

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10:00am Wednesday 11 March 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 52-52A Annandale Street, Edinburgh – proposed demolition of existing office building and construction of a flatted residential development with associated parking and landscaping - application no. 14/04044/FUL - report by the Acting Head of Planning and Building Standards (circulated)

It is recommended that this application be **GRANTED**.
- 4.2 5A Balcarres Street, Edinburgh – proposed subdivision of the building to form two dwelling units, together with associated extensions, alterations and erection of new garage (as amended) - application no. 15/00062/FUL - report by the Acting Head of Planning and Building Standards (circulated)

It is recommended that this application be **GRANTED**.
- 4.3 67 Broomhouse Street South, Edinburgh (Land 40 Metres West of) – application to erect 4 dwelling houses and associated landscaping, drainage and engineering works (as amended) - application no. 14/03738/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.4 40 Dumbryden Drive, Edinburgh (Site 71 Metres Northwest of) – application for proposed new build two storey care home for the frail elderly – application no. 14/04672/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.5 26 Hamilton Place, Edinburgh – application for alterations and a change of use of an existing health and fitness studio (Class 11 leisure) to a restricted class 3 cheese and wine cafe (Class 3 food & drink) - application no. 14/04889/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.6 99 Inchview Terrace, Edinburgh – application for a proposed development of 60 bed care home with ancillary facilities including a cafe, library, activity spaces and externally a new car park and access - application no. 14/04780/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.7 1 Jubilee Road, Edinburgh (Main Terminal, Edinburgh Airport) – application for advert consent to erect freestanding landscape digital LED moving image media display - application no. 15/00132/ADV - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.8 5A, 5B, 7B, 9 Newhaven Road, Edinburgh – application for a change of use of commercial space to 4 No. flats - application no. 14/04693/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.9 58-66 Queen Charlotte Street, Edinburgh – application for change and alterations of motor vehicle showroom to Class 1 (Shop) - application no. 14/03693/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.10 7 Rankin Drive, Edinburgh – application to erect 2 storey extension to side of house to form additional bedrooms and change of use to HMO - application no. 14/04720/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.11 10 Rose Lane, South Queensferry (Land 18 Metres East of The Binks Car Park) – application to install a mosaic sculpture created by the local community at the green/landscaped section east of the carpark - application no. 14/04969/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.12 124 Slateford Road, Edinburgh (Advertising Hoarding 54 Meters South West of) – application for advert consent to erect an illuminated freestanding digital display screen on steel supporting structure - application no. 15/00064/ADV - report by the Acting Head of Planning and Building Standards (circulated)

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

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 – application to demolish 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)

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

Note: The Sub-Committee, on 25 February 2015, continued consideration of the application to allow officers to assess and report back on any daylighting issues affecting neighbouring properties and the reasons for refusal originally put forward by the Acting Head of Planning and Building Standards, how these reasons had been addressed and no longer applied.

- 5.2 4 Robertson Avenue, Edinburgh (17 Metres Northwest of) – application to erect 10 apartments - Scheme 5 – application no. 13/04622/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 3 December 2014, continued consideration of the application to allow the developer to reconfigure the design, particularly in regard to car parking, amenity of residents and refuse and cycle provision.

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 12A Clerwood Terrace, Edinburgh (Fox Covert Primary School) – application to erect a single storey stand alone nursery for City of Edinburgh Council within grounds of existing Fox Covert Primary Schools – application no. 14/04748/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.2 85 Craigs Road, Edinburgh (Land 195 Metres South of West Craigs Cottage) – application to erect residential development with associated transport infrastructure, landscaping and open space – application no. 14/03502/PPP – 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 4 Abbey Lane & 6 Comely Green Crescent, Edinburgh – report on forthcoming application for a residential development comprising 150 flatted units with associated car parking and amenity space – application no. 15/00161/PAN - report by the Acting Head of Planning and Building Standards (circulated)
- 9.2 11 Braid Hills Drive, Edinburgh (Hermitage Golf Course) - report on forthcoming application by Autism Ventures Scotland for the redevelopment of golf course comprising: demolition of existing clubhouse and erection of new clubhouse incorporating café, garage and workshop; formation of mountain bike trails and pump track; formation of disc-golf course and; formation of car parking area and landscaping - application no. 15/00592/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 4106 or committee.services@edinburgh.gov.uk .