

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10:00am Wednesday 25 February 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.

Contacts:

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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 79 Craigmount Brae (East Craigs Primary School), Edinburgh – proposed erection of a single storey education building within the site boundary of the school - application no. 14/04591/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.2 18-20 George Street, Street Record, Edinburgh – proposed installation of temporary decking and marquee structures outside an existing restaurant - application no. 14/03504/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.3 143 George Street, Street Record, Edinburgh – application for decking and marquee structures on the roadway - application no. 14/03506/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.4 249-251 Leith Walk, Edinburgh – application for the installation of ATM to shop front and reposition doorway entrance - application no. 14/04939/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.5 7 Shrub Place (Shrubhill House), Edinburgh - application under section 42 of the Town and Country Planning (Scotland) Act 1997 to vary condition 7 of planning permission 13/00241/FUL to allow Sunday deliveries to Unit 4 (Sainsbury's Convenience Store) – application no. 14/05059/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.6 7 Shrub Place (Shrubhill House), Edinburgh – application under section 42 of the Town and Country Planning (Scotland) Act 1997 to vary condition 7 of planning permission 13/00241/FUL to allow Sunday deliveries to Units 4 and 5 at Shrubhill, Leith Walk - 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 West Approach Road, Edinburgh – application for advert consent to erect an internally lit static advertisement hoarding at roadside (as amended) - application no. 14/05227/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.

- 5.1 195-213 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)

Note: The Sub-Committee, on 19 November 2014, continued the application for further detailed information to be submitted on the following issues:

- Daylighting;
- overlooking and loss of privacy;
- impact on neighbouring amenity;
- cycle parking;
- design and finishes;
- surface water management plan; and
- economic development views on relocation of printing works.

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 25 Brunswick Road, Edinburgh (site 157 Metres West of) – application for a residential development with associated commercial space – application no. 14/03940/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.2A 7, 11, 13 Eyre Terrace, Edinburgh – application for the demolition of 7 Eyre Terrace and existing warehouse known as the Scotsman Building – application no. 14/01126/CON – report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.2B 7, 11, 13 Eyre Terrace, Edinburgh – application for planning permission in principle for mixed use development – application no. 14/01177/PPP – report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.3 Royal Highland Centre, Ingliston Road, Edinburgh – redevelopment and extension of show ground application no. 10/01832/PPP – report by the Acting Head of Planning and Building Standards (circulated)

It is recommended that the Sub-Committee **APPROVE** the proposal to enter into a Section 75 Agreement.

Note: The Development Management Sub-Committee considered the RHC masterplan at its meeting on 27 April 2011. The Committee was minded to grant planning permission for the masterplan application subject to the conclusion of a suitable legal agreement to secure financial contributions to tram and other essential transport infrastructure considered necessary to support the proposed development.

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 1B West Coates, Edinburgh – report on forthcoming application from City and Country Ltd and Cala Evans Restoration Ltd to convert the existing category A listed building and gate lodges into residential dwellings, erect new-build dwellings to the north of the site and construct associated parking and landscaping – application no. 15/00090/PAN - report by the Acting Head of Planning and Building Standards (circulated)
- 9.2 5-7 Regent Road, Edinburgh - report on forthcoming application by Duddingston House Properties Ltd/Urbanist Hotels Ltd for planning permission for change of use, alterations to and restoration of principal former Royal High School building and pavilions (original Thomas Hamilton designed school buildings), demolition of ancillary buildings, including the former gymnasium and gatehouse, new build development, new/improved pedestrian and vehicle access, landscaping, parking and public realm works to create a world class hotel of international standing at New Parliament House - application no. 15/00223/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 .

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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 4105 or committee.services@edinburgh.gov.uk .