

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10.00am Wednesday 25 June 2014

Dean of Guild Court 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 52 Albion Road (Land 137 Metres South Of), Edinburgh – Material variation to increase site levels to provide drainage system to existing consented residential development (12/03574/ful) – application no. 14/01389/FUL – report by the Acting Head of Planning and Building Standards (circulated)
It is recommended that this application be **GRANTED**.
- 4.2 19 Abercorn Terrace, Edinburgh – Amendment to planning permission 12/01554/FUL to retrospectively alter surface finish to rear garden lower area from gravel to riven style concrete paving slabs – application no. 14/00767/FUL – report by the Acting Head of Planning and Building Standards (circulated)
It is recommended that this application be **GRANTED**.
- 4.3 1 Borthwick Place, Edinburgh – Convert existing attic with new dormer and rooflights. New porch to side of property and single storey rear extension. External shed – application no. 14/01302/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.4 76 Colinton Mains Drive, Edinburgh – Installation of external ducts to side elevation, new entrance door arrangement, removal of condition 6 of planning permission reference 09/00897/FUL to permit opening hours until 11pm. – application no. 14/01398/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.5 90 Craiglockhart Drive South, Edinburgh – Proposed contemporary rear extension containing new dining room and adjoining studio space. – application no. 14/01355/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.6 33 Ellersly Road, Edinburgh – Extend external wall northwards at third floor (penthouse) north external balconies to line of main elevations below (i.e. omitting the balconies). Form canopy by partially extending roof over south west penthouse balcony. Form additional window openings and amend location of others – application no.14/00052/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.7(a) Festival Square (Land At), Edinburgh – Repositioning of existing TV screen on an arc by 3 metres to the north – application no. 14/01136/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.7(b) Festival Square (Land At), Edinburgh – Permission to show full motion images and Community content including the promotion of Marketing Edinburgh, The Edinburgh Film Festival, Edinburgh Festival, Jazz & Blues Festival, Fringe, major sporting events and sponsorship advertising content – application no. 14/01232/ADV– report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.8 31 Groathill Road South(Land 30 Metres South Of), Edinburgh – Erect 8 flats and 1 detached house on site previously used for housing (as amended) – application no. 14/00026/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.9 19 Hutchison Road (Site 114 Metres Southwest Of), Edinburgh – Erection of 3 units including external seating area for retail (class 1), food and drink (class 3) and takeaway (sui generis) use. – application no. 14/00486/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.10 19 Hutchison Road (Site 114 Metres Southwest Of), Edinburgh –Retail unit (Class 1) and associated works – application no. 14/00487/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.11 19 Hutchison Road (Site 114 Metres Southwest Of), Edinburgh – Approval of Matters Specified in Conditions of 11/01250/PPP for retail development (Class 1), engineering works, landscaping, car parking and access– application no. 14/00488/AMC – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.12 19 Hutchison Road (Site 114 Metres Southwest Of), Edinburgh – Residential development of 114 units with associated engineering, landscape, car parking and access – application no. 14/00546/AMC – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.13 Lanark Road West (Land 35 Metres North Of), Edinburgh – Erection of one dwelling house within the ground of 536 Lanark Road West with associated access from Lanark Road West – application no. 14/01284/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.14 50 Newbattle Terrace, Edinburgh – Demolition of existing 18 unit apartment block and erection of 11 new apartment block – application no. 14/00070/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.15 545 Old Dalkeith Road (Land 447 Metres Northeast Of), Edinburgh – Ground Stabilisation Works – application no. 14/01166/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.16 Rennie's Isle (Former Bandstand) ,Edinburgh – Proposed research facility comprising two Eco lodges and an Eco office and research facility. – application no. 14/01061/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.17 46 Seafield Road (Advertising Hoarding 10 Metres East Of), Edinburgh – Digital portrait style advertisement display on steel supports – application no. 14/02013/ADV – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.18 18 Tennant Street, Edinburgh – Erect residential development of 49 units, comprising of 3 bedroom mews houses, 2 bedroom townhouses, and two apartment blocks with a mix of one and two bedroom apartmentsehouse facility to form 6 residential units with associated gardens (as amended – application no. 13/04405/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.19 3F1 10 Waverley Park, Edinburgh – Conversion of attic space to form habitable accomodation, installation of rooflights to front and rear– application no. 14/01804/CLP – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.20 156 Woodhall Road (Land 470 Metres Northeast Of), Edinburgh – Replace the existing and approved buildings with a new building of kiln-dried stress-graded timber – application no. 14/01243/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.21 Merryhall Farm West Of Kirkliston (Weigh Bridge Site Access And Turning Area At), Edinburgh – Erection of 2 grain sheds – application no. 14/02354/WLC – report by the Acting Head of Planning and Building Standards (circulated)

It is recommended that this application be **RAISE NO OBJECTION**.

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 Raeburn Mews, Edinburgh - Form extension at first floor built over existing garage - application number. 14/01320/FUL - report by the Acting Head of Planning and Building Standards (circulated)

Note: On 11 June 2014, the Sub-Committee considered the application and indicated intention to refuse planning permission.

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

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.

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 Niddrie Mains Road (Craigmillar Town Centre), Edinburgh – report on forthcoming application by Parc Craigmillar Ltd for planning permission in principal for a mixed use development including retail (class 1), financial, professional and other services (class 2); food and drink (class 3), business and employment (class 4); residential institutions (class 8), residential (class 9); assembly and leisure (class 11), sui generis flatted development and other associated works including car parking, public realm access arrangements and works in general – reference no. 14/01696/PAN - report by the Acting Head of Planning and Building Standards (circulated)
- 7.2 The Freeway (Land 180 Metres North Of Lord Thomson Hall), Edinburgh – report on forthcoming application by Watkins Jones for planning permission for proposed student residences, phase 2 development of 450 bedrooms with associated works at Heriot Watt University.

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) George Street (Street Record), Edinburgh – Decking structures outside existing bars and restaurants all year round – application no. 14/01326/FUL – report by the Acting Head of Planning and Building Standards (circulated)
It is recommended that this application be **GRANTED**.
- 9.1(b) George Street (Street Record), Edinburgh – Decking structures outside existing bars and restaurants all year round – application no. 14/01327/FUL – report by the Acting Head of Planning and Building Standards (circulated)
It is recommended that this application be **GRANTED**.
- 9.1(c) George Street (Street Record), Edinburgh – Decking structures outside existing bars and restaurants all year round – application no. 14/01328/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 9.1(d) George Street (Street Record), Edinburgh – Decking structures outside existing bars and restaurants all year round – application no. 14/01329/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 9.2 10 West Brighton Crescent, Edinburgh – Application to retain work to insert 6-over-6 pattern slimline double glazing at front elevation of house – application no. 14/00993/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: Stephen Broughton ☎ 0131 529 4261 email stephen.broughton@edinburgh.gov.uk or Chris Kelly ☎ 0131 529 4716 email chris.kelly@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 Stephen Broughton, Committee Services, City of Edinburgh Council, Business Centre 2:1, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG
☎ 0131 529 4261 / email: 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/meetings .