

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10:00am Wednesday 27 August 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.

Contacts:

Email: stephen.broughton@edinburgh.gov.uk / blair.ritchie@edinburgh.gov.uk

Tel: 0131 529 4261 / 0131 529 4085

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 13 Clermiston Road North (Land 58 Metres Northeast Of), Edinburgh – Erection of new detached dwelling house – application no. 13/04788/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.2 1 Craigpark, Ratho, (Craigpark Quarry) –The erection of an agricultural storage shed and manager's residence on land to be developed as a country park– application no. 14/02128/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.3 1D Pennywell Gardens, Edinburgh – Demolition of existing 2 buildings on site, formation of new road linking Pennywell Gardens/Muirhouse Crescent and new parking on Pennywell Gardens. Reconfigured access to service yard on Pennywell Road and access to new car park. New 3 storey building providing GP and Primary Care facilities with associated support and office accommodation on plot N5 of the consented masterplan of application 12/00966/PPP – application no. 14/02250/AMC – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.4 Simpson Loan, Edinburgh – Stopping Up Order – report by the Acting Head of Planning and Building Standards (circulated)

It is recommended that the order be **CONFIRMED**.

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 4B Gayfield Place, Edinburgh – Change of use from office accommodation to guesthouse/B&B – application no 14/01197/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

Note: The Sub-Committee, on 30 July 2014 continued the application for

1. Further details of the proposed use whether it would operate as an HMO or Hostel
2. An assessment on residential amenity
3. Further information of the number of occupants and proposed management.
4. Transportation to reassess the application in regard to parking provision in the area.

6. 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.

- 6.1(a) 142 Lothian Road, Edinburgh - Partial demolition of the existing building, erection of a replacement new mixed use extension comprising retail, offices, plant, basement parking and associated works – application no. 14/01056/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.1(b) 142 Lothian Road, Edinburgh - Partial demolition and replacement of later extensions with new mixed-use development (as amended) – application no. 14/01051/LBC – report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.2 51 Little France Crescent (Edinburgh Royal Infirmary), Edinburgh - Approval of matters specified in condition 1 of application 11/02454/PPP covering siting, design and height of the buildings, design of external spaces, details of car and cycle parking, details of road layouts, footpaths and cycle routes, hard and soft landscaping details, SUDS details, sustainability, lighting, noise and air quality for the erection of a new Royal Hospital for Sick Children, Children's Accident and Emergency Dept, Dept of Clinical Neurosciences, and Children and Adult Mental Health Service Unit. Works include energy centre, service yard, disabled, parent and child parking, hard and soft landscaping and external landscaped courtyards – application no. 14/01796/AMC – report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.3 51 Little France Crescent (Edinburgh Royal Infirmary), Edinburgh - Landscape and parking proposals on the site of the former creche and petrol filling station associated with the re-provision – application no. 14/01797/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.4 Greendykes Road (Land at), Edinburgh - Residential development comprising 145 private residential units, part of Greendykes Masterplan Site areas C and D associated with planning application reference 12/01109/AMC – application no. 13/01342/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.5 20 Mansionhouse Road, Edinburgh - Hard and soft landscape works include new metal railings and gates to the street frontage, masonry boundary wall repairs, alterations to the existing vehicular access driveway including new surface finish and extents and several tree removals– application no. 14/02371/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.6 2 Sciennes Gardens, Edinburgh - Single storey flat roof (with glass cupola) extension to rear of property. Install velux windows in existing roof. Form driveway hardstanding for off-street parking for one car – application no. 14/02148/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

7. 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

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. 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.

- 9.1 25 Brunswick Road (Site 157 Metres West Of), Edinburgh – report on forthcoming application by CALA Management and Atilla (BR) Limited for residential development with commercial element – reference no. 14/02529/PAN – report by the Acting Head of Planning and Building Standards (circulated)
- 9.2 4 Ferrymuir (Site 80 Metres West Of), South Queensferry – report on forthcoming application by Bellway Homes for a residential development and community facility – reference no. 14/02623/PAN – report by the Acting Head of Planning and Building Standards (circulated)

- 9.3 3 Harlaw Gait (Land 190 Metres North Of), Balerno – report on forthcoming application by Lord Dalmeny for a residential development with associated infrastructure and engineering works. – reference no. 14/02373/PAN – report by the Acting Head of Planning and Building Standards (circulated)

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 Blair Ritchie ☎ 0131 529 4085 email blair.ritchie@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 .