

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 14 January 2015

Present:

Councillors Perry (Convener), Howat (Vice Convener) Bagshaw, Blacklock, Brock, Child, Heslop, Milligan, McVey, Mowat, Rose and Ross.

1. General Applications and Miscellaneous Business

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

The Acting Head of Planning and Building Standards gave presentations on agenda items 4.2 (Kinleith Mill, Industrial Estate) as requested by Councillor Heslop and item 4.3 (31 Lothian Road, Edinburgh) as requested by Councillor's Bagshaw and Mowat.

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. Kinleith Mill Industrial Estate Currie (Land at)

The Acting Head of Planning and Building Standards reported on an application for a development of 89 residential units at Kinleith Mill Industrial Estate (application no 14/03079/AMC).

Motion

To approve the application subject to the conditions, reasons, informatives and legal agreement as detailed in Section 3 of the report by the Acting Head of Planning and Building Standards

- moved by Councillor Perry, seconded by Councillor Howat

Amendment

To refuse planning permission and for the Acting Head of Planning and Building Standard to report back with detailed reasons.

- moved by Councillor Heslop, seconded by Councillor Rose

Voting

For the motion - 10 votes

For the amendment - 2 votes

Decision

To approve the application subject to the conditions, reasons, informatives and legal agreement as detailed in Section 3 of the report by the Acting Head of Planning and Building Standards

Appendix

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p>Note:Detailed conditions/reasons for the following decision are contained in the statutory planning register.</p>		
Item 4.1 - 9 East Mains of Ingliston Eastfield Road Edinburgh (Land 45 Metres South Of)	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 Application no. 14/04456/ADV	To note the application had been withdrawn from the agenda to allow the applicant to submit further information on the context of the proposal.
Item 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	To APPROVE the application subject to the conditions, reasons and informative detailed in section 3 of the report by the Acting Head of Planning and Building Standards. (On a division)
Item 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	Continued for: <ul style="list-style-type: none"> – Information on the capacity of the proposed venue. – Further comment from Police Scotland and Environmental assessment. – Representatives from Police Scotland and Environmental assessment to be invited to The Committee when the application returns. – A site visit to look at the external and internal aspects of the venue and the surrounding area to be arranged.
Item 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	To GRANT planning permission subject to conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards
Item 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	To GRANT planning permission subject to conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards
Item 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	To GRANT planning permission subject to conditions, reasons and informative detailed in section 3 of the report by the Acting Head of Planning and Building Standards

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 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	To GRANT planning permission subject to a condition, reason and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 4.8 - 51 Whitehouse Loan Edinburgh (James Gillespies 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	To GRANT planning permission subject to a conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 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)	To REFUSE planning permission for the reasons detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 5.2 - 36 Morrison Crescent Edinburgh	Erection of 19 affordable residential units. Application no 14/02232/FUL	To REFUSE planning permission for the reasons detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
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	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.
Item 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	To GRANT planning permission in principle subject to a condition, reason, informatives and a legal agreement as detailed in section 3 of the report by the Acting Head of Planning and Building Standards.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 9.1 - 69-97 Inglis Green Road Edinburgh (Land 69 Metres West Of)	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	To note the key issues at this stage.
Item 9.2 - 181 St Johns Road Edinburgh	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. 1403550/PAN	To note the key issues at this stage. The traffic assessment to include the whole of Manse Road and the Featherhalls Further information requested on: <ul style="list-style-type: none"> - Maintaining the safer route to school for Corstorphine PS - Air Quality
Item 9.3 - 24 West Bowling Green Street Edinburgh	Forthcoming application by WBG Partnership for Residential development. Reference no. 14/04538/PAN	To note the key issues at this stage. Further information requested on: <ul style="list-style-type: none"> - Openspace - Permeability of the site - Active travel considerations - Noise disturbance to the proposed housing from the neighbouring engineering works - The possibility of the design including reference to the industrial history of the area