

# Notice of meeting and agenda

## Development Management Sub-Committee of the Planning Committee

**10.00 am Wednesday 6 November 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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Tel: 0131 529 4261

## 1. Order of business

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- 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

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- 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

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**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

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**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 1 Craigpark, Ratho (Craigpark Quarry) – Material variation to planning permission Ref; 05/01229/FUL to provide amended housing layout and substitution of house types and associated works. – Application no. 13/02527/FUL – report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.2 63A Cumberland Street, Edinburgh – Replace existing sashes in front bedroom window with slimline double glazing units to match existing appearance. Replace fanlight of 3 windows above rear patio door with slimline double glazing to match existing appearance. – Application no. 13/03334/LBC – report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.3 Greendykes Road, Edinburgh (Land at) – Approval of matters specified in conditions of application 07/01644/OUT in respect of condition 1a finalising layout, elevations and landscaping treatments. – Application no. 13/01151/AMC – report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.4 100 (3F1) Polwarth Gardens, Edinburgh – Convert attic and form 6 person HMO maisonette from 5 person HMO flat. Fit 2 no. rooflights to front elevation, 2 no. rooflights to rear elevation and rooflight to platform roof. – Application no. 13/02955/FUL – report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.5 16 Ravenscroft Street, Edinburgh – Reopening of door in boundary wall to lane to allow access to mobility scooter.– Application no. 13/02968/FUL – report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.6 4 Seafield Street, Edinburgh – Construction of 155 dwellings (145 flats and 10 houses), including demolition of the Gatehouse at 4 Seafield Street and conversion of the Chapel and the Matron's House to form residential dwellings. – Application no. 13/02584/FUL – report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.7 8 Shandwick Place, Edinburgh – Change of use from vacant storage of a shop and residential accommodation to a hostel (class 7). – Application no. 13/02490/FUL – report by the Acting Head of Planning and Building Standards (circulated).

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

- 4.8 9 Shandwick Place, Edinburgh – Change of use application from Class 1 (Retail) to Class 3 (Food and Drink) at the merged units of 9 and 13 Shandwick Place. – Application no. 13/01433/FUL – report by the Acting Head of Planning and Building Standards (circulated).

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

## 5. Returning Applications

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**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

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**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.**

- 6.1 154 Mcdonald Road, Edinburgh – Protocol Note by the Head of Legal, Risk and Compliance (circulated)
- 6.2(a) 154 Mcdonald Road, Edinburgh – Alterations to and change of use from offices to form residential accommodation (as amended). – Application no. 13/02458/FUL - report by the Acting Head of Planning and Building Standards (circulated).

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

- 6.2(b) 154 Mcdonald Road, Edinburgh – Alterations to form studio residential accommodation (73 units) and associated works including removal of existing internal walls and insertion of new internal partitions; insertion of new windows to rear elevation; insertion of conservation roof lights to rear slope of roof; creation of sun room access to new roof terrace and installation of balustrade; addition of photo-voltaic panels to flat roof; and widening of existing access on south east elevation (as amended to delete rooftop sun room). – Application no. 13/02459/LBC – report by the Acting Head of Planning and Building Standards (circulated).

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

## 7. Pre-Application Reports

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**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 A8 West Edinburgh (Land North of) – report on forthcoming application by IBG Stakeholders (New Ingliston Ltd, Murray Estates Lothian Ltd, FSH Airport (Edinburgh) Services Ltd) – report by the Acting Head of Planning and Building Standards (circulated).

- 7.2 59 and 60 Belford Road, Edinburgh (Land at) – report on forthcoming application by AMA (New Town) Ltd. for detail proposals for demolition and redevelopment of site for residential and office development – report by the Acting Head of Planning and Building Standards (circulated).
- 7.3 Cammo Estate, Maybury Road, Edinburgh - report on forthcoming application by Crammond and Harthill Estate for development of a greenfield site for housing – report by the Acting Head of Planning and Building Standards (circulated).
- 7.4 Cliftonhall Road, Newbridge – report on forthcoming application by Roxhill Developments Ltd for planning permission for erection of a distribution warehouse – report by the Acting Head of Planning and Building Standards (circulated).
- 7.5 Saughton Prison, Stenhouse Road, Edinburgh – report on forthcoming application by Scottish Prison Service for a new Women’s Regional Unit, associated parking and alterations to the existing prison estate – report by the Acting Head of Planning and Building Standards (circulated).

## **8. Returning Applications Following Site Visit**

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**These applications have been discussed at a previous meeting of the Sub-Committee and were continued to allow members to visit the sites.**

- 8.1 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**.

- 8.2(a) 7 Shrub Place, Edinburgh (Site 69 Metres West Of) – Proposed Mixed Use Development including redevelopment of Listed Buildings (Tram Workshops) – Application no. (13/01070/FUL) – report by the Acting Head of Planning and Building Standards (circulated).

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

- 8.2(b) 7 Shrub Place, Edinburgh (Site 69 Metres West Of) – Retain existing chimney, alter existing tram workshops to accommodate residential development, reduce height of existing gable wall to remove requirement for galvanised steel buttresses – Application no. (13/01071/LBC) – report by the Acting Head of Planning and Building Standards (circulated).

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

## 9. Applications for Detailed Presentation

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**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

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

### Information about the Development Management Sub-Committee

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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

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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](mailto: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](http://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](mailto: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](http://www.edinburgh.gov.uk/cpol).