

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 11 September 2013

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

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

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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 2, 3, 4, 5, 6 Barnton Park Wood, Edinburgh - Demolition of five single storey dwellings and redevelopment of the site with 8 new build residential dwellings. Application no. 12/04396/FUL – report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.2 Broughton Street Lane, Edinburgh (Land At) - Application under section 42 of the Town and Country Planning (Scotland) Act 1997, to vary the terms of condition 1 of planning permission 07/01631/FUL to extend period of time. Application no. 13/01217/FUL – report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.3 Little France Crescent, Edinburgh - Stopping Up Order – report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.4 21 Lovedale Crescent, Balerno (Land 15 Metres South Of) - Erection of dwelling house. Application no. 13/00814/FUL – report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.5 100 Morvenside, Edinburgh – (Land 17 Metres North Of) – Provision of 8 No new residential craft moorings and installation of associated storage huts, refuse storage area, security fencing and landscape works on the Union Canal at Wester Hailes (west site), Edinburgh. Application no. 13/00383/FUL – 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.

None.

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 1 Broadway Park South Gyle Broadway, Edinburgh (Land 148 Metres West Of) – Report on Forthcoming Application by Crestbridge Corporate Trustees for Masterplan Proposals for Mixed Use Development Comprising Residential Units, Commercial Development (Class 4 Offices/Class 7 Hotels) and Ancillary development (Classes 1, 2, 3 and 10) Together with Associated Development Including Car Parking, Landscaping, Junction Alterations and Internal Access Roads at Land 148 Metres West of 1 Broadway Park, Edinburgh. Reference no

(13/02549/PAN) – report by the Acting Head of Planning and Building Standards (circulated).

- 7.2 Granton Park Avenue, Edinburgh (Former Production Block Madelvic House, Land 93 Metres West Of Madelvic House) - Report on Forthcoming Application by Places for People for Approximately 194 Residential Units Comprising 6 Storey Flats and 2/3 Storey Terraced Housing with Associated Landscaping, Parking and Open Space at Granton Park Avenue, Edinburgh. Reference no (13/02605/PAN) – report by the Acting Head of Planning and Building Standards (circulated).
- 7.3 267 Niddrie Mains Road, Edinburgh (Niddrie Mill Primary School) - Report on Forthcoming Application by CCG and Parc Craigmillar Ltd for Redevelopment of Niddrie Mill Primary School, Niddrie Mains Road for 70 Residential Units. Reference no. (13/02691/PAN) – report by the Acting Head of Planning and Building Standards (circulated).
- 7.4 20 South Gyle Wynd, Edinburgh (Land 96 Metres East Of) - Report on Forthcoming Application by Persimmon Homes for Residential Development Including Infrastructure and Landscaping at Land 96 Metres East Of 20 South Gyle Wynd, Edinburgh. Reference no (13/02548/PAN) – 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 7 Kew Terrace, Edinburgh (Site 26 Metres West Of) - Proposed class 1,2,3 & residential building over 3 floors. Application no. (13/00939/FUL) – report by the Acting Head of Planning and Building Standards (circulated).

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

- 9.2 34 Hamilton Place, Edinburgh - Alteration to residential dwelling to form a duplex dwelling and formation of roof terrace (as amended). Application no. (13/02442/FUL) – report by the Acting Head of Planning and Building Standards (circulated).

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

Carol Campbell
Head of Legal, Risk and Compliance

Committee Members

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

Information about the Development Management Sub-Committee

The Development Management Sub-Committee consists of 15 Councillors and usually meets twice a month. The 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 Stephen Broughton ☎ 0131 529 4261 email: stephen.broughton@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 Stephen Broughton, Committee Services, City of Edinburgh Council, City Chambers, High Street, Edinburgh EH1 1YJ, ☎ 0131 529 4261 email: 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.