

Minutes

Development Management Sub-Committee of the Planning Committee

10.00am Wednesday 25 June 2014

Present:

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

1. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications and pre-applications, listed in Sections 4, 5, 7 and 9 of the agenda for the meeting.

The Acting Head of Planning and Building Standards gave presentations on agenda item 4.7 (a) and (b) – Festival Square as requested by Councillors Heslop and Ross, Item 4.8 – 31 Groathill Road South as requested by Councillor Bagshaw, Items 4.9 – 4.11 Hutchison Road as requested by Councillor Bagshaw, Item 4.16 – 20 Rennie's Isle as requested by Councillors Heslop, Mowat and Ross and Item 4.17 – 46 Seafield Road as requested by Councillors Ross and Heslop.

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.)

Declaration of Interests

Councillor Ross declared a non financial interest in items 7.1 – Niddrie Main Road, as a Director of PARC Craigmillar, left the room and took no part in consideration of the item.

Councillor Ross declared a non financial in item 9.1 (a) – (d) George Street - as a Director of Essential Edinburgh, left the room and took no part in consideration of the item.

Councillor Robson declared a non financial in item 9.2 - 10 West Brighton Crescent, as the applicant was known to him, left the room and took no part in consideration of the item.

2. Festival Square (Land at)

The Acting Head of Planning and Building Standards reported on an application to reposition the existing TV screen to an arc by 3 meters to the north at Festival Square (Application no. 14/01136/FUL)

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

Motion

To refuse the application to reposition the existing TV screen to an arc by 3 meters to the north at Festival Square for the reasons detailed in the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Perry, seconded by Councillor Rose.

Amendment

1. To indicate that the Sub -Committee was minded to grant planning permission.
2. The Acting Head of Planning and Building Standards to report back on detailed conditions.

- moved by Councillor Ross, seconded by Councillor Heslop.

Voting

For the motion - 9 votes

For the amendment - 4 votes

Decision

To refuse the application to reposition the existing TV screen to an arc by 3 meters to the north at Festival Square for the reasons detailed in the report by the Acting Head of Planning and Building Standards.

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

3. 19 Hutchinson Road (Site 114 Metres Southwest of)

The Acting Head of Planning and Building Standards reported on an application for the erection of 3 units including external seating area for retail and takeaway use, associated works and retail development, engineering works, landscaping, car parking access at 19 Hutchinson Road (Application no. 14/00486/FUL,)

The Acting Head of Planning and Building Standards gave details of the proposal and the planning considerations involved, 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. Condition 2 to be amended to allow Sunday servicing between the hours of 8.30am and 6pm.

- moved by Councillor Perry, seconded by Councillor Ross.

Amendment

To indicate the Sub-Committee's intention to refuse planning permission as the development would be;

- (i) detrimental to amenity due to the loss of air quality in the area
- (ii) an unacceptable departure from Planning Policy due to loss of a housing site
- (iii) lead to an overprovision of retail in the area

- moved by Councillor Bagshaw, seconded by Councillor Dixon.

Voting

For the motion - 10 votes

For the amendment - 3 votes

Decision

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. Condition 2 to be amended to allow Sunday servicing between the hours of 8.30am and 6pm.

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

4. 19 Hutchinson Road (Site 114 Metres Southwest of)

The Acting Head of Planning and Building Standards reported on an application for the erection of a unit (Class 1) and associated works at 19 Hutchinson Road (Application no.14/00487/FUL,)

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

Motion

To grant planning permission subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards. Condition 2 to be amended to allow Sunday servicing between the hours of 8.30am and 6pm.

- moved by Councillor Perry, seconded by Councillor Ross.

Amendment

To indicate the Sub-Committee's intention to refuse planning permission as the development would be;

- (i) detrimental to amenity due to the loss of air quality in the area
- (ii) an unacceptable departure from Planning Policy due to loss of a housing site
- (iii) lead to an overprovision of retail in the area

- moved by Councillor Bagshaw, seconded by Councillor Dixon.

Voting

For the motion - 10 votes

For the amendment - 3 votes

Decision

To grant planning permission subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards. Condition 2 to be amended to allow Sunday servicing between the hours of 8.30am and 6pm.

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

5. 19 Hutchinson Road (Site 114 Metres Southwest of)

The Acting Head of Planning and Building Standards reported on an application for the approval of reserved matters specified in conditions of 11/0125/PPP for retail development (Class 1), engineering works, landscaping, car parking access at 19 Hutchinson Road (Application no., 14/00488/AMC)

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

Motion

To approve the application subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards. Condition 2 to be amended to allow Sunday servicing between the hours of 8.30am and 6pm.

- moved by Councillor Perry, seconded by Councillor Ross.

Amendment

To indicate the Sub-Committee's intention to refuse planning permission as the development would be;

- (i) detrimental to amenity due to the loss of air quality in the area
- (ii) an unacceptable departure from Planning Policy due to loss of a housing site
- (iii) lead to an overprovision of retail in the area

- moved by Councillor Bagshaw, seconded by Councillor Dixon.

Voting

For the motion - 10 votes

For the amendment - 3 votes

Decision

To approve the application subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards. Condition 2 to be amended to allow Sunday servicing between the hours of 8.30am and 6pm.

(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)
<p>Note: Detailed conditions/reasons for the following decision are contained in the statutory planning register.</p>		
<p>Item 4.1 – 52 Albion Road (Land 137 Metres South of), Edinburgh</p>	<p>Material variation to increase site levels to provide drainage system to existing consented residential development (12/03574/ful). Application no. 14/01389/FUL.</p>	<p>To GRANT planning permission subject to the conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standard and authorise.</p>
<p>Item 4.2 - 19 Abercorn Terrace, Edinburgh</p>	<p>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</p>	<p>To GRANT the amendment to planning permission as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item 4.3 – 1 Borthwick Place, Edinburgh</p>	<p>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</p>	<p>To GRANT planning permission subject to informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item 4.4 - 76 Colinton Mains Drive, Edinburgh</p>	<p>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</p>	<p>To REFUSE the removal of condition 6 of planning permission for reasons as detailed in the report by the Acting Head of Planning and Building Standards.</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 4.5 - 90 Craiglockhart Drive South, Edinburgh	Proposed contemporary rear extension containing new dining room and adjoining studio space. Application no. 14/01355/FUL	To GRANT planning permission subject to informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.6 - 33 Ellersly Road, Edinburgh	To 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	To GRANT planning permission subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 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	To REFUSE planning permission for reasons detailed in the report by the Acting Head of planning and Building Standards. (On a division)

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 4.7(b) - Festival Square (Land At), Edinburgh	<p>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.</p> <p>Application no. 14/01232/ADV</p>	<p>To REFUSE advertisement consent for reasons detailed in the report by the Acting Head of planning and Building Standards.</p>
Item 4.8 - 31 Groathill Road South(Land 30 Metres South Of), Edinburgh	<p>Erect 9 flats and 1 detached house on site previously used for housing (as amended).</p> <p>Application no. 14/00026/FUL</p>	<p>To continue the application for the following reasons:</p> <ol style="list-style-type: none"> 1. A site visit. 2. Flooding assessment to be carried out. 3. Further information on road safety implications in relation to the turn. 4. Discussion with the applicant the possibility of moving the development away from the boundary so as to reduce overshadowing.

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 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	<ol style="list-style-type: none"> 1. To GRANT planning permission subject to the conditions, reason and informatives as detailed in the report by the Acting Head of Planning and Building Standards. 2. Condition 2 to be amended to allow Sunday servicing between the hours of 8.30am and 6pm. <p>(On a division)</p>
Item 4.10 - 19 Hutchison Road (Site 114 Metres Southwest Of), Edinburgh	Retail unit (Class 1) and associated works Application no. 14/00487/FUL	<ol style="list-style-type: none"> 1. To GRANT planning permission subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards. 2. Condition 2 to be amended to allow Sunday servicing between the hours of 8.30am and 6pm. <p>(On a division)</p>
Item 4.11 - 119 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	<ol style="list-style-type: none"> 1. To APPROVE the application subject to the conditions, reasons and informative as detailed in the report by the Acting Head of Planning and Building Standards. 2. Condition 2 to be amended to allow Sunday servicing between the hours of 8.30am and 6pm. <p>(On a division)</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 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	To APPROVE the application subject to the conditions, reasons and informative as detailed in the report by the Acting Head of Planning and Building Standards.
Item 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	To GRANT planning permission subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 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	To GRANT planning permission subject to the conditions, reason and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.15 - 545 Old Dalkeith Road (Land 447 Metres Northeast Of), Edinburgh	Ground Stabilisation Works . Application no. 14/01166/FUL	To GRANT planning permission subject to the conditions, reasons informatives and legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.
Item 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	To REFUSE planning permission for reasons detailed in the report by the Acting Head of planning and Building Standards.

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 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	To GRANT advert consent subject to the conditions, reasons and informative as detailed in the report by the Acting Head of Planning and Building Standards.
Item 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 apartments house facility to form 6 residential units with associated gardens (as amended) Application no. 13/04405/FUL	To note the report had been withdrawn from the agenda at the request of the Acting Head of Planning and Building Standards and would be resubmitted to a future meeting of the Sub-Committee
Item 4.19 - 3F1 10 Waverley Park, Edinburgh	Conversion of attic space to form habitable accommodation, installation of rooflights to front and rear. Application no. 14/01804/CLP	To GRANT the certificate of lawfulness.
Item 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	To GRANT planning permission subject to the condition, reason and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 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	To RAISE NO OBJECTION to the application

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 5.1 - Raeburn Mews, Edinburgh	Form extension at first floor built over existing garage. Application number. 14/01320/FUL Note: On 11 June 2014, the Sub-Committee considered the application and indicated intention to refuse planning permission.	To REFUSE planning permission for reasons detailed in the report by the Acting Head of planning and Building Standards.
Item 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 Reference no. 14/01696/PAN	To NOTE THE KEY ISSUES at this stage, and the following issues raised by the Committee: <ol style="list-style-type: none"> 1. Access routes to the proposed school to be expanded upon. 2. Site of Business centre to be revised to allow access from the main road. 3. Options to maintain steady traffic flow while allowing pedestrian and cycle access to the town centre (As was achieved in Poynton in Cheshire) 4. Position of car parking at the Supermarket to allow increased pedestrian accessibility
Item 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.	To NOTE THE KEY ISSUES at this stage.
Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)

<p>Item 9.1(a) - George Street (Street Record), Edinburgh</p>	<p>Application for decking structures outside existing bars and restaurants all year round</p> <p>Application no. 14/01326/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item 9.1(b) - George Street (Street Record), Edinburgh</p>	<p>Application for decking structures outside existing bars and restaurants all year round.</p> <p>Application no. 14/01327/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards</p>
<p>Item 9.1(c) - George Street (Street Record), Edinburgh</p>	<p>Application for decking structures outside existing bars and restaurants all year round.</p> <p>Application no. 14/01328/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards</p>
<p>Item 9.1(d) - George Street (Street Record), Edinburgh</p>	<p>Application for decking structures outside existing bars and restaurants all year round.</p> <p>Application no. 14/01329/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards</p>
<p>Item 9.2 - 10 West Brighton Crescent, Edinburgh</p>	<p>Application to retain work to insert 6-over-6 pattern slimline double glazing at front elevation of house.</p> <p>Application no. 14/00993/LBC</p>	<p>To GRANT planning permission</p>