

## Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday, 28 August 2013

### Present

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

### 1. General Applications/ Returning Applications/ Pre-Application Reports

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The Sub-Committee considered the reports on planning applications and pre-application notices as listed in Sections 4 (General Applications), Section 5 (Returning Applications) and Section 7 (Pre-Application Reports), as listed in the agenda for the meeting.

Notes: under Section 4, the Head of Planning and Building Standards gave a presentation of his report on agenda items 4.2 (on request from the Sub-Committee, and after consideration of a hearing request by the ward Councillor M. McInnes) and on item 4.5, as requested by Councillor Bagshaw.

### Decision

To determine the applications as detailed in the Appendix to this minute.

(Reference – reports by Acting Head of Planning and Buildings Services, submitted)

## APPENDIX

### Applications

Agenda Item No/ Address	Details of Proposal/Reference No	Decision
<p>Note: Detailed conditions/reasons for the following decisions are contained in the statutory planning register.</p>		
Item 4.1 3 Blackwood Crescent, Edinburgh	Installation of 1x DSLAM telecoms cabinet measuring 1408mm x 750mm x 407mm – Application no. 13/02235/FUL	To <b>GRANT</b> planning permission, as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.2 7 Bruntsfield Terrace, Edinburgh	Change of use from dwelling house to private day nursery – Application no. 13/01440/FUL	<ol style="list-style-type: none"> <li>1. To refuse the request by ward councillor for determination by means of a hearing.</li> <li>2. To <b>GRANT</b> planning permission, as detailed in the report by the Acting Head of Planning and Building Standards.</li> </ol>
Item 4.3 9 Calder Crescent, Edinburgh	Creation of several landscape features, including a new gate, fencing, trees and hedges – Application no. 13/02194/FUL	To <b>GRANT</b> planning permission subject to informatives, as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.4 65 Colinton Road, Edinburgh	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	To <b>GRANT</b> planning permission subject to conditions and informatives, as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.5 Royal Botanic Gardens, Royal Botanic Cottage, 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 outshoots east and west of cottage behind flanking walls – Application no. 13/00645/FUL	To <b>GRANT</b> planning permission subject to conditions and informatives, as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.6 31 Merchiston	Alteration and extension of existing dwelling house to form new storey and	To <b>REFUSE</b> planning permission for the reasons as recommended, as detailed in

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Avenue, Edinburgh	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	the report by the Acting Head of Planning and Building Standards.
Item 4.7 1 Oxford Terrace, Edinburgh	Installation of 1x DSLAM telecoms cabinet measuring 1600mm x 1200mm x 450mm – Application no. 13/02437/FUL	To <b>GRANT</b> planning permission, subject to conditions and informatives, as detailed in the report by the Acting Head of Planning and Building Standards.
Item 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	To <b>GRANT</b> the application as recommended by the Acting Head of Planning and Building Standards.
Item 5.1 4 Smiths Place, Edinburgh	Installation of 1 x DSLAM telecoms cabinet measuring 1408mm x 750mm x 407mm. – Application no. 13/01685/FUL	To <b>GRANT</b> planning permission subject to conditions and informatives, as detailed in the report by the Acting Head of Planning and Building Standards.
Item 5.2 Royal Botanic Nursery, 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	To approve the reasons for refusal and conditions for grant within the <b>MIXED DECISION</b> (part grant/part refusal) to be issued on the application, as detailed in the Addendum To Assessment in the report by the Head of Planning and Building Standards - but with the Head of Planning and Building Standards asked to re-word the first informative (regarding requests for (a) restrictions on the internal lighting of the northern glasshouse to reflect the commitment provided by the RBG) to better reflect the public undertakings given by the applicants on these matters during the hearing of the application on 14 August 2013.
Item 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.	(Items 7.1 and 7.2)  To note the key issues to be addressed and additionally the issues to reflect importance attached to: balance of Apart-hotels to provision of housing in the area, and policy control over the longer term use

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	13/02177 PAN	
Item 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. (13/02182 PAN)	<p>of residential properties, and related issues of protection of residential amenity; the provision and demand for office space; the requirement and capacity for hotel bed space in the city centre; the relationship to the proposed Boroughmuir High School; how design height and building line would relate to the Canal, and development on other side of Canal; general design issues including the palate of materials, and the desire for a co-ordinated approach and coherent mix of uses within this important site/area.</p> <p>Specific issues to also include: potential for district heating scheme, and proposals to allow disabled access (across cobbled area).</p>