

Development Management Sub-Committee of the Planning Committee

10:00am Wednesday 26 March 2014

Present:

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

1. **Royal Edinburgh Hospital, 23 Tipperlinn Road, Edinburgh**

The Acting Head of Planning and Building Standards reported on applications for planning permission in respect of the phase 1 development of the healthcare masterplan of the Royal Edinburgh Campus (REC) and planning permission in principle regarding the masterplanning of the REC for healthcare purposes (Class 8) and ancillary uses including refurbishment, redevelopment and re-provision of the REC and additional NHS services together with various works including access and landscaping at the Royal Edinburgh Hospital (Application Nos. 13/04232/FUL and 13/04292/PPP).

(a) Fairmilehead Community Council

Norman Tinlin of Fairmilehead Community Council advised that they supported the planning applications. Mr Tinlin said that the upgrade in facilities at the hospital was welcomed by patients, staff and visitors and that the redevelopment was a welcome addition to modern health care in Edinburgh and Scotland. However, Mr Tinlin voiced some concerns around the junction at Myreside Road and supported the installation of a signalised junction.

In conclusion he asked the Sub-Committee to grant the applications.

(b) Morningside Community Council

Goff Cantley of Morningside Community Council advised that they supported the planning applications and welcomed the improved facilities for staff, patients and visitors and the public access to the site. However Mr Cantley voiced concerns around:

- The loss of open space, including the community gardens.
- The single storey design of the buildings.
- The impact of the redevelopment would have on the bio-diversity and wildlife within the site.
- The forced closure of the bowling club.
- The failure to integrate bus access to the site.

- The anticipated increase in the volume of traffic onto Morningside Road.
- The excessively high availability of car parking within the site.
- The lack of appropriate traffic management on Myreside Road.

In conclusion he asked the Sub-Committee to grant the applications.

(c) Applicants

Fraser Littlejohn of Montagu Evans LLP Planning introduced the team involved in developing the proposals for the redevelopment of the Royal Edinburgh Campus - Andrew Milne (NHS Lothian Project Director, Major Hub Initiatives), Dick Fitzpatrick (NHS Lothian Clinical Team), Charlie McQuilkin (Archial Norr Architects), Rolf Roscher (ERZ Landscape Architects), Richard Park (Hub South East) and David Wilson (Morrison Construction).

Andrew Milne said that the current accommodation at the Royal Edinburgh Hospital was poor and needed to be renewed and upgraded adding that the design proposals were based on clinical need.

Charlie McQuilkin said that the redevelopment would ensure mental health care could be delivered on the site for the next 50 years. The design was carefully managed to ensure that patients and staff felt that they were part of the campus, the buildings being single storey to allow easy access to the outside areas. The buildings themselves were designed to be more welcoming than they were at present.

Rolf Roscher said that much of the landscaping around the site at present was unusable in terms of clinical or therapeutic needs. He then spoke around how the landscape could be better used and that the existing church would be retained but would be used as a social hub. It was also confirmed that while some trees would be removed more would be planted in their place.

In conclusion he asked the Sub-Committee to grant the applications.

(d) Councillor Melanie Main (Local Ward Member)

Councillor Main welcomed the proposals but had concerns around access to the site, explaining that access was via residential streets and that residents were fearful that the increase in traffic would have a detrimental impact on the surrounding area.

In conclusion he asked the Sub-Committee to grant the applications.

Motion

1. To grant planning permission subject to conditions, reasons and informatives detailed in the report by the Acting Head of Planning and Building Standards and subject also to an additional condition in respect of the installation of a signalised junction on Myreside Road during Phase 1 of the development.

2. To grant planning permission in principle subject to conditions, reasons and informatives detailed in the report by the Acting Head of Planning and Building Standards and subject also to an additional informative in respect of provision of a bridge linking the site to Balcarres Street as part of Phase 2 of the development.
- moved by Councillor Howat, seconded by Councillor Ross.

Amendment

In similar terms to the motion but that the signalised junction on Myreside Road be installed as part of phase 2 of the development.

- moved by Councillor Rose, seconded by Councillor Milligan.

Voting

For the motion - 11 votes

For the amendment - 3 votes

Decision

1. To grant planning permission subject to conditions, reasons and informatives detailed in the report by the Acting Head of Planning and Building Standards and subject also to an additional condition in respect of the installation of a signalised junction on Myreside Road during Phase 1 of the development.
2. To grant planning permission in principle subject to conditions, reasons and informatives detailed in the report by the Acting Head of Planning and Building Standards and subject also to an additional informative in respect of provision of a bridge linking the site to Balcarres Street as part of Phase 2 of the development.

(References – reports (2) by the Acting Head of Planning and Building Standards, submitted.)

2. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications and returning applications as listed in Sections 4, 5, and 9 of the agenda for the meeting.

A request to consider agenda item 4.1 (7 East Restalrig Terrace, Edinburgh), by holding a hearing session had been received from Councillor Booth.

The Acting Head of Planning and Building Standards gave a presentation on agenda item 4.1 (7 East Restalrig Terrace) as requested by Councillors McVey, Mowat, Robson and Rose.

A request to consider agenda item 9.1 (12 Freeland's Way, Ratho, Newbridge (Land 130 Metres West of), by holding a hearing session had been received from Councillor Bill Henderson.

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.)

3. 25 Ravelston Terrace, Edinburgh

The Acting Head of Planning and Building Standards reported on an application for a proposed change of use from existing redundant office block to 32 residential units with associated car parking at 25 Ravelston Terrace, Edinburgh (Application No. 13/02957/FUL).

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

The Acting Head of Planning and Building Standards gave an update on the proposal and the planning considerations included and recommended that planning permission be refused.

Motion

- 1) To grant planning permission subject to conditions, reasons, and informatives as detailed in the addendum to the report by the Acting Head of Planning and Building Standards.
- 2) To delete the words “full details of the external design” from Condition 1.
- moved by Councillor Howat, seconded by Councillor Dixon.

Amendment

- To refuse planning permission for the reasons detailed in the report by the Acting Head of Planning and Building Standards. moved by Councillor Bagshaw, seconded by Councillor McVey.

Voting

For the motion - 12 votes

For the amendment - 2 votes

Decision

- 1) To grant planning permission subject to conditions, reasons, and informatives as detailed in the addendum to the report by the Acting Head of Planning and Building Standards.
- 2) To delete the words “full details of the external design” from Condition 1.

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

4. 12 Freelands Way, Ratho, Newbridge

The Acting Head of Planning and Building Standards reported on an application for planning permission for a proposed residential development of 14 houses, footpaths and landscaping at 12 Freeland Way, Ratho, Newbridge, Edinburgh (Application No. 13/03878/FUL).

Councillor Bill Henderson, local member, had submitted a request that the Sub-Committee determine the application by way of a hearing. Members agreed not to hold a hearing and to proceed to consider the application at this meeting.

The Acting Head of Planning and Building Standards gave details of the proposal and the planning considerations included, and recommended that permission be granted.

Motion

To grant planning permission subject to conditions, reasons, 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 Howat.

Amendment

1. To indicate that the Sub -Committee was minded to refuse planning permission on the grounds that the proposal would result in prime agricultural land being lost and that the design of the development would have a adverse impact on the surrounding are and be detrimental to the character of the conservation area.
 2. To continue consideration of the application for the Acting Head of Planning and Building Standards to report .further on the reasons for refusal.
- moved by Councillor Heslop, seconded by Councillor Dixon

Voting

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

Decision

1. To indicate that the Sub -Committee was minded to refuse planning permission on the grounds that the proposal would result in prime agricultural land being lost and that the design of the development would have a adverse impact on the surrounding area and be detrimental to the character of the conservation area.
2. To continue consideration of the application for the Acting Head of Planning and Building Standards to report further on the reasons for refusal.

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

APPENDIX

Applications

Agenda Item No/Address	Details of Proposal/reference No	Decision This may not be the final minute wording
3.1	Request for a Hearing 7 East Restalrig Terrace – Councillor Booth	See item 4.1 below.
3.2	Request for a Hearing 12 Freelands Way, Ratho – Councillor Bill Henderson	See item 9.1 below.
Item 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	<ol style="list-style-type: none"> 1) To CONTINUE consideration of the application for a site visit. 2) To ask the Acting Head of Planning and Building Standards to provide further information on data zones and details of the number of HMOs for the Ward and Community Council area with appropriate maps. 3) To consider the request for a Hearing when the application is submitted to the Sub-Committee following the site visit.
Item 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.	To GRANT planning permission subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 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.	To CONTINUE consideration of the the settlement agreement for clarification of the financial implications.

Agenda Item No/Address	Details of Proposal Details of Proposal/reference No /reference No	Decision This may not be the final minute wording
Item 5.1 - 25 Ravelston Terrace, Edinburgh	<p>Proposed change of use from existing redundant office block to 32 residential units with associated car parking</p> <p>Application no. 13/02957/FUL</p>	<p>1) To GRANT planning permission subject to the conditions, reasons and informatives detailed in the addendum to the report by the Acting Head of Planning and Building Standards.</p> <p>2) To delete the words “full details of the external design” from Condition 1.</p> <p>(On a division)</p>
Item 6.1 Royal Edinburgh Hospital 23 Tipperlinn Road, Edinburgh	<p>Protocol note on hearing procedure</p>	<p>Noted.</p>
Item 6.1(a) Royal Edinburgh Hospital 23 Tipperlinn Road, Edinburgh	<p>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)</p> <p>Application no. 13/04232/FUL</p>	<p>To GRANT planning permission subject to conditions, reasons and informatives detailed in the report by the Acting Head of Planning and Building Standards and subject also to an additional condition in respect of the installation of a signalised junction on Myreside Road during Phase 1 of the development.</p> <p>(On a division)</p>
Item 6.1(b) Royal Edinburgh Hospital 23 Tipperlinn Road, Edinburgh	<p>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</p> <p>Application no. 13/04292/PPP</p>	<p>To GRANT planning permission in principle subject to conditions, reasons and informatives detailed in the report by the Acting Head of Planning and Building Standards and subject also to an additional informative in respect of provision of a bridge linking the site to Balcarres Street as part of Phase 2 of the development.</p>

Agenda Item No/Address	Details of Proposal Details of Proposal/reference No /reference No	Decision This may not be the final minute wording
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	<ol style="list-style-type: none"> 1) To indicate that the Sub-Committee is MINDED TO REFUSE planning permission for the reasons that prime agricultural land would be lost and that the design of the development would have an adverse impact on the surrounding area and be detrimental to the character of the conservation area. 2) To continue consideration of the application for the Acting Head of Planning and Building Standards to report further on the reasons for refusal. (On a division)