

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 28 August 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. Members of the Sub-Committee can request a presentation on any item in part 4 of the agenda. Members must advise Committee Services of their request by no later than 9.00am 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. Hearing Requests from Ward Councillors

If a member of the Council has submitted a written request for a hearing to be held on an application that raises a local issue affecting their ward, the Development Management Sub-Committee will decide at this point in the meeting whether or not to hold a hearing based on the information submitted. All requests for hearings will be notified to members prior to the meeting

4. 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 item 1 above.

- 4.1 3 Blackwood Crescent, Edinburgh (7 metres west) - Installation of 1x DSLAM telecoms cabinet measuring 1408mm x 750mm x 407mm – application no. 13/02235/FUL – report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.2 7 Bruntsfield Terrace, Edinburgh - Change of use from dwelling house to private day nursery – application no. 13/01440/FUL – report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.3 9 Calder Crescent, Edinburgh (37 metres SW) - Creation of several landscape features, including a new gate, fencing, trees and hedges – application no. 13/02194/FUL – report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.4 65 Colinton Road, Edinburgh (50 metres west) - Proposed replacement of existing 15m tall 'Saturn' monopole with 15m tall 'Elera' monopole supporting antenna within GRP shroud plus 2 x 300mm transmission dishes. The removal of 1 cabinet and replacement with 2 cabinets - Application no. 13/01908/FUL – report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.5 Royal Botanic Garden, 20A Inverleith Row, Edinburgh - Re-erection of Botanic Cottage, a two-storey 18th century building on north edge of Botanic Gardens, re-using salvaged materials to its previous design with single storey connected outshots east and west of cottage behind flanking walls – Application no. 13/00645/FUL - report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.6 31 Merchiston Avenue, Edinburgh - Alteration and extension of existing dwelling house to form new storey and a half extension over and behind existing garage. The development will comprise a bedroom and shower room over existing garage and family room/dining area to the rear - Application no. 13/00778/FUL – report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.7 1 Oxford Terrace, Edinburgh (38 metres SW) - Installation of 1x DSLAM telecoms cabinet measuring 1600mm x 1200mm x 450mm – Application no. 13/02437/FUL – report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.8 20 Westbank Street, Edinburgh - Change of use from Bowling Centre to a Gymnastics and soft play centre - Application for Certificate of Lawfulness (proposed) 13/02270/CLP – report by the Acting Head of Planning and Building Standards (circulated).

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

5. Returning Applications

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.

- 5.1 4 Smith's Place, Edinburgh (16 metres north) - Installation of 1 x DSLAM telecoms cabinet measuring 1408mm x 750mm x 407mm. – Application no. 13/01685/FUL - report by the Acting Head of Planning and Building Standards (circulated).

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

- 5.2 Royal Botanic Nursery, Inverleith Avenue South, Edinburgh - New buildings in existing Nursery of Royal Botanic Garden including poly-tunnels, glasshouses, vehicle storage shed, staff facilities building and ancillary buildings, alterations to entrance gates and associated external works – Application no. 13/00723/FUL - – report by the Acting Head of Planning and Building Standards (circulated).

The Sub-Committee is minded to issue a **mixed decision** on the application.

6. Application for Hearing

The Acting Head of Planning and Building Standards has identified the following applications as meeting the criteria for Hearings. The protocol note by the Head of Legal, Risk and Compliance sets out the procedure.

(None)

7. 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 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.

- 7.1 159 Fountainbridge, Edinburgh - Report on forthcoming application by West Register (Realisations) Limited for masterplan proposals for mixed use development comprising offices, hotel/apart-hotel, residential, commercial and retail - report by the Acting Head of Planning and Building Standards (circulated).
- 7.2 159 Fountainbridge, Edinburgh - Report on forthcoming application by Amco Developments Group Ltd and West Register (Realisations) Limited for planning permission for hotel/apart-hotel - report by the Acting Head of Planning and Building Standards (circulated)

8. Returning Applications 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.

(None)

9. Applications for Detailed Presentation

The Acting Head of Planning and Building Standards has identified the following applications for detailed presentation to the Sub-Committee. A decision to grant, refuse or continue consideration will be made following the presentation and discussion on each item.

- 9.1 65 West Harbour Road, Edinburgh - Application to discharge matters specified in condition 2 of outline planning permission 01/00802/OUT: variation of the matters approved by application 06/03636/REM, being the siting and height of development; design and configuration of public and open spaces; access, road layouts; footpaths and cycle routes; existing and finished ground levels in relation to ordnance datum – Application no. 13/01013/AMC - report by the Acting Head of Planning and Building Standards (circulated)

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

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 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 9.00am on the Tuesday preceding the meeting if they wish to be heard: Contact David Emerson ☎ 0131 529 4230 email: david.emerson@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 Section 4 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 D Emerson, Committee Services, City of Edinburgh Council, City Chambers, High Street, Edinburgh EH1 1YJ, ☎ 0131 529 4230 email: david.emerson@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.