

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 29 January 2014

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(a) 34 Bread Street, Edinburgh – installation of 15 no. condenser units with 2.2m high acoustic screening on roof of single storey extension to rear of hotel (as amended) – application no. 13/02663/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.1(b) 34 Bread Street, Edinburgh – installation of 15 no. condenser units with 2.2m high acoustic screening on roof of single storey extension to rear of hotel. Installation of a 665mm x 465mm dry riser inlet to East Fountainbridge elevation (as amended) – application no. 13/02649/LBC – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.2 12 Freelands Way, Ratho (Land 130 metres west of) – proposed residential development of 14 houses, footpaths and landscaping at land to north of Freelands Way, Ratho – application no. 13/03878/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.3 27 Johnston Terrace, Edinburgh (Land 87 metres west of) – removal of temporary rock trap barrier and erection of 3 metre high stone filled gabion walls to form new permanent rock trap. Gabions to run 165 metres of Johnston Terrace located below the south facing rock face of Edinburgh Castle. Provision of new asphalt footpath with whin/granite kerbs to match existing – application no. 13/03444/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.4 43 West Court, Ravelston House Park, Edinburgh (Land 10 metres northwest of) – creation of new timber bin enclosure for recycling facilities serving flat nos. 43 to 56, to sit adjacent to existing car port gable wall at north eastern side of West Court – application no. 13/05020/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.5 65 West Harbour Road, Edinburgh – approval of matters specified in condition 2 of outline application 01/00802/OUT covering siting and height of development, design and configuration of public and open spaces, access, road layouts, footpaths and cycle routes – application no. 13/04320/AMC – report by the Acting Head of Planning and Building Standards (circulated)

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

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 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)

Note: On 11 September 2013, the Sub-Committee indicated that it was minded to **GRANT** consent subject to a suitable legal agreement being concluded within three months. A legal agreement has not been concluded for application 13/01210/FUL and therefore the application returns to Committee. It is recommended that a further period of three months is allowed to conclude the legal agreement.

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.

- 6.1 Caltongate Development - Protocol Note by the Head of Legal, Risk and Compliance (circulated)
- 6.2(a) New Street, Edinburgh (Land adjacent to) – redevelopment/erection of buildings for mixed use development including offices (class 4), commercial (class 1, 2 and 3), non-residential institutions (class 10), leisure (class 11) and other associated uses, landscaping/public realm and other associated works - application no. 13/03406/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.2(b) New Street (Land adjacent to), 2, 4, 5 New Street, 221, 223, 227 and 231 Canongate, Edinburgh – redevelopment/demolition/erection of buildings for mixed use development comprising class 7 hotels, class 1, 2 and 3 commercial, class 4 business, community uses (class 8 and 10), leisure (class 11), other associated uses, landscaping/public realm and other associated works – application no. 13/03407/FUL) – report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.3 5 New Street, Edinburgh – alterations to building, boundary walls and gatepiers including removal of existing plinth and new additions to building – application no. 13/03399/LBC – report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.4 2, 4 New Street and 231 Canongate, Edinburgh – part demolition/part retention of building with part retained Canongate and New Street facade – application no. 13/03400/LBC – report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.5 East Market Street (Land at), 1-15 East Market Street and 16-24A Cranston Street, Edinburgh – internal and external alterations to arches and erection of new building to west of Cranston Street abutting arches – application no. 13/03405/LBC – report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.6 East Market Street (CEC Depot), Edinburgh – demolition of building and boundary wall – application no. 13/03402/CON – report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.7 221, 223, 227 and 229 Canongate, Edinburgh – part demolition of buildings with part retained facade – application no. 13/03403/CON – report by the Acting Head of Planning and Building Standards (circulated)

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

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.

- 7.1 137 Drum Street, Candlemaker's Park, Edinburgh (Land 126 metres north of) – report on forthcoming application by South East Edinburgh Development Company Ltd (SEED CO) for residential development and ancillary uses – report by the Acting Head of Planning and Building Standards (circulated)
- 7.2 200 Mansfield Road, Balerno (Land 300 metres west of) – report on forthcoming application by Barratt/David Wilson Homes for a residential development with associated landscaping and footpaths – 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(a) 10-11 Riddle's Court, 322 Lawnmarket, Edinburgh – external alterations and the insertion of a lift shaft and creation of a plant room through roof extensions (as amended) – application no. 13/03993/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

9.1(b) 10-11 Riddle's Court, 322 Lawnmarket, Edinburgh – internal and external alterations with the insertion of a lift shaft and creation of a plant room through roof extensions (as amended) – application no. 13/03994/LBC – 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, 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. Contacts: Lesley Birrell ☎ 0131 529 4240 email lesley.birrell@edinburgh.gov.uk or Stuart McLean ☎ 0131 529 4106 email stuart.mclean@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 Lesley Birrell or Stuart McLean, Committee Services, City of Edinburgh Council, City Chambers, High Street, Edinburgh EH1 1YJ, ☎ 0131 529 4240 / 0131 529 4106 email: lesley.birrell@edinburgh.gov.uk / stuart.mclean@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/meetings .