

Notice of Meeting and agenda

Development Management Sub-Committee of the Planning Committee

10:00am Wednesday 24 September 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 Ferrymuir Gate, South Queensferry (site north of) – residential development with associated accesses, roads and landscaping - application no 14/01509/PPP – report by the Acting Head of Planning and Building Standards (circulated)
It is recommended that this application be **GRANTED**.
- 4.2 267 Niddrie Mains Road, Edinburgh (former Niddrie Mill Primary School) – residential development of new build flatted properties and housing at site of the former Niddrie Mill Primary School and conversion of the primary school building to flatted properties – application no 14/01820/FUL – report by the Acting Head of Planning and Building Standards (circulated)
It is recommended that this application be **GRANTED**.

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.

- 5.1 545 Old Dalkeith Road (Land 447 Metres Northeast Of) (Edmonstone Estate), Edinburgh - Cemetery (including provision for woodland burials), Memorial Garden, Chapel of Rest and associated development – application no. 13/05235/PPP – report by the Acting Head of Planning and Building Standards (circulated)

Note: The Sub-Committee, on 13 August 2014, considered the above application and indicated they were minded to grant planning permission in principle.

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

- 5.2 545 Old Dalkeith Road (Land 447 Metres Northeast Of) (Edmonstone Estate), Edinburgh) - Cemetery, Crematorium, Memorial Garden, Chapel of Rest and associated development – application no. 13/05302/PPP – report by the Acting Head of Planning and Building Standards (circulated)

Note: The Sub-Committee, on 13 August 2014, considered the above application and indicated they were minded to grant planning permission in principle.

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

- 5.3(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)

Note: The Sub-Committee, on 27 August 2014, considered the above application and indicated they were minded to grant planning permission.

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

- 5.3(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)

Note: The Sub-Committee, on 27 August 2014, considered the above application and indicated they were minded to grant planning permission.

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

- 5.4 20 Mansionhouse Road, Edinburgh - hard and soft landscape works including 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)

Note: The Sub-Committee, on 27 August 2014, continued the above application to obtain further information in relation to site coverage and to consider whether the area of hard surface could be reduced.

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

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 Burdiehouse Burn, Moredunvale Road – development of flood defences including erection of a flood wall structure, replacement of residential access bridge and ancillary works together with landscaping and associated works at land at Nether Craigour/Upper Craigour – application no 14/01810/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.2 7 Kew Terrace, Edinburgh (site 26 metres west of) – application under Section 42 to delete conditions 1 and 2 of planning permission 13/04207/FUL and proposed new condition – application no 14/01596/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.3 30 McDonald Place, Edinburgh – variation of condition 3 of planning permission 834/88 (as amended under appeal reference PPA-230-2114 dated 19 June 2014) to extend the opening hours of the cash and carry to 08:30 to 12:00 on Sundays – application no 14/02892/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

7. Applications 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 Craigleith Road (Royal Victoria Hospital) Masterplan – report on forthcoming application in respect of the masterplanning of the Royal Victoria Hospital site for part integrated health and social care purposes including residential care accommodation (Class 8 and 10) and part residential development (Class 9), open space, landscaping and new access together with various works including demolition – report by the Acting Head of Planning and Building Standards (circulated)
- 9.2 Craigleith Road (Royal Victoria Hospital) Phase 1 - report on forthcoming application for the development of an integrated health and social care facility comprising long and short stay residential accommodation (Class 8 and 10), open space, landscaping and new access and associated works including demolition – report by the Acting Head of Planning and Building Standards (circulated)
- 9.3 1-11 Dalgety Road, Edinburgh – report on forthcoming application by Evantyr Properties Ltd for residential development of 52 flats - reference no 14/02545/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: Stuart McLean ☎0131 529 4106 email stuart.mclean@edinburgh.gov.uk or Lesley Birrell ☎ 0131 529 4240 email lesley.birrell@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 Stuart McLean or Lesley Birrell, Committee Services, City of Edinburgh Council, Business Centre 2:1, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG ☎ 0131 529 4106 or 0131 529 4240 / email: stuart.mclean@edinburgh.gov.uk or lesley.birrell@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 .