

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10:00am Wednesday 19 November 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: stuart.mclean@edinburgh.gov.uk / lesley.birrell@edinburgh.gov.uk

Tel: 0131 529 4106 / 0131 529 4240

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 31-33 Assembly Street, Edinburgh – proposed apartment building of 14 residential units with 7 off-street parking spaces and 2 on-street City Car Club spaces. The 3 and 4 storey building is accessed from a courtyard to the rear which will also lead to a refurbished warehouse with 11 residential units - application no. 14/02710/FUL - report by the Acting Head of Planning and Building Standards (circulated)
It is recommended that this application be **GRANTED**.
- 4.2 31-33 Assembly Street, Edinburgh - proposed apartment building of 11 residential units with 7 off-street parking spaces and 2 on-street city car club spaces. The 4 storey building is accessed from a courtyard shared with 14 residential units - application no. 14/02712/FUL - report by the Acting Head of Planning and Building Standards (circulated)
It is recommended that this application be **GRANTED**.

- 4.3 Calder Road (Station 3), Edinburgh – application for advert consent to erect 2 Premiere 450 advertisement displays both internal low energy LED illumination (static) - application no. 14/03213/ADV - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.4 Calder Road (Station 4), Edinburgh – application for advert consent to erect 2 illuminated Premiere 200 advertisement displays - application no. 14/03272/ADV - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.5 1 Canonmills Bridge, Edinburgh - change of use from class 3 to retail, erection 6 flats and 3 town houses and minor alterations to elevations – application no. 14/02786/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.6 113 Glasgow Road, Edinburgh (Land 60 Metres North West Of) – application for advert consent to erect 1 freestanding 48 sheet illuminated scrolling sheet advert display - application no. 14/03757/ADV - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.7 27 Hill Street North Lane, Edinburgh (Land 15 Metres East of) – erection of 3 mews houses to the rear of 53 and 54 Queen Street to replace existing surface parking - application no. 14/01964/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.8 8-16 Hillview Drive, Edinburgh – application to vary the size and external appearance of the proposed house on plot 2 - application no. 14/00820/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.9 2 London Road, Edinburgh – application for advert consent to erect 1 Premiere 450 advertisement display with internal low energy LED illumination (static) - application no. 14/03220/ADV - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.10 139A London Road, Edinburgh – application for advert consent to erect 2 No. Premiere 400 advertisement displays both with internal low energy LED illumination (static) - application no. 14/03210/ADV - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.11 194 Peffermill Road, Edinburgh (Land 30 Metres North Of) – application for advert consent for display of 2 scrolling 48 sheet advertisement displays both with internal low energy LED illumination (static) - application no. 14/03228/ADV - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.12 Roseburn Terrace, Edinburgh – application for advert consent to erect 1 Premiere 400 and 1 Premiere 450 advertisement displays both with internal low energy LED illumination (static) (as amended) - application no. 14/03219/ADV - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.13 3 Sir Harry Lauder Road, Edinburgh – application for advert consent to display 4 scrolling 48 sheet advertisement displays all with internal low energy LED illumination (static) - application no. 14/03204/ADV - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.14 161 Telford Road, Edinburgh (Land 40 Metres South East Of) – application for advert consent to erect display of a scrolling 48 sheet advertisement display with internal low energy LED illumination (static) - application no. 14/03763/ADV - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.15 West Approach Road, Edinburgh (Advertising Station) – application for advert consent to erect 1 illuminated scrolling 48 sheet overhead advertisement display - application no. 14/03269/ADV - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.16 Westfield Road, Edinburgh (Advertising Station) – application for advert consent to erect 1 Premiere 400 and 2 Premiere 200 advertisement displays all with internal low energy LED illumination (static) - application no. 14/03218/ADV - 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.

- 5.1 173 Duddingston Park South, Edinburgh - residential development of 186 houses and flats (including 25% affordable homes) with associated parking, roads, access and landscaping – application no 14/00169/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 9 April 2014, granted the application subject to conditions and informatives, including the requirement for a legal agreement. A transport developer contribution for the provision of an off-site cycle/pedestrian link sought a payment of £96,000.

It is now proposed to amend the contribution to enable an on-site cycle/pedestrian link to be built or the monetary developer contribution to be paid.

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.

- 6.1 195-213 Causewayside, Edinburgh – demolition of existing printing works and development of new purpose built student residential accommodation in flat and townhouse format. Associated student reception/social hub to ground floor – Scheme 2 – application no. 14/02288/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

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.

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.

- 8.1 15 Greenhill Gardens, Edinburgh – single storey extensions to the rear and side of the property, minor stone cleaning to the front elevation and erection of garden shed – application no. 13/04781/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 8.2 31 Groathill Road South, Edinburgh (Land 30 Metres South Of) – erect 9 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**.

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 7 Shrub Place, Edinburgh (Land 69 metres West of) – report on forthcoming application by Places for People for a mixed use development – application no. 14/030607/PAN - report by the Acting Head of Planning and Building Standards (circulated)
- 9.2 41-42 St Andrew Square, 9-19 South St Andrew Street and 28-50 West Register Street, Edinburgh - report on forthcoming application by St Andrew Square (Property) Ltd for a mixed use development including residential, office, hotel, serviced apartments, class 1, 2 and 3 uses and involving partial demolition, refurbishment and new build - application no. 1403550/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 / 0131 529 4240 email stuart.mclean@edinburgh.gov.uk / 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 .