

## Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 19 November 2014

### Present:

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock, Cairns, Child, Dixon, McVey, Milligan, Mowat, Robson and Rose.

### 1. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications and pre-applications, listed in Sections 4, 5, 6, 8 and 9 of the agenda for the meeting.

The Acting Head of Planning and Building Standards gave presentations on agenda items 4.1 and 4.2 (31-33 Assembly Street, Edinburgh) as requested by Councillor Blacklock; item 4.5 (1 Canonmills Bridge, Edinburgh) as requested by Councillors Bagshaw, Blacklock and Mowat; item 4.7 (27 Hill Street North Lane, Edinburgh) as requested by Councillor Mowat and item 4.11 (194 Peffermill Road, Edinburgh) as requested by Councillor Child.

### 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. 1 Canonmills Bridge, Edinburgh

The Acting Head of Planning and Building Standards reported on an application for planning permission for a change of use from Class 3 to retail, erection of 6 flats and 3 town houses and minor alterations to elevations at 1 Canonmills Bridge, Edinburgh (application no 14/02786/FUL).

The Acting Head of Planning and Building Standards gave details of the proposal and the planning considerations involved and recommended that the application be granted.

### Motion

To continue consideration of the application for a site visit.

- moved by Councillor Bagshaw, seconded by Councillor Mowat

## **Amendment**

Not to continue consideration of the application for a site visit and to proceed to determine the application at this meeting.

- moved by Councillor Howat, seconded by Councillor Rose

## **Voting**

For the motion - 7 votes  
For the amendment - 5 votes

## **Decision**

To continue consideration of the application for a site visit.

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

## **3. 194 Peffermill Road, Edinburgh**

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The Acting Head of Planning and Building Standards reported on an application for advert consent for display of 2 scrolling 48 sheet advertisement displays both with internal low energy LED illumination (static) at 194 Peffermill Road, Edinburgh (application no 14/03228/ADV).

The Acting Head of Planning and Building Standards gave details of the proposal and the planning considerations involved and recommended that the application be granted.

## **Motion**

To indicate that the Sub-Committee was minded to refuse advert consent for the reason that the proposal would have a detrimental impact on the visual amenity of the surrounding area and that the Acting Head of Planning and Building Standards report back to a future meeting with detailed reasons.

- moved by Councillor Child, seconded by Councillor Robson

## **Amendment**

To grant advert consent subject to the conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Rose, seconded by Councillor Milligan

## **Voting**

For the motion - 9 votes  
For the amendment - 4 votes

## **Decision**

To indicate that the Sub-Committee was minded to refuse advert consent for the reason that the proposal would have a detrimental impact on the visual amenity of the surrounding area and that the Acting Head of Planning and Building Standards report back to a future meeting with detailed reasons.

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

## Appendix

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p><b>Note:</b> Detailed conditions/reasons for the following decision are contained in the statutory planning register.</p>		
<p><a href="#"><u>Item 4.1 – 31-33 Assembly Street, Edinburgh</u></a></p>	<p>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.</p> <p>Application no 14/02710/FUL</p>	<p>To <b>GRANT</b> planning permission subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p> <p>Note: Local Ward Members to be consulted on the proposed external materials to be used.</p>
<p><a href="#"><u>Item 4.2 – 31-33 Assembly Street, Edinburgh</u></a></p>	<p>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.</p> <p>Application no 14/02712/FUL</p>	<p>To <b>GRANT</b> planning permission subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p> <p>Local Ward Members to be consulted on the proposed external materials to be used.</p>
<p><a href="#"><u>Item 4.3 – Calder Road (Station 3), Edinburgh</u></a></p>	<p>Application for advert consent to erect 2 Premiere 450 advertisement displays both internal low energy LED illumination (static).</p> <p>Application no 14/03213/ADV</p>	<p>To <b>GRANT</b> advert consent subject to conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p><a href="#"><u>Item 4.4 – Calder Road (Station 4), Edinburgh</u></a></p>	<p>Application for advert consent to erect 2 illuminated Premiere 200 advertisement displays</p> <p>Application no 14/03272/ADV</p>	<p>To <b>GRANT</b> advert consent subject to conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>

<p><a href="#"><u>Item 4.5 – 1 Canonmills Bridge, Edinburgh</u></a></p>	<p>Change of use from class 3 to retail, erection 6 flats and 3 town houses and minor alterations to elevations</p> <p>Application no 14/02786/FUL</p>	<p>To <b>CONTINUE</b> consideration of the application for a site visit. (On a division)</p>
<p><a href="#"><u>Item 4.6 – 113 Glasgow Road, Edinburgh</u></a></p>	<p>Application for advert consent to erect 1 freestanding 48 sheet illuminated scrolling sheet advert display</p> <p>Application no 14/03757/ADV</p>	<p>To <b>GRANT</b> advert consent subject to conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p><a href="#"><u>Item 4.7 – 27 Hill Street North Lane, Edinburgh</u></a></p>	<p>Erection of 3 mews houses to the rear of 53 and 54 Queen Street to replace existing surface parking</p> <p>Application no 14/01964/FUL</p>	<p>To <b>REFUSE</b> planning permission for the reasons detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p><a href="#"><u>Item 4.8 – 8-16 Hillview Drive, Edinburgh</u></a></p>	<p>Application to vary the size and external appearance of the proposed house on plot 2</p> <p>Application no 14/00820/FUL</p>	<p>To <b>REFUSE</b> planning consent for the reasons detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p><a href="#"><u>Item 4.9 – 2 London Road, Edinburgh</u></a></p>	<p>Application for advert consent to erect 1 Premiere 450 advertisement display with internal low energy LED illumination (static)</p>	<p>To <b>GRANT</b> advert consent subject to conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p><a href="#"><u>Item 4.10 – 139A London Road, Edinburgh</u></a></p>	<p>Application for advert consent to erect 2 Premiere 400 advertisement displays both with internal low energy LED illumination (static)</p>	<p>To <b>GRANT</b> advert consent subject to conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p><a href="#"><u>Item 4.11 – 194 Peffermill Road, Edinburgh</u></a></p>	<p>Application for advert consent for display of 2 scrolling 48 sheet advertisement displays both with internal low energy LED illumination (static)</p> <p>Application no 14/03228/ADV</p>	<p>To indicate that the Sub-Committee is <b>MINDED TO REFUSE</b> advert consent for the reason that the proposal would have a detrimental impact on the visual amenity of the surrounding area and that the Acting Head of Planning and Building Standards report back to the Sub-Committee with detailed reasons for refusal.  (On a division)</p>

<p><a href="#"><u>Item 4.12 – Roseburn Terrace, Edinburgh</u></a></p>	<p>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)</p> <p>Application no 14/03219/ADV</p>	<p>To <b>GRANT</b> advert consent subject to conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p><a href="#"><u>Item 4.13 – 3 Sir Harry Lauder Road, Edinburgh</u></a></p>	<p>Application for advert consent to display 4 scrolling 48 sheet advertisement displays all with internal low energy LED illumination (static)</p> <p>Application no 14/03204/ADV</p>	<p>To <b>GRANT</b> advert consent subject to conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p><a href="#"><u>Item 4.14 – 161 Telford Road, Edinburgh</u></a></p>	<p>Application for advert consent to erect display of a scrolling 48 sheet advertisement display with internal low energy LED illumination (static)</p> <p>Application no 14/03763/ADV</p>	<p>To <b>GRANT</b> advert consent subject to conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p><a href="#"><u>Item 4.15 – West Approach Road, Edinburgh</u></a></p>	<p>Application for advert consent to erect 1 illuminated scrolling 48 sheet overhead advertisement display</p> <p>Application no 14/03269/ADV</p>	<p>To <b>GRANT</b> advert consent subject to conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p><a href="#"><u>Item 4.16 – Westfield Road, Edinburgh</u></a></p>	<p>Application for advert consent to erect 1 Premiere 400 and 2 Premiere 200 advertisement displays all with internal low energy LED illumination (static)</p> <p>Application no 14/03218/ADV</p>	<p>To <b>GRANT</b> advert consent subject to conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p><a href="#"><u>Item 5.1 – 173 Duddingston Park South, Edinburgh</u></a></p>	<p>Residential development of 186 houses and flats (including 25% affordable homes) with associated parking, roads, access and landscaping</p> <p>Application no 14/00169/FUL</p>	<p>To <b>GRANT</b> planning permission subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>

<p><a href="#"><u>Item 6.1 – 195-213 Causewayside, Edinburgh</u></a></p>	<p>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)</p> <p>Application no 14/02288/FUL</p>	<p>To <b>CONTINUE</b> consideration of the application to allow the Acting Head of Planning and Building Standards to report back with further detailed information on the following issues:</p> <ul style="list-style-type: none"> <li>daylighting</li> <li>overlooking and loss of privacy</li> <li>impact on neighbouring amenity</li> <li>cycle parking</li> <li>design and finishes</li> <li>surface water management plan</li> <li>economic development views on relocation of printing works</li> </ul>
<p><a href="#"><u>Item 8.1 – 15 Greenhill Gardens, Edinburgh</u></a></p>	<p>Single storey extensions to the rear and side of the property, minor stone cleaning to the front elevation and erection of garden shed</p> <p>Application no 13/04781/FUL</p>	<p>To indicate that the Sub-Committee is <b>MINDED TO REFUSE</b> planning permission for the reason that the scale, design and materials of the proposed development would have a detrimental impact on the character of the Conservation Area and that the Acting Head of Planning and Building Standards report back to the Sub-Committee with detailed reasons for refusal.</p>
<p><a href="#"><u>Item 8.2 – 31 Groathill Road South, Edinburgh (land 30 metres south of)</u></a></p>	<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 <b>GRANT</b> planning permission subject to conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>

<p><a href="#"><u>Item 9.1 – 7 Shrub Place, Edinburgh (land 69 metres west of)</u></a></p>	<p>Report on forthcoming application by Places for People for a mixed use development</p> <p>Application no 14/03067/PAN</p>	<p>To note the key issues at this stage.</p> <p>Further information asked for on:</p> <ul style="list-style-type: none"> <li>design and materials on development frontage</li> <li>access and egress to site during construction</li> <li>shared public spaces</li> <li>cycle paths</li> <li>tram/developer contributions</li> <li>roofscape with particular regard to visibility of chimneys</li> <li>the number of affordable housing units</li> </ul>
<p><a href="#"><u>Item 9.2 – 41-42 St Andrew Square, 9-19 South St Andrew Street and 28-50 West Register Street, Edinburgh</u></a></p>	<p>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</p> <p>Application no 14/03550/PAN</p>	<p>To note the key issues at this stage.</p> <p>Further information asked for on the listed status of the façade and the internal structure of the existing buildings.</p>