

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday, 16 January 2013

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 a.m. 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 42 Ann Street, Edinburgh – Structural alterations to remove walls at the basement level, form a new underground cellar, install a new roof light and reinstate natural stone flags in the front basement area, period ironmongery to front door, plaster ceiling roses and fireplaces. (12/03996/LBC) – report by the Acting Head of Planning and Building Standards (circulated)

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

- 3.2 164 Bruntsfield Place, Edinburgh – Change of use to letting agency, for office use and administration (Class 2) from existing business (Class 1). Change to shop front. (12/03348/FUL) – report by the Acting Head of Planning and Building Standards (circulated)

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

- 3.3 Drum Brae Avenue, Edinburgh (Land At) – Change of use from school grounds to a public park (12/03210/FUL) – report by the Acting Head of Planning and Building Standards (circulated)

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

- 3.4 12 Forth Park, South Queensferry – Erection of a dwelling house. (12/02945/FUL) – report by the Acting Head of Planning and Building Standards (circulated)

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

- 3.5 1 (Flat 2) Hillpark Rise, Edinburgh – Erection of a sunroom extension. (12/03692/FUL) – report by the Acting Head of Planning and Building Standards (circulated)

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

- 3.6 6 Iona Street, Edinburgh (Telecomms Apparatus 13 Metres West Of) - Install 1 x DSLAM Telecoms Cabinet measuring 1408mm x 750mm x 407mm. (12/04039/FUL) – report by the Acting Head of Planning and Building Standards (circulated)

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

- 3.7 350 Morningside Road, Edinburgh – Installation of new shop front. Change of use from consented use, use class 3 restaurant, to hot food take away (In retrospect) (12/03582/FUL) – report by the Acting Head of Planning and Building Standards (circulated)

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

- 3.8 424 Morningside Road, Road Edinburgh (Telecomms Apparatus 30 Metres South East Of) – Upgrade of the existing telecommunications site, comprising swapping out and replacing existing antenna with new antenna. No increase in the overall height of the streetworks pole. The installation of three small cabinets on the highways footpath. (12/03893/FUL) – report by the Acting Head of Planning and Building Standards (circulated)

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

- 3.9 10 South Trinity Road, Edinburgh – Revised application for the construction of new dwelling (2 storeys) built above existing shop unit with replacement shop frontage, shop retained on ground floor (12/03828/FUL) – report by the Acting Head of Planning and Building Standards (circulated)

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

TREE PRESERVATION ORDERS

- 3.10 Duddingston Park, Edinburgh,(Tree Preservation Order No 170), – report by the Acting Head of Planning and Building Standards (circulated)

It is recommended that the Order be **CONFIRMED**.

- 3.11 Redhall House Drive, Edinburgh, (Redhall House),(Tree Preservation Order No 167), Edinburgh – report by the Acting Head of Planning and Building Standards (circulated)

It is recommended that the Order be **CONFIRMED**.

4. Returning Applications

None

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 Inverlieth Avenue South, (Royal Botanic Nursery), Edinburgh – Forthcoming application by the Royal Botanic Gardens Edinburgh for new buildings including polytunnels, glasshouses, vehicle storage shed, staff facilities building and ancillary buildings, alterations to entrance gates, and associated external works – report by the Acting Head of Planning and Building Standards (circulated)

7. Returning Applications following Site Visit

None

8. Application for Detailed Presentation

None

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 Court 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: S Broughton ☎ 0131 529 4261 e-mail stephen.broughton@edinburgh.gov.uk)

Letters of comments received on the above applications are available to members in Group Rooms and to the public at the Main Reception, Quadrangle, City Chambers, High Street and front counter, Waverley Court, 4 East Market Street.

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 Stephen Broughton, Committee Services, City of Edinburgh Council, City Chambers, High Street, Edinburgh EH1 1YJ, Committee Services:

☎ 0131 529 4261 e-mail stephen.broughton@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.