

Minutes

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 27 August 2014

Present:

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock, Cairns, Child, 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, 6, and 9 of the agenda for the meeting.

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.)

2. 142 Lothian Road, Edinburgh

The Acting Head of Planning and Building Standards reported on two applications for planning permission and listed building consent for the partial demolition of the existing building, erection of a replacement new mixed use extension comprising retail, offices, plant, basement parking and associated works – application nos. 14/01056/FUL and 14/01051/LBC

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

Motion

To indicate that the Sub-Committee was minded to grant planning permission and listed building consent and that the Acting Head of Planning and Building Standards report back to a future meeting of the Sub-Committee with detailed conditions, reasons and informatives as appropriate.

- moved by Councillor Perry, seconded by Councillor Rose.



Amendment

To refuse planning permission and listed building consent for the reasons detailed in of the reports by the Acting Head of Planning and Building Standards.

- moved by Councillor Bagshaw, seconded by Councillor Brock.

Voting

For the motion - 10 votes
For the amendment - 3 votes

Decision

To indicate that the Sub-Committee was minded to grant planning permission and listed building consent and that the Acting Head of Planning and Building Standards report back to a future meeting of the Sub-Committee with detailed conditions, reasons and informatives as appropriate.

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

3. 51 Little France Crescent (Edinburgh Royal Infirmary), Edinburgh

The Acting Head of Planning and Building Standards reported on an application for the 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 included energy centre, service yard, disabled, parent and child parking, hard and soft landscaping and external landscaped courtyards – application no. 14/01796/AMC

The Acting Head of Planning and Building Standards gave details of the proposal and the planning considerations involved, and recommended approval of the application.

Motion

To approve the application subject to the conditions, reasons and informatives as detailed in report by the Acting Head of Planning and Building Standards.

- moved by Councillor Rose, seconded by Councillor Howat.

Amendment

To continue consideration of the matter for:

1 Further discussions on the possible relocation of the service yard.

- moved by Councillor Perry, seconded by Councillor Robson.

Voting

For the motion	-	8 votes
For the amendment	-	5 votes

Decision

To approve the application subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.

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

APPENDIX

Applications

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p>Note: Detailed conditions/reasons for the following decision are contained in the statutory planning register.</p>		
<p>Item No 4.1 - 13 Clermiston Road North (Land 58 Metres Northeast of) Edinburgh</p>	<p>Erection of new detached dwelling house – application no. 13/04788/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 No 4.2 - 1 Craigpark Ratho Craigpark Quarry</p>	<p>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</p>	<p>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.</p>
<p>Item No 4.3 - 1d Pennywell Gardens Edinburgh</p>	<p>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</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 No 4.4 - Simpson Loan Edinburgh</p>	<p>Stopping Up Order</p>	<p>To CONFIRM the Order</p>

Item No 5.1 - 4b Gayfield Place Edinburgh	Change of use from office accommodation to guesthouse/B&B – application no 14/01197/FUL	To GRANT planning permission subject to an informative and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.
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	To indicate that the Sub-Committee was MINDED TO GRANT planning permission and that the Acting Head of Planning and Building Standards report back to a future meeting of the Sub-Committee with detailed conditions, reasons and informatives as appropriate. (On a division)
Item No 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	To indicate that the Sub-Committee was MINDED TO GRANT listed building consent and that the Acting Head of Planning and Building Standards report back to a future meeting of the Sub-Committee with detailed conditions, reasons and informatives as appropriate. (On a division)

<p>Item No 6.2 - 51 Little France Crescent Edinburgh (Royal Infirmary)</p>	<p>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</p>	<p>To APPROVE the application subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards. (On a division)</p>
<p>Item no 6.3 – 51 Little France Crescent (Edinburgh Royal Infirmary) Edinburgh</p>	<p>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</p>	<p>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</p>
<p>Item No 6.4 – Greendykes Road (Land At) Edinburgh</p>	<p>Residential development comprising 145 private residential units, part of Greendykes Masterplan Site areas C and D associated with planning application reference 12/01109/AMC</p>	<p>To GRANT the application subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards</p>

<p>Item No 6.5 - 20 Mansionhouse Road, Edinburgh</p>	<p>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</p>	<p>To CONTINUE consideration of the application for</p> <ol style="list-style-type: none"> 1) Further information on the percentage increase above guidelines to the hard landscaping 2) To ask the Acting Head of Planning and Building Standards to discuss with the applicant a possible reduction in the area of hardstanding.
<p>Item No 6.6 - 2 Sciennes Gardens, Edinburgh</p>	<p>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</p>	<p>To note the report had been withdrawn from the agenda at the request of the Acting Head of Planning and Building Standards</p>

Item No 9.1 - 25 Brunswick Road (Site 157 Metres West Of) Edinburgh	<p>Report on forthcoming application by CALA Management and Atilla (BR) Limited for residential development with commercial element – reference no. 14/02529/PAN</p>	<p>1) To note the key issues at this stage.</p> <p>2) Further information asked for on:</p> <ul style="list-style-type: none"> • The level of family housing to be incorporated in the development • Play areas and open recreational space incorporated into the development and its interaction with the level of proposed car parking space • Density of the development • The level of car parking needed to be provided considering the level of public transport available in the surrounding area • To advise the applicant of the need for a creative design for the site having reference to the decision taken on the previous application for the site.
Item No 9.2 - 4 Ferry Muir (Site 80 Metres West Of) South Queensferry	<p>Report on forthcoming application by Bellway Homes for a residential development and community facility – reference no. 14/02623/PAN</p>	<p>1) To note the key issues at this stage.</p> <p>2) Further information asked for on:</p> <ul style="list-style-type: none"> • The reasons for a purely residential development and not mixed uses • Education, Health and transport requirements for the development
Item No 9.3 - 3 Harlaw Gait (Land 190 Metres North Of) Balerno	<p>Report on forthcoming application by Bellway Homes for a residential development and community facility – reference no. 14/02623/PA</p>	<p>To note the report had been withdrawn from the agenda at the request of the Acting Head of Planning and Building Standards.</p>