

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10:00am Wednesday 14 January 2015

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 9 East Mains of Ingliston, Eastfield Road, Edinburgh (Land 45 Metres South Of) – Erect 1 illuminated digital signage screen made from frosted and printed polypropylene - application no. 14/04456/ADV - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.2 Kinleith Mill Industrial Estate Currie (Land at) - Proposed development at land at Kinleith Mill industrial estate, comprising 89 residential units including associated access, parking and landscaping - application no. 14/03079/AMC - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.3 31 Lothian Road, Edinburgh – Change of use from Class 11 (Assembly and Leisure) to Sui Generis (Public House) including external alterations - application no. 14/02936/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.4 10 Oxfangs Green, Edinburgh (Pentland Primary School) – Erection of a single storey, 3-classroom building within the grounds of Pentland Primary School - application no. 14/04587/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.5 18 Parkgrove Place, Edinburgh (Clermiston Primary School) - Erection of a 2 storey, 4-classroom building within the grounds of the school. Relocation of existing shed – application no. 14/04586/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.6 2F 10A Queensferry Street, Edinburgh –Change of use from existing office (Class 4) to form four one-bedroom apartments (as amended to three) - application no. 14/000123/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.7 17 Waverley Bridge, Edinburgh – Proposed change of use from class 3 food and drink to sui generis public house including external alterations - application no. 14/03514/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.8 51 Whitehouse Loan, Edinburgh (James Gillespie's Primary) – Erection of a two-storey educational building (4 classrooms) and ancillary accommodation within the grounds of James Gillespie's Primary School. Removal of existing shed - application no. 14/04588/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 provide further information or report on detailed reasons for refusal or on the conditions to be attached to approval.

- 5.1 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**.

Note: The Sub-Committee, on 17 December 2014, indicated intention to refuse the application.

- 5.2 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**.

Note: The Sub-Committee, on 17 December 2014, indicated intention to refuse the application

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 18 Cammo Walk, Edinburgh (Land 345 metres south east of) – Application for planning permission in principle for up to 670 residential unit development supported by ancillary mixed uses, including associated works and landscaping (as amended). - application no. 14/01776/PPP - report by the Acting Head of Planning and Building Standards (circulated)

It is recommended that in the absence of full accompanying technical information from the applicant to support the application proposals the Sub-Committee advises the Reporter that it would have been unable to make a decision at the present time.

- 6.2 27 Johnston Terrace, Edinburgh (Land 87 Metres West Of) – Removal of temporary rock trap barrier and erection of 2.5m fence and stone wall to form permanent rock containment area. Fence and wall to run 165m of Johnston Terrace, located below the south facing rock face of Edinburgh Castle. Provision of new asphalt footpath terminations to north footpath with whin/granite kerbs to match existing (as amended to re-include a footpath on the north side) – application no. 14/03286/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.

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 69-97 Inglis Green Road, Edinburgh (Land 69 metres West of) – report on forthcoming application by Cruden Homes East Ltd to demolish existing shopping centre and erect 60-65 flats and associated car parking and landscaping - reference no. 14/04491/PAN - report by the Acting Head of Planning and Building Standards (circulated)
- 9.2 181 St John's Road, Edinburgh - report on forthcoming application by Realis Estates to demolish of existing retail premises and erect a food retail development with ancillary cafe, parking, infrastructure and landscaping - reference no. 14/03550/PAN - report by the Acting Head of Planning and Building Standards (circulated)
- 9.3 24 West Bowling Green Street, Edinburgh – report on forthcoming application by WBG Partnership for Residential development – reference no. 14/04538/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 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 Stuart McLean or Stephen Broughton, Committee Services, City of Edinburgh Council, Business Centre 2:1, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG 0131 529 4106 / 0131 529 4261 email stuart.mclean@edinburgh.gov.uk / 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 .