

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10:00am Wednesday 17 December 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 Calder Road, Edinburgh - application for advert consent at advertising station, modification of existing internally illuminated advertising hoarding to digital display - application no 14/03792/ADV - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.2 70A Duddingston Road, Edinburgh (Duddingston Primary School) - erection of a single storey, stand-alone 60/60 nursery, within the site boundary of Duddingston Primary School. Ancillary storage building within the proposed nursery playground area - application no 14/04060/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.3 103B Granton Road, Edinburgh (Wardie Primary School) - erection of a stand-alone single storey nursery building, and a single storey extension to an existing education building within the site boundary of Wardie Primary School. - application no 14/04593/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.4 34B Haddington Place, Edinburgh - erection of mixed use development comprising student accommodation, retail, cafe and restaurant uses - application no 14/03513/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.5 42 Liberton Brae, Edinburgh - proposed window to door alterations and raised timber deck – application no 14/04193/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.6 5 Merchiston Avenue, Edinburgh - alterations and extension to existing dwelling house comprising of a single storey extension to the northwest to form garage and gym and a two storey extension to the southeast to form additional living area and bedroom. (Resubmission of planning application 13/03431/FUL) – application no 14/02125/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.7 14 (3f2) Montpelier Park, Edinburgh - proposed extension into attic of flat with velux roof windows and glazed cupola – application no 14/03456/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.8 2 Moredun Dykes Road, Edinburgh (Gilmerton Primary School) - erection of a two storey education building within the site boundary of Gilmerton Primary School. – application no 14/04581/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.9 Niddrie Mains Road (Site At), Edinburgh - mixed use development inc. retail (class 1); financial, professional and other services (class 2); food and drink (class 3); business and employment (class 4); residential institutions (class 8); residential (class 9); assembly and leisure (class 11); sui generis flatted development and other associated works including car parking, public realm, access arrangements and works in general – application no 14/03416/PPP (Application for Planning Permission in Principle) – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.10 20 Royston Mains Avenue, Edinburgh (At Site 50 Metres South Of) - proposed new build two storey care home for the frail elderly – application no 14/03377/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.11 1 School Wynd, Ratho (Ratho Primary School) - erection of a two storey education building within the site boundary of school – application no 14/04592/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 Queensferry Road, Kirkliston (Land Adjacent To) - planning application under Section 42 of the planning act seeks to increase total number of residential units from 680 to 720 (06/05149/OUT) - application no 14/01283/PPP (Application for Planning Permission in Principle) – report by the Acting Head of Planning and Building Standards (circulated)

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 83 Craighall Road, Edinburgh - external alterations and change of use from garage and public house to convenience store (class 1), children's nursery (class 10) and 3 studio flats (as amended) – application no 14/02023/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.2 199, Fountainbridge, Edinburgh (Site 60 Metres South Of) - proposed mixed use development comprising retail (Class 1), financial services (class 2), food and drink (class 3), office/light industrial (class 4), hotel (class 7), housing (class 9), community use (class 10), leisure (class 11), public house (non-classified use) and associated parking, open space, infrastructure and public realm works - application no 14/02814/PPP (Application for Planning Permission in Principle) – report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.3 328 Gilmerton Road, Edinburgh (Liberton High School) - extension to existing Sports Centre including Gym Hall & support facilities- application no – 14/04530/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.4 36, Morrison Crescent, Edinburgh (Land Adjacent to) - erection of 19 affordable residential units - application no 14/02232/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.5 22 Observatory Road, Edinburgh - demolish existing house and build new house - application no 14/02276/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.

- 7.1 17-21 Portobello High Street Edinburgh (Site 100 Metres West Of) – Protocol Note by the Head of Legal, Risk and Compliance (circulated)
- 7.1(a) 17-21 Portobello High Street Edinburgh (Site 100 Metres West Of) - Demolition of buildings and development for residential, retail, sui generis and retirement apartments, detailed matters for retail store (siting, design, access and landscaping) detailed matters of residential (max no. of heights of units, layout and points of vehicular/pedestrian access and egress). - application no 14/003736/PPP – report by the Acting Head of Planning and Building Standards (circulated)
- It is recommended that this application be **GRANTED**.

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 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**.

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.

None.

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: Blair Ritchie 0131 529 4085 email blair.ritchie@edinburgh.gov.uk or Stephen Broughton 0131 529 4261 email stephen.broughton@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 Blair Ritchie or Stephen Broughton, Committee Services, City of Edinburgh Council, Business Centre 2:1, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG 0131

529 4085 email blair.ritchie@edinburgh.gov.uk/ 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 .

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If you have any queries regarding this, and, in particular, if you believe that use and/or storage of any particular information would cause, or be likely to cause, substantial damage or distress to any individual, please contact Committee Services on 0131 529 4240 / 0131 529 4085 or committee.services@edinburgh.gov.uk