscellaneous Business

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

Decision

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

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

2 Old Dalkeith Road, Edinburgh (Land At The Edmonstone Estate) – Residential Development (Agenda Item 10)

The Sub-Committee considered an application (No12/01624/FUL) for a residential development with associated roads and landscaping at the Edmonstone Estate, Old Dalkeith Road Edinburgh. The application was to be considered by means of a hearing.

The Head of Planning reported that the proposals were contrary to the Development Plan in terms of Green Belt Housing Policy, would undermine the status of the site as a candidate Special landscape Area and was not a suitable location in terms of the Council's own sustainability criteria. In his view there had been no compelling reason advanced for departing from policy and recommended that the proposal be refused.

Speakers were heard by the Sub-Committee as follows:

Development Management Sub-Committee
of the Planning Committee
10 October 2012

1) Craigmillar Community Council

The Community Council advised that there had been no objections to the proposal, the development would provide much needed social housing and employment, and in this case they were in favour of the application as in their opinion the benefits to the community outweighed any disadvantages in planning terms.

2) Liberton and District Community Council

The Community Council advised that they supported the recommendation to refuse as the development was contrary to Green Belt Policy, and any change to the use of the land needed to be considered in the context of the Development Plan and not on an application by application basis.

3) Cockburn Association

The Cockburn Association indicated that it understood the need for investment in the area, but referred to the recommendations from the urban design panel that a case to justify residential development on the site had not been made. They were also of the view that the development was unsustainable in transport terms and would be an unacceptable intrusion on the historically designed landscape. In conclusion they asked the committee to support the recommendation of the Head of Planning as any grant of consent would set a precedent for further development in the green belt.

4) Applicant – Sheratan Ltd

The applicants explained that as consent was already in place for a care home development it should be treated as a brownfield site. The proposal was acceptable in design terms and would have less impact on the landscape of the area than the existing consent for a care home on the site.

There was a shortage of affordable housing in the city and this development would provide much needed social housing. The funding for the proposal was available and this would also provide much needed employment in the area. The site was suitable for development as the previous consent had demonstrated. The area had substantially changed with the ongoing development of the Bioquarter and the material considerations identified should outweigh policy issues, and therefore requested the Sub-Committee grant consent.

The applicants responded to a number of questions from members.

Development Management Sub-Committee
of the Planning Committee
10 October 2012

Decision

To refuse planning permission as recommended by the Head of Planning, for the reasons as detailed in his report.

(Reference – report by the Head of Planning, circulated.)

3 37 Cammo Road, Edinburgh – CALA Management Ltd (Agenda Items 11a and 11b)

The Sub-Committee considered applications (Nos 12/01746/FUL and 12/01748/LBC) for the removal of existing buildings for the erection of 2 private residential dwelling houses and associated ancillary accommodation at 37 Cammo Road, Edinburgh. The application was to be considered by means of a hearing.

The Head of Planning reported that the proposals were contrary to the Development Plan in terms of Green Belt Policy and did not comply with the requirements of Policy E5 of the Rural West Edinburgh Local Plan. In addition the demolition of the listed building did not accord with Scottish Historic Environment policy and an exception to the Development Plan could not be justified. In conclusion, the Head of Planning had recommended that the proposal be refused.

Speakers were heard by the Sub-Committee as follows:

Crammond and District Community Council

The Community Council advised that if the building could not be restored then they would support this proposal.

Applicant – CALA Management Ltd

The applicants raised the following points in their presentation. The building had been constructed as a golf club in 1908 and converted to a farmhouse in 1953, it was C(s) listed in 1997 and had been unoccupied for the last 10 years.

The site was first marketed in Autumn 2008 and a restoring purchaser was approved by the Finance & Resource Committee on 27th January 2009. The deal had been terminated in March 2010 as the purchaser could not access the funds required to renovate the building.

The property was remarketed late in 2010, 6 bids were received at the closing date, 3 to refurbish the building and 3 to develop the site. The restoring bids

Development Management Sub-Committee
of the Planning Committee
10 October 2012

were declined due to lack of supporting evidence of funds and CALA selected as preferred bidder.

CALA presented its proposal to the Cammo Advisory Committee on 5 September 2011 and the sale to CALA was approved by the Finance & Resources Committee on 17 January 2012.

The applicant advised that the following matters were part of pre-application considerations:

- Green Belt, Designed Landscape, Nature Conservation Interest
- Overall development footprint
- Presence of existing mature trees
- Ecological impact of development
- Building Condition Survey
- Use of high quality materials
- Bat Surveys
- Quality of Landscape

As part of the community engagement on the proposal, CALA made a presentation on 31 May 2012 to the Community Council, interested locals and elected local councillors.

Three further update meetings were held with all interested parties including Friends of Cammo, the Community Council and Cammo Advisory Committee.

The applicants summarised their application and highlighted the following points:

- There would be reinvestment of capital receipts of no less than £685k into The Cammo Estate
- The building survey concluded that the building was not suitable for conversion
- Retention of good quality trees which are subject to TPO
- The development would have a neutral impact on bio-diversity
- It was an appropriate scale and mass

Development Management Sub-Committee
of the Planning Committee
10 October 2012

- The design and materials were appropriate
- A detailed bat mitigation strategy had been provided
- Supplementary landscaping was being provided
- The case for demolition in respect of SHEP test c) and d) had been met

In conclusion the applicants advised that the Council's own assessment confirmed an exception to policy E5 could be justified (assuming the acceptance of demolition), that there was community support for the proposal. The only objection received was from an alternative applicant. Restoration of the existing building was not economically viable and it was unlikely that any alternative scheme would proceed, and asked the Sub-Committee to grant the application.

The applicants responded to a number of questions from members.

Motion

To refuse planning permission and listed building consent for the reasons detailed in the report by the Head of Planning.

- moved by Councillor Perry, seconded by Councillor Howat.

Amendment

- 1) To indicate intention to grant planning permission and listed building consent.
- 2) That the Head of Planning report back on detailed conditions.

- moved by Councillor Mowat, seconded by Councillor Heslop.

Voting

For the motion 4 votes
For the amendment 11 votes

Decision

- 1) To indicate intention to grant planning permission and listed building consent.
- 2) That the Head of Planning report back on detailed conditions.

Development Management Sub-Committee
of the Planning Committee
10 October 2012

(References – Development Management Sub-Committee 12 September 2012 (item 1); report by the Head of Planning, submitted)

4 37 Cammo Road, Edinburgh – K Akbar (Agenda Items 11c and 11d)

The Sub-Committee considered applications (nos 12/01875/FUL and 12/01886/LBC) for change of use and refurbishment of existing Cammo Home Farm Steading into a residential house, the construction of a new garage, the creation of a new vehicular access where previously a pedestrian access and the demolition of derelict and ruinous farm buildings/sheds. The application was to be considered by means of a hearing.

The Head of Planning reported that the proposals were for the retention and refurbishment of the existing Cammo Home Farm building to form a residential house and included the demolition of all the outhouses and the construction of a new double garage with the creation of a new vehicular access in place of a former pedestrian access. Accommodation would include four bedrooms in the attic, with reception and a home cinema on the ground floor. The proposals complied with the Development Plan and non-statutory guidance. The proposal was acceptable on this site and would not adversely impact on the Green Belt, landscape or wildlife in the area. In conclusion, the Head of Planning recommended that the proposal be granted.

Speakers were heard by the Sub-Committee as follows:

Crammond and District Community Council

The Community Council advised that it had concerns about the applicant's ability to sustain the project, but overall supported the proposal to retain the building and requested a number of conditions to be added to any consent.

Mr J Bagust - Objector

Mr Bagust advised that the property was uninhabited and in a poor condition and he had concerns regarding the use of the property after any possible restoration. Overall he felt that the CALA application was a preferable proposal as it was unlikely that the building could be restored.

Crammond Association

The Association advised that they supported the proposal to retain the building, as in their view restoration was better than demolition.

Development Management Sub-Committee
of the Planning Committee
10 October 2012

Applicant – K Akbar

The applicants legal agent advised that his client had a longstanding interest in the property and had placed a bid in June 2012 to purchase the building which had been rejected by the Council.

He advised that this application met the criteria in the local plan and the redevelopment cost were within his clients means. The proposal complied with policy and would restore a listed building to residential use. He further advised that his client was prepared to comply with any legal requirements for the completion of the project that the committee may require.

The applicant's agent responded to a number of questions from members.

Decision

1. To grant planning permission subject to conditions, informatives and a legal agreement as detailed in the report by the Head of Planning.
2. To grant listed building consent subject to conditions, informatives and notification to the Scottish Ministers as detailed in the report by the Head of Planning.

(References – Development Management Sub-Committee 12 September 2012 (item 1); report by the Head of Planning, submitted)

Development Management Sub-Committee
of the Planning Committee
10 October 2012

APPENDIX

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 - 143 Craigentiny Avenue	To permanently site a snack van at the location. (12/03061/FUL)	To GRANT planning permission subject to informatives as detailed in the report by the Head of Planning.
Item 4(a) - 10 Greenhill Gardens	Proposed two-storey extension to side and single-storey extension to rear and existing porches removed (as amended). (12/02603/FUL)	To GRANT planning permission subject to the condition and informatives as detailed in the report by the Head of Planning.
Item 4(b) - 10 Greenhill Gardens	Erect two storey extension to side and single storey extension to rear with associated internal alterations and existing porches removed (as amended). (12/02603/LBC)	To GRANT listed building consent subject to conditions, informatives and notification to the Scottish Ministers detailed in the report by the Head of Planning.
Item 5 - 41 - 45 Leamington Terrace	Conversion of former free-standing laundry building to ancillary residential accommodation; part in retrospect. (12/02583/FUL)	To GRANT planning permission subject to the informatives as detailed in the report by the Head of Planning

Development Management Sub-Committee
of the Planning Committee
10 October 2012

Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
Item 6 - 30 McDonald Place	Retrospective variation of Condition 3 of planning permission 834/88 to extend opening hours to: 07:00 - 20:00 hours (Monday to Saturday) + 08:30 - 12:00 hours (Sunday) (12/02583/FUL)	To GRANT temporary planning permission for one year subject to the condition detailed in the report by the Head of Planning.
Item 7 - 25 Marine Drive	Construction of indoor playing pitches with permanent cover to form 5 a side complex incorporating existing external pitches and new indoor facilities. (12/01964/FUL)	To GRANT planning permission subject to the condition and informatives as detailed in the report by the Head of Planning.
Item 8 - 156 Saughton Road North	Change of use from Class 1 Retail to Hot Food Takeaway (12/02227/FUL)	To indicate that the Sub-Committee were MINDED TO REFUSE planning permission on grounds that the proposal was contrary to Edinburgh City Local Plan Policy RET 12 and would be detrimental to residential amenity due to noise and disturbance – with the Head of Planning to report on the detail of these reasons.
Item 9 - Warriston Road	Construction of a reinforced concrete raised walkway and floodwall structure. (12/02710/FUL)	To GRANT planning permission for alterations subject to the condition as detailed in the report by the Head of Planning.

Development Management Sub-Committee
of the Planning Committee
10 October 2012

Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
Item 10 - Old Dalkieth Road (Edmonstone Estate)	Residential development with associated roads and landscaping. (12/01624/FUL)	To REFUSE planning permission for the reasons detailed in the report by the Head of Planning
Item 11(a) - 11(a) - 37 Cammo Road	Removal of existing buildings for the erection of 2 private residential dwelling houses and associated ancillary accommodation. (12/01746/FUL)	<ol style="list-style-type: none"> 1) To indicate intention to GRANT planning permission. 2) The Head of Planning to report back on detailed conditions. (On a division)
Item 11(b) - 37 Cammo Road	Removal of existing buildings at Cammo Home Farm for a new residential development (2 units). (12/01748/LBC)	<ol style="list-style-type: none"> 1) To indicate intention to GRANT listed building consent. 2) The Head of Planning to report back on detailed conditions. (On a division)
Item 11(c) - 37 Cammo Road	Change of use and refurbishment of existing Cammo Home Farm Steading into a residential house, the construction of a new garage, the creation of a new vehicular access where previously a pedestrian access and the demolition of derelict and ruinous farm buildings/sheds. (12/01875/FUL)	To GRANT planning permission subject to conditions, informatives and a legal agreement as detailed in the report by the Head of Planning.

Development Management Sub-Committee
of the Planning Committee
10 October 2012

Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
Item 11(d) - 37 Cammo Road	Refurbishment of main club house building exterior to its original detailing and finishes and complete renovation with altered layout of the interior. Surrounding ruinous and derelict farm buildings to be demolished and creation of a new vehicular access where previously a pedestrian access through boundary wall. Construction of a new garage on the original site of the (no longer existing) Green Keeper's house and stable. (12/01886/LBC)	To GRANT listed building consent subject to conditions, informatives and notification to the Scottish Ministers as detailed in the report by the Head of Planning..
Item 12 - 150 Muirwood Road	Residential development. (12/01968/PPP)	To REFUSE planning permission for the reasons detailed in the report by the Head of Planning

Committee Minutes

Development Management Sub-Committee of the Planning Committee

Edinburgh, 24 October 2012

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

1 Planning Applications

The Sub-Committee considered reports on planning applications from the Head of Planning and Building Standards, as contained under Sections 1, 2, 4 and 6 of the agenda.

(Members had requested that two applications (items 4 and 15) under Section 1 should be the subject of presentations, and these were accordingly dealt with under Section 6 of the agenda.)

Decision

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

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

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
<u>item 3 3 Belhaven Terrace, Edinburgh - telecoms cabinet,</u>	Install 1 x DSLAM telecoms cabinet measuring 1300mm x 800mm x 450mm. (12/03121/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
<u>item 4 14, 16-18 Bothwell St, Edinburgh - residential</u>	Demolition of existing warehouse buildings and subsequent residential development with associated car parking and public realm (12/01212/FUL)	To GRANT planning permission subject to the conditions and informatives (including a legal agreement) as detailed in the report by the Head of Planning and Building Standards.
<u>item 5 30 Brighton Place, Edinburgh - telecoms cabinet</u>	Install 1 x DSLAM telecoms cabinet measuring 1408mm x 750mm x 407mm (12/03119/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
<u>item 6 135 Comiston Rd, Edinburgh - tearoom</u>	Change of use from shop to tearoom (class 3) (12/03216/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
<u>item 7 44 Dumbryden Road, Edinburgh -office space</u>	Proposed annex to existing building to create new office space (12/02640/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.

Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
<u>item 8 Easter Drylaw Park, Edinburgh - skatepark</u>	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)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
<u>item 9 16 Greendykes Rd, Edinburgh -access road</u>	Relocation of proposed access road to site and amended drainage details (12/02756/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
<u>item 10 Harlaw Reservoir, Balerno - micro hydro</u>	The re-use, re-construction and operation of micro-hydro power generation facilities (12/00001/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
<u>item 11(a) 34 Midmar Drive, Edinburgh - demolish house</u>	Demolish existing one-and-a-half storey house (12/02858/FUL)	To refer consideration to the meeting on 7 November 2012, and with a site visit to be held (1 November 2012).
<u>item 11(b) 34 Midmar Drive, Edinburgh -demolish house</u>	Demolish existing one-and-a-half storey house (12/02859/CON)	To refer consideration to the next meeting on 7 November 2012, and with a site visit to be held (1 November 2012).
<u>item 12 Fort Primary School, Edinburgh - office space</u>	Change of use from primary school to office space - nursery to remain as existing (12/02359/FUL)	To GRANT planning permission, with informatives, as detailed in the report by the Head of Planning and Building Standards.

Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
<u>item 13 3 Pittville Street, Edinburgh - telecoms</u>	Install 1x DSLAM telecoms cabinet measuring 1408mm x 750mm x 407mm. (12/03123/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
<u>item 14 1 Rosefield Avenue, Edinburgh - telecoms</u>	Install 1 x DSLAM telecoms cabinet measuring 1408mm x 750mm x 407mm (12/03120/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
<u>item 15 11 Rosefield Street, Edinburgh - house</u>	Demolition of existing dwelling and construction of new dwelling (12/02811/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
<u>item 16(a) 37 Cammo Road, Edinburgh - 2 houses</u>	Removal of existing buildings for the erection of 2 private residential dwelling houses and associated ancillary accommodation. (12/01746/FUL)	To GRANT planning permission, subject to the conditions and informative (including legal agreement) as detailed in the Addendum to the report by the Head of Planning and Building Standards.
<u>item 16(b) 37 Cammo Road, Edinburgh - 2 houses</u>	Removal of existing buildings at Cammo Home Farm for a new residential development (2 units). (12/01748/LBC)	To GRANT listed building consent, subject to the condition as detailed in the Addendum to the report by the Head of Planning and Building Standards - which requires the referral of application to Scottish Ministers for approval.
<u>item 17 454 Gorgie Road, Edinburgh - retail</u>	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)	To GRANT planning permission subject to the conditions and informatives (including legal agreement) as detailed in the Addendum to the report by the Head of Planning and Building Standards.

Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
<u>item 18 156</u> <u>Saughton Road North,</u> <u>Edinburgh - hot food</u>	Change of use from Class 1 Retail to Hot Food Takeaway (12/02227/FUL)	To REFUSE planning permission for the reasons as detailed in the Addendum to the report by the Head of Planning and Building Standards
<u>item 19 4 Seafield</u> <u>Street, Edinburgh -</u> <u>pre-application report</u>	Forthcoming application by Hillcrest Housing Association Ltd for residential development	To note the key issues to be considered as contained in the report by the Head of Planning and Building Standards and to ask also that: environmental issues (extraneous smells, noise, etc that might affect residential amenity)/car club matters (under transportation assessment)/ any issues on affordable housing, should also be included.
<u>item 20 Greendykes</u> <u>Road, Edinburgh -</u> <u>residential</u>	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)	To APPROVE the application, subject to conditions, and with informatives, as contained in the report by the Head of Planning and Building Standards. (Note: The Head of Planning and Building asked to raise with the developers the Committee's wish to see imagination and flexibility in the strategy for open space/play areas - to benefit family life - including a spread of 'local areas' for young people through the development, and with prior consultation with young people on the matter.)

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday, 7 November 2012

Present

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

Also present

Councillor Bridgman.

1. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications in Sections 1, 5 and 6 of the agenda.

Decision

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

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

2. 55, 57 (Flat 1), Bath Street, Portobello – Café Extension

The Head of Planning reported on an application (no 12/02295/FUL) for a change of use from flat to form an extension to café (class 3), extend the range of cooking (ref. condition 9 of consent no 07/00186/FUL) and to install extract-ventilation ducted to roof level. The property, within the Portobello Conservation Area, was a vacant flat located on the ground floor of a five-storey modern block of flats. The Head of Planning and Building Standards had recommended that the application be granted.

The application was to be considered by means of a hearing. The applicants and three other parties (objectors) had been invited to make representations.

Objectors

The three individual objectors (Mr J Stewart, Ms H and M Mulgray, and Mr R Cawkwell) explained that they were residents of the block of flats of which part of the the ground floor level was occupied by the café. They illustrated their case, and showed photographs of the block, by means of a power-point presentation.

They said that they had no objections to the café extension of space in itself, however they were very concerned at the implications for the amenity of residents that would result from any relaxations of the restrictions on the types of cooking and food preparation activities. In particular, they were concerned at the proposals for extraction of cooking odours which were to require mechanical ventilation equipment and with a flue to be attached and running the height of the building.

They considered that the flue would result in an unsightly and incongruous pipe running up the rear wall of the building, thus damaging its appearance, and which in some cases would run close to certain bedroom windows of apartments, as well as being sited by the entrance to the building used by all residents. Vibration and noise associated with the ventilation equipment was also a concern. (They also pointed out that the legal deeds to the property required the owners' permission to affix any such apparatus to walls, etc and in this respect they had not been consulted on the matter.)

There were also a number of other concerns on residential amenity grounds, including noise and disturbance from the increased activity around the block, traffic congestion and road safety, and the proposals for access and exit of the extended cafe which impinged on residents' privacy and the security of their apartments.

They responded to a number of questions from members.

Applicants

The Sub-Committee heard from Mr J Kinsley (agent) and Ms S Christey (applicant). It was explained that the existing café had operated successfully for four years, patronised mainly by local residents arriving on foot or by bicycle, had made a significant contribution to Portobello Promenade and employed a number of staff from the local area. The café was very busy and but limited by the seating capacity and the current permission restrictions on food preparation which permitted the use only of a microwave, 2 panini grills, and a bain-marie.

It was proposed to extend the seating capacity and to install a large domestic cooker in the kitchen, which necessitated the installation of a ventilation flue, as determined by Environmental Health officials (and as opposed to the carbon filter system preferred by the applicant). The concerns regarding traffic congestion were not felt by the applicants to have been caused by the café, given the client base, the fact that much of the produce used was sourced locally and the use of small delivery vans by suppliers.

On the issue regarding the ventilation flue and extraction equipment, it was intended to install twin 175mm diameter flue pipes. These were intended to be located as sensitively and unobtrusively as possible, at the rear of the building. They were aware of the property deeds restrictions and would try to resolve this matter with the property owners. The issue of the flue was a requirement of environmental health regulations; if another method of ventilation was possible, they would be pleased to consider such a method.

They also suggested that, In view of any difficulties over legal permissions to attach flue pipes on the property, if planning permission were to be granted, they would ask to be able to use the extension area under the current restrictions on cooking operations - with a condition to this effect being inserted on planning consent. They again stressed their wish to continue with the style of café as currently existed, but to be able to cater for more customers and an extended menu, to allow the business to grow.

The intentions as regards taking access to the café, with new entrances to be provided, should not impinge on the residents' access nor their privacy and security.

They responded to questions from members.

Local Ward Councillor

Councillor Bridgman was heard as a local ward member. He was concerned that the enjoyment of the residential amenity of the apartment block should not be compromised by these proposals. He asked the Committee to take account of the concerns that had been raised by the residents.

Decision

To grant planning permission subject to the conditions and with informatives, as had been recommended by the Head of Planning and Building Standards and detailed in his report, subject to the amendment of Condition 1 to read as follows-

'Until an extract ventilation system capable of 30 air changes per hour and associated stainless steel extract flues have been installed as shown on drawing no. 2012/01/09 (09A), the cooking, heating and re-heating operations on the premises shall be restricted to the use of a microwave, sandwich maker and bain-marie only, and no other heating or re-heating shall take place without the prior approval of the planning authority.'

(Reference – report by the Head of Planning and Building Standards, 7 November 2012, submitted.)

3. 27 Kingsburgh Road, Edinburgh – Attic Conversion and Extension

The Head of Planning and Building Standards reported on an application for an attic conversion and extension to the rear roof to form a new en-suite bathroom, dressing room, 2 bedrooms and a bathroom at 27 Kingsburgh Road, Edinburgh (Application no 12/02717/FUL).

Councillors Balfour and Edie, as local ward members, had submitted a request for the application to be dealt with by the Sub-Committee by means of a hearing, each outlining their reasons for the request. They had also suggested that a site visit should be held. The Sub-Committee considered the question of whether or not the application should be dealt with by means of a hearing.

The Convener directed that a vote be taken for or against a hearing being held. In the division, the voting was as follows:-

For a hearing to be held 2 votes.
Against a hearing being held 12 votes.

The Sub-Committee therefore agreed that the application should not be dealt with by means of a hearing. Councillor Mowat thereafter proposed that consideration of the application be deferred to allow a site visit to be made.

Motion

To defer consideration to allow a site visit and with presentation of the officer's report to a future meeting.

- moved by Councillor Mowat, seconded by Councillor Bagshaw.

Amendment

That the Sub-Committee proceed to consider the application this day, without a site visit.

- moved by Councillor Howat, seconded by Councillor Child.

Voting

For the motion 11 votes
For the amendment 3 votes

Decision

To agree that the application should not be dealt with by means of a hearing but that consideration be deferred to a future meeting, to allow a site visit to be made.

(Reference – report by the Head of Planning and Building Standards, 7 November 2012, submitted.)

4. 34 Midmar Drive, Edinburgh – Demolish Existing House and Erect Two-Storey House

The Sub-Committee had previously continued consideration for a site visit of a planning application (no 12/02858/FUL) for for demolition of an existing one-and-a-half storey house and erection of a two-storey house with off-street parking and landscaped garden at 34 Midmar Drive, Edinburgh. The application was accompanied by an application for conservation area consent for demolition of the house (application no 12/02859/CON).

The proposed development was located within the Morningside Conservation Area. The Head of Planning and Building Standards gave details of the applications and the planning considerations involved. The house was not a listed building. He recommended that planning permission and conservation area consent be granted.

Motion

To approve the recommendation by the Head of Planning and Building Standards to grant planning permission, subject to the conditions as detailed in his reports.

- moved by Councillor Howat, seconded by Councillor Child.

Amendment

That planning permission be refused on the grounds that the proposal represented an over-development of the site, would neither enhance nor preserve the character of the Conservation Area, and was not in keeping with the design of the surrounding properties.

- moved by Councillor Milligan, seconded by Councillor Rose.

Voting

For the motion - 8 votes.

For the amendment - 6 votes.

Decision

To resolve in terms of the motion and grant planning permission and conservation area consent, subject to the conditions as recommended by the Head of Planning and detailed in his reports.

(References – Development Management Sub-Committee of 24 October 2012 (item 1); reports by the Head of Planning 7 November 2012, submitted.)

APPENDIX

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 - 25 Craiglea Drive, Edinburgh	(20 metres north of) – install 1 x DSLAM Telecoms Cabinet measuring 1600mm x 1200mm x 450mm (12/03230/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
Item 4 - 27 East Norton Place, Edinburgh	Change of use from office to day care facilities for elderly clients with a range of learning disabilities (12/03246/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
Item 5 - 1 Fillyside Road, Edinburgh	Construct prefabricated modular building to provide staff facilities including canteen/mess area, male, female and disabled WCs, male and female showers and locker rooms (12/03006/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
Item 6 - 69B Morningside Road, Edinburgh	(60 Metres South of) - Install 1 x DSLAM Telecoms Cabinet Measuring 1600mm x 1200mm x 450mm (12/03229/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.

Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
<u>Item 7 - 603 Queensferry Road, Edinburgh</u>	Change of use and extension to office building to form 6 dwellings and formation of related car parking (12/02032/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
<u>Item 8 - Flat 1, 55, 57 Bath Street , Edinburgh</u>	Change of use from flat to form extension to cafe (Class 3). Extend range of cooking (ref. condition 9 of consent 07/00186/FUL). Install extract ventilation ducted to roof level (12/02295/FUL).	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards – subject to amendment of Condition no 1 to read as follows – 'Until an extract ventilation system capable of 30 air changes per hour and associated stainless steel extract flues have been installed as shown on drawing no. 2012/01/09 (09A), cooking, heating and re-heating operations on the premises shall be restricted to the use of a microwave, sandwich maker and bain marie only, and no other forms of cooking, heating or re-heating shall take place without the prior approval of the planning authority.'
<u>Item 9 - 27 Kingsburgh Road , Edinburgh</u>	Attic conversion and extension to the rear roof to form new en-suite bathroom, dressing room, 2 bedrooms and a bathroom (12/02717/FUL)	To defer consideration to a future meeting to allow a site visit to be made.
<u>Item 10(a) - 34 Midmar Drive , Edinburgh</u>	Demolish existing one-and-a-half storey house (12/02858/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.

Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
<u>Item 10(b) - 34 Midmar Drive, Edinburgh</u>	Demolish existing one-and-a-half storey house (12/02859/CON)	To GRANT conservation area consent subject to the conditions as detailed in the report by the Head of Planning and Building Standards. (Subject to referral to Scottish Ministers.)

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday, 21 November 2012

Present

Councillors Perry (Convener), Bagshaw, Blacklock, Brock, Cairns, Child, Dixon, McVey, Milligan, Mowat, Ross and Rose.

Also present

Lord Provost Donald Wilson.

1. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications in Sections 3, 6 and 8 of the agenda.

Decision

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

(Reference – reports by the Acting Head of Planning and Building Standards, submitted.)

2. Craighouse Road (Napier University), Edinburgh – Developer Contributions Agreement

The Head of Planning and Building Standards reported on a request for a modification of a planning obligation (ref. 12/03397/OBL) in respect of an earlier planning permission (no. 01/04599/FUL) whereby the developers sought to defer the timescale for the payment of developer contributions towards the costs of (a) provision and upgrade of traffic signals, and pedestrian crossing points and (b) bus improvements. The developers were required under a legal agreement to pay to the Council contributions of £150,000 and £30,000, respectively.

The developers sought to be able to delay the payments although the amounts remained unaltered. The payments were proposed to be made 'prior to the opening of the development' instead of 'within 50 days of the consent being taken up'.

The Head of Planning and Building Standards reported on the issues involved and recommended that the application be allowed, having regard to the Economic Resilience Action Plan (as had subsequently been approved by the Council), and that the deferral of payment would not prevent transport infrastructure from being delivered at the appropriate time to meet the needs of the development.

Decision

To approve the application subject to the conditions and informative, as had been recommended by the Head of Planning and Building Standards and detailed in his report.

(**Note:** A proposal by Councillor Bagshaw that the application be refused, for reasons of insufficient justification, did not receive a seconder and therefore fell.)

(Reference – report by the Acting Head of Planning and Building Standards, 21 November 2012, submitted.)

Sederunt – Councillor Child joined the meeting and was in attendance following the conclusion of the above item i.e. agenda item no. 3.3.

3. 12 Mansionhouse Road, Edinburgh – Extension to House

The Head of Planning and Building Standards reported on an application for alterations and extensions to existing house including demolition of existing garage at 12 Mansionhouse Road, Edinburgh (no. 12/03527/FUL). He recommended that the application should be granted.

Councillor Orr, as a local ward member, had submitted a request for the application to be dealt with by the Sub-Committee by means of a hearing, outlining his reasons for the request. On this question, the Sub-Committee took a decision not to hold a hearing on this item and that the application be considered this day.

Motion

That the application be granted planning permission subject to conditions as recommended by the Head of Planning and Building Standards and detailed in his report

- moved by Councillor Perry, seconded by Councillor Child.

Amendment

That planning permission should be refused on grounds of inappropriate design and use of materials, likely to affect the character of the house and conservation area.

- moved by Councillor McVey, seconded by Councillor Ross.

Voting

For the motion - 6 votes

For the amendment - 6 votes

There being an equality of votes, the Convener gave a casting vote in favour of the motion.

Decision

To grant planning permission subject to informatives as recommended by the Head of Planning and Building Standards and detailed in his report

(Reference – report by the Acting Head of Planning and Building Standards, 21 November 2012, submitted.)

4. 22-24 Orwell Terrace, Edinburgh – Student Residential

The Head of Planning and Building Standards reported on an application (no. 12/01928/FUL) by Cityheart Ltd and Edinburgh Napier University for a student residential development incorporating ancillary elements and associated amenity space. The development was contrary to Policy Emp 4 of the Edinburgh City Local Plan but the Head of Planning and Building Standards recommended that the application be granted, given the site constraints on commercial uses and the regeneration benefits that could accrue. The surrounding area was largely residential in nature.

The application was to be considered by means of a hearing and the Sub-Committee heard from the applicants, the Community Council and other speakers as follows –

Gorgie Dalry Community Council

Fiona MacLean represented the Community Council and said that they considered the design to be unsuitable for the area, with the proposed 7-storey building being far too high relative to the surrounding area. Other aspects of the design which had raised concern were the proximity to the West Approach Road (noise etc for the occupants), the inadequate communal area, and the narrow access and exit to the site.

Residents of Gorgie Dalry were concerned at the impact of a further influx of a student population on the community: two large student housing developments had already been given permission, one at West Park Place and the other at Gorgie Road, whilst another at Slateford Road was under appeal. The Community Council doubted whether the local community could absorb the impact of so many student tenancies and were not aware of the University having a management plan in place. There was also concern over what would happen to the flats in the summer recess period, as to whether they would be available for 'party lets', etc. – neighbouring residents being concerned over anti-social behaviour, noise and disturbance. There were also considerable concerns over car parking, the development being lacking in car parking, and the pressure this would bring to on-street parking for long standing residents.

If the development were to be given permission, the local community would wish to see a stakeholders group being set up by the University, to allow some means of communication with the developers and the University over the impact on the local community.

Objectors

The Sub-Committee heard from Mr R Reid, Mrs C Heenan and Mr M McIntosh, as local residents wishing to object to the proposals.

Mr Reid felt that the development could have major consequences for the area if it went ahead: the site had always had a permanency, having been industrial or commercial and an employer – it was now planned to use it to base a large, transient, population of students which would affect the balance of the community. Local residents feared that it would develop as others had done, with absentee landlords, and no controls over a population with no obvious loyalties to the area. The area needed a mix of housing, for families, and to be able to be integrated over the longer term.

Mrs Heenan said that she wished to speak for groups in the community who had not so far articulated their views but were concerned at the prospect of a large number of students coming into the area with a potential for traffic and car parking problems, and noise and disturbance. She again felt that the area had an over-concentration of student tenancies and was concerned as to whether this would upset the balance of residential amenity. Other aspects of concern related to the narrowness of the proposed walkway and the height of the buildings.

Mr McIntosh considered that the design could harm the character of the area; the scale and heights were too great and would not blend with the surroundings. He disagreed with the planner's report, particularly regarding the heights at the western end and whether these buildings were sympathetic to the original buildings or those surrounding. He felt the scale and design were not correct for the site and would affect the character of the area.

Applicants

The applicants were represented by Craig Wallace (applicant's agent), Mark McNamee (Cityheart Ltd and Helen Crocker (Edinburgh Napier University). They explained that Cityheart Ltd had discussed the proposals with the Council officers and also that the Urban Design Panel had recommended the design as being of a high standard. Cityheart were working with Napier University in order to meet a target of 1200 student beds to be provided by 2015 and this development represented the second and final phase of that strategy. The University was a major employer and a major contributor to the economy of the city but to retain its position it had to be able to attract students within an increasingly competitive environment. In this, the availability of modern purpose built accommodation was a key element of its marketing strategy.

The design proposals had been refined after consultations with the officials and the height of the buildings was considered to be compatible with their surroundings. Issues of proximity to the West Approach Road, in terms of noise etc, had also been addressed through the design. Transportation officers had been consulted and had no objections. The development was considered to be compatible with the residential character of the area.

On the nature of the student population, it was perhaps to be mentioned that the student attracted to the city were influenced by the considerable costs of their education and this influenced their behaviour. However, the University was conscious of the issues and wished to stress that the accommodation was subject to continuous management cover and that the conditions of tenancy, including behaviour, were to be enforced.

The University was also willing to engage in consultation with the local community, to keep them informed of development and any management issues over the properties, either through participation in the Community council or a separate stakeholders group.

The applicants answered a number of questions from members regarding management issues, potential noise and disturbance and issues of transport and parking. They confirmed that there was no intention of the accommodation being let out as 'party flats' or similar over the recess periods. On cycle parking, the intention was to provide for 25% of the total provision of 234 spaces – this having been agreed after consultation with transport officials and based on previous experience of take-up rates – space for the whole provision was to be provided within the development.

Ward Member

Lord Provost Donald Wilson was heard as a local member. He re-iterated that there were concerns from the local community over the proposals. Although the University management controls were to be welcomed, there remained concern from neighbouring residents over potential noise and disturbance. He was unsure of the calculations made as regards student populations in this area and was of the view that the threshold would be exceeded if this development went ahead. He was concerned at the heights of some of the buildings and that they would not blend in with their surroundings on at least one side of the site. The community park was very important to the community and no aspect of the development should interfere with the park area.

Motion

To approve the recommendation by the Head of Planning and Building Standards to grant planning permission, subject to the conditions as detailed in his report, but with a further condition to be added and two further informatives, as follows –

Additional Condition:

'That the design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.'

Additional Informatives:

'That Edinburgh Napier University will establish a local liaison committee, or suitable stakeholder forum to facilitate consultation with the Community Council and local amenity interests of Gorgie/Dalry, during the construction phase and, beyond then, on the operation of the residential campus - in order to consider any concerns regarding impact on the local community.'

'That Edinburgh Napier University will provide continuous management cover (24/7) for all the properties in the residential campus – with a view to exercising control over the tenancies and any potential disturbance to local residential amenity.'

- moved by Councillor Perry, seconded by Councillor Rose.

Amendment

That planning permission be refused for reasons that it would result in an over-concentration of student housing in the area, given the existing consents and proposals, to the detriment of local residential amenity

- moved by Councillor Dixon, seconded by Councillor Cairns.

Voting

For the motion - 6 votes.

For the amendment - 4 votes.

Decision

To resolve in terms of the motion and therefore grant planning permission subject to the conditions as recommended by the Head of Planning and Building Services as detailed in his report and with the additional condition and additional informatives as contained in the motion by Councillor Perry.

(References – report by the Acting Head of Planning and Building Control, 21 November 2012, submitted.)

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
<u>item 3.1 - 28 Buckstone Grove, Edinburgh</u>	Removal of existing derelict building for the erection of 5 new residential units (12/02361/FUL)	To GRANT planning permission subject to the conditions and informatives (including Section 75 Agreement) as detailed in the report by the Acting Head of Planning and Building Standards.
<u>item 3.2 - 3 Craighall Road, Edinburgh</u>	Install 1 x DSLAM Telecoms Cabinet measuring 1408mm x 750mm x 407mm (12/03462/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
<u>item 3.3 - Craighouse Road, Edinburgh (Napier University)</u>	Modification of clause (fourth) and clause (seventh) relating to application no. 01/04599/FUL (12/03397/OBL)	To GRANT permission subject to the informatives as detailed in the report by the Acting Head of Planning and Building Standards.
<u>item 3.4 - 157 Duddingston Road West, Edinburgh</u>	Demolition of existing day centre and janitor's house at 157 Duddingston Road West and erection of new day-care and respite facility with associated car parking vehicular circulation, sprinkler tank compound and landscaping (12/03480/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Acting Head of Planning and Building Standards.

Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
<u>item 3.5 - 18 Eyre Place, Edinburgh</u>	Install 1 x DSLAM Telecoms Cabinet measuring 1408mm x 750mm x 407mm (12/03570/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
<u>item 3.6.1 - 121 Great Junction Street, Edinburgh 12/03125/FUL</u>	Change of use to hall with ancillary restaurant, including new extension and new openings for stairs and lift (12/03125/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
<u>item 3.6.2 - 121 Great Junction St, Edinburgh 12/03122/LBC</u>	Conversion to hall with ancillary restaurant, including new extension and new openings for stairs and lift. Internal alterations including covering pool with timber floor/deck and forming mezzanine level in main hall with sanitary accommodation and office/store beneath (12/03122/LBC)	To GRANT listed building consent subject to the informatives as detailed in the report by the Acting Head of Planning and Building Standards.
<u>item 3.7 - 16 Kirkgate, Currie, Edinburgh</u>	Alter and change the use of a former engine shed to a new design studio, including formation of parking spaces, landscaping and an upgraded access to the Water of Leith Walkway. A change of use from public open space to private open space is also proposed. (12/01751/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Acting Head of Planning and Building Standards.

Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
<u>item 3.8 - 5 Malleny, Balerno, Edinburgh</u>	Change of use from grazing land to sports playing field with levelling of the land to create a rugby pitch and training area (12/00305/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
<u>item 3.9 - 12 Mansionhouse Road, Edinburgh</u>	Alterations and extensions to existing house including demolition of existing garage (12/03527/FUL)	To GRANT planning permission, with informatives as detailed in the report by the Acting Head of Planning and Building Standards.
<u>item 3.10 - 39 Stirling Road, Edinburgh</u>	Install 1 x DSLAM Telecoms Cabinet measuring 1408mm x 750mm x 407mm (12/03459/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
<u>item 3.11 - 134 Trinity Road, Edinburgh</u>	Install 1 x DSLAM Telecoms Cabinet measuring 1408mm x 750mm x 407mm (12/03461/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
<u>item 3.12.1 - 14-16 Union St, Edinburgh</u>	Demolish an existing 2-storey structure. Construct a new traditional 3.5-storey office development (as amended) (12/02591/FUL)	To GRANT planning permission subject to the conditions and informatives (including legal agreement) as detailed in the report by the Acting Head of Planning and Building Standards.
<u>item 3.12.2 - 14-16 Union St, Edinburgh</u>	Demolition of existing building (12/02599/CON)	To GRANT conservation area consent, subject to the conditions as recommended by the Acting Head of Planning and Building Standards and detailed in his report – and subject to referral to Scottish Ministers.

Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
<p><u>item 5.1 - 22-24 Orwell Terrace, Edinburgh</u></p>	<p>Erection of student residential accommodation (12/01928/FUL)</p>	<p>To GRANT planning permission subject to the conditions and informatives (including legal agreement) as detailed in the report by the Acting Head of Planning and Building Standards with an additional condition and 2 additional informatives, as follows –</p> <p>Additional Condition:</p> <p>‘The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.’</p> <p>Reason</p> <p>To protect residential amenity.</p> <p>Additional Informatives:</p> <p>‘That Edinburgh Napier University will establish a local liaison committee, or suitable stakeholder forum - in order to facilitate consultation with the Community Council and local amenity interests of Gorgie/Dalry, during the construction phase and, beyond then, on the operation of the residential campus, in order to consider any concerns regarding impact on the local community.’</p> <p>‘That Edinburgh Napier University will provide continuous management cover (24/7) for all the properties in the residential campus – with a view to exercising control over the tenancies and any potential disturbance to local residential amenity.’</p>

Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
<u>item 6.1 - 40 Broomhouse Crescent, Edinburgh</u>	Forthcoming application by Cruden Homes for a residential development	To note the list of key issues to be addressed and request that these should include: play areas and open space provisions, and traffic flow analysis/congestion issues and air quality.
<u>item 6.2 - Caltongate, Edinburgh - pre- application</u>	Forthcoming applications by Artisan REI for major development	To note the list of key issues to be addressed.
<u>item 8.1 - 2-8, 3-11, 15, 17, 19 West Bowling Green Street, Edinburgh</u>	Construct 114 residential units with commercial space, ground floor frontage, associated parking, landscaping and access (12/01840/FUL)	To GRANT planning permission subject to the conditions and informatives (including legal agreement) as detailed in the report by the Acting Head of Planning and Building Standards and with an additional condition, as recommended:- Condition: 'Prior to the occupation of the buildings on the north eastern part of the site, formerly known as 2-8 West Bowling Green Street shown hatched on the approved plan, the proposed section of the Water of Leith walkway shown on drawing number 03 (applicants drawing reference (PL) 0016) related to this part of the development shall be completed.' Reason: 'In the interests of improving the pedestrian movement.'