

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 25 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.

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 Bonnington Mains House, Wilkieston Road, Ratho - proposed extension of planning consent 09/00849/FUL for demolition of existing house and erection of a new house – application no. 12/03219/FUL - report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.2 21-22 Balcarres Street, Edinburgh - demolition of existing building and redevelopment for later living retirement housing (2 blocks), landscaping and car parking. (SCHEME 2) – application no 12/03961/FUL – report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.3 7 Claremont Bank, Edinburgh - demolish existing garage and erect new rear and side return extension with new pedestrian access to rear boundary Edinburgh – Application no. 13/03024/FUL - report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.4 555 Gorgie Road, Edinburgh - part change of use of third and fourth floors of Class 4 offices to student accommodation (Sui Generis) - application no. 13/012556/FUL - report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.5 11 Logie Green Road, 26, 28A, 29, 32, 33 Beaverbank Place, Edinburgh - Proposed Surface Car Park and associated works - application no. 13/00589/FUL - report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.6 21 Paisley Crescent, Edinburgh - rear extension to form family room and garden store – application no. 13/02948/FUL - report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.7 27 Seaview Terrace, Edinburgh - demolish garage and erect domestic dwelling – application no. 13/02193/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.

- 5.1 1-5 Baxters Place, Edinburgh - alterations and change of use of 1-5 Baxters Place to licensed hotel, demolition of building at 2 Greenside Lane. Construction of additional hotel accommodation and associated facilities. Formation of access and car parking (amendment to planning permission 08/03635/FUL) – report by the Acting Head of Planning and Building Standards (circulated)

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

6. Applications 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 Ravelrig Road, Balerno, Edinburgh - report on forthcoming application by Gladman Developments Ltd. for development of a greenfield site for housing – PAN/13/02545 - report by the Acting Head of Planning and Building Standards (circulated).
- 7.2 60 Ratho Park Road, Ratho (200 metres northeast) - report on forthcoming application by Stewart Milne Homes for planning permission for erection of residential development with associated access roads, landscaping, suds and ancillary development – PAN 13/02960 - report by the Acting Head of Planning and Building Standards (circulated).
- 7.3 10 Gilmerton Station Road, Edinburgh – report on forthcoming application by Mactaggart & Mickel (Homes) Ltd. for a residentially-led mixed use development including a new primary school, retail/commercial uses, access, parking and landscaping – PAN 13/02545 - 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.

(None)

Carol Campbell
Head of Legal, Risk and Compliance

Committee Members

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