

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday, 11 September 2013

Present

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

1. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications, pre-applications and a Stopping Up Order as listed in Sections 4, 7 and 9 of the agenda for the meeting.

Note: under Section 4, Councillor Mowat had requested a presentation by the Head of Planning and Building Standards in relation to agenda item 4.2.

Decision

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

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

2. Broughton Street Lane, Edinburgh (Land At) (Agenda Item 4.2)

The Acting Head of Planning and Building Standards reported on an 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 for starting a development at Broughton Street Lane. Application no.13/01217/FUL.

He gave details of the proposals and the planning considerations involved and advised that these were in accordance with the provisions of the Development Plan and there were no material considerations which prevented the granting of the application.

Motion

To grant the application subject to conditions, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Perry, seconded by Councillor Rose.

Amendment 1

1. To indicate that the Sub-Committee was minded to refuse the application on the grounds that a material change in circumstances had taken place, in that the increase in uses of the surrounding buildings had led to increased demand in parking in the area. The original level of amenity for the proposed occupiers of the properties could not be provided now.
2. The increase in traffic using the lane would be detrimental to road and pedestrian safety.
3. The Acting Head of Planning and Building Standards to report back on suitable reasons for refusal.

- moved by Councillor Mowat, seconded by Councillor Heslop.

Amendment 2

To continue consideration of the application for a site visit.

- moved by Councillor Milligan, seconded by Councillor Brock.

The Convener ruled in terms of Standing Order 22.3 that a vote be taken for or against amendment 2.

Voting Amendment 2

For the site visit	-	6 votes
Against a site visit	-	7 votes

The Convener ruled that as amendment 2 had not been carried that a further vote be taken in terms of Standing Order 22.1 on the motion against amendment 1.

Voting

For the motion	-	9 votes
For amendment 1	-	4 votes

Decision

To grant the application subject to conditions, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.

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

Declaration of Interests

Councillor Robson declared a non-financial interest in this item as the Director of a company who had objected to the original application, left the room and took no part in consideration of this item.

3. 7 Kew Terrace, Edinburgh (Land 26 Metres West Of) (Agenda Item 9.1)

The Acting Head of Planning and Building Standards reported on an application for a proposed class 1,2,3 & residential building over 3 floors at land 26 metres west of 7 Kew Terrace, Edinburgh. Application no. (13/00939/FUL).

He gave details of the proposals and the planning considerations involved and advised that these did not comply with the provisions of the Development Plan and recommended the application be refused.

Motion

To refuse planning permission for the reasons detailed in the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Perry, seconded by Councillor Child.

Amendment

- 1) To indicate the Sub-Committee's intention to grant planning permission.
- 2) The Acting Head of Planning and Building Standards to report back on detailed conditions.

- moved by Councillor Ross, seconded by Councillor Rose.

Voting

For the motion	-	7 votes
For the amendment	-	6 votes

Decision

To refuse planning permission for the reasons detailed in the report by the Acting Head of Planning and Building Standards.

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

4. 34 Hamilton Place, Edinburgh (Agenda Item 9.2)

The Acting Head of Planning and Building Standards reported on an application for the alteration to a residential dwelling to form a duplex dwelling and formation of roof terrace (as amended) at 34 Hamilton Place, Edinburgh. Application no. (13/02442/FUL).

He gave details of the proposals and the planning considerations involved and advised that these were in accordance with the provisions of the Development Plan and that there were no material considerations which prevented the granting of the application.

Motion

To grant planning permission subject to an informative as detailed in the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Perry, seconded by Councillor Heslop.

Amendment

1. That the Sub -Committee was minded to refuse planning permission on grounds that the proposal would be detrimental to neighbouring amenity due to a loss of privacy and a potential increase in noise and disturbance, contrary to policies DES 3 and 11.
2. That the Sub -Committee was minded to refuse conservation area consent as the proposal was detrimental to the character of the conservation area.
3. The Acting Head of Planning and Building Standards to report back on detailed reasons.

- moved by Councillor Howat, seconded by Councillor Cairns.

Voting

For the motion	-	8 votes
For the amendment	-	4 votes

Decision

To grant planning permission subject to an informative as detailed in the report by the Acting Head of Planning and Building Standards.

(Reference – report by the Acting Head of Planning and Building Standards, 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 no 4.1 - 2, 3, 4, 5, 6 Barnton Park Wood	Demolition of five single storey dwellings and redevelopment of the site with 8 new build residential dwellings. Application no. 12/04396/FUL	To GRANT planning permission subject to conditions and informatives, as detailed in the report by the Acting Head of Planning and Building Standards.
Item no 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	To GRANT the application subject to conditions, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards. (On a division)
Item no 4.3 - Little France Crescent	Stopping Up Order	To CONFIRM the Stopping Up Order
Item no 4.4 - 21 Lovedale Crescent (Land 15 Metres South of)	Erection of dwelling house. Application no. 13/00814/FUL –	To GRANT planning permission subject to conditions and informatives, as detailed in the report by the Acting Head of Planning and Building Standards.

Agenda Item No/ Address	Details of Proposal/Reference No	Decision
Item no 4.5 - 100 Morvenside (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). Application no. 13/00383/FUL	To GRANT planning permission subject to conditions and informatives, as detailed in the report by the Acting Head of Planning and Building Standards.
Item no 7.1 - Broadway Park South Gyle Broadway (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	To note the key issues to be addressed and additionally further information on details of pedestrian access and proposals for road crossings.

Agenda Item No/ Address	Details of Proposal/Reference No	Decision
Item no 7.2 - Granton Park Avenue (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)	To note the key issues to be addressed and additionally further information on 1. Any proposals for the provision of Car Club vehicles. 2. The density and scale of the buildings facing the road.
Item no 7.3 - 267 Niddrie Mains Road (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)	To note the key issues further information on the proposed housing mix.
Item no 7.4 - 20 South Gyle Wynd (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)	To note the key issues further information on proposals for traffic control measures and parking in the adjoining area.

Agenda Item No/ Address	Details of Proposal/Reference No	Decision
Item no 9.1 - 7 Kew Terrace (Site 26 Metres West of)	Proposed class 1, 2, 3 & residential building over 3 floors. Application no. (13/00939/FUL)	To REFUSE planning permission for the reasons detailed in the report by the Acting Head of Planning and Building Standards. (On a division)
Item no 9.2 - 34 Hamilton Place	Alteration to residential dwelling to form a duplex dwelling and formation of roof terrace (as amended). Application no. (13/02442/FUL)	To GRANT planning permission, subject to an informative, as detailed in the report by the Acting Head of Planning and Building Standards. (On a division)