

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10.00am Wednesday 26 March 2014

**(or at the conclusion of the Special Meeting of the Planning
Committee, whichever is the later)**

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

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

Contacts:

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Tel: 0131 529 4240 / 0131 529 4106

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 7 East Restalrig Terrace, Edinburgh - Change of use from a dwelling house to a house in multiple occupation – Application no. 14/00144/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.2 Site At Former 347A Pilton Avenue, Edinburgh - Change of use from school/college and alteration of Category B listed building to residential use and erection of new build residential accommodation, access, parking, landscaping and other associated development – Application no. 13/04479/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.3 Tram Developer Contributions - Settlement with Miller Homes Ltd - To seek the Committee's approval to enter into a settlement agreement with Miller Homes Ltd dealing with tram contributions paid to the Council in relation to the proposed tram route running along the Roseburn corridor from Haymarket to Granton – report by the Acting Head of Planning and Building Standards (circulated)

It is recommended that the report is **APPROVED**.

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 25 Ravelston Terrace, Edinburgh - Proposed change of use from existing redundant office block to 32 residential units with associated car parking – Application no. 13/02957/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

Note: The Sub-Committee, on 12 February 2014, continued this application for further information on parking, open space, design and materials, affordable housing and residential amenity.

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 Protocol Note by the Head of Legal, Risk and Compliance (circulated)
- 6.1(a) Royal Edinburgh Hospital 23 Tipperlinn Road Edinburgh EH10 5HF - Planning permission in respect of the phase 1 development of the healthcare masterplan of the Royal Edinburgh Campus including erection of mental health and brain injury facilities (Class 8) together with various works including access and landscaping (as amended). – Application no. 13/04232/FUL - report by the Acting Head of Planning and Building Standards (circulated).

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

- 6.1(b) Royal Edinburgh Hospital, 23 Tipperlinn Road, Edinburgh - Planning permission in principle regarding the masterplanning of the Royal Edinburgh Campus (REC) for healthcare purposes (Class 8) and ancillary uses including refurbishment, redevelopment and reprovision of the REC and additional NHS services together with various works including access and landscaping – Application no. 13/04292/PPP - 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.

None.

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 12 Freelands Way, Ratho, Newbridge (Land 130 Metres West of) – Proposed residential development of 14 houses, footpaths and landscaping (as amended) - Application no. 13/03878/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, 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, Business Centre 2:1, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG ☎ 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 .