

# Minutes

## Development Management Sub-Committee of the Planning Committee

10.00am Wednesday 22 April 2015

### Present:

Councillors Perry (Convener), Bagshaw, Blacklock, Brock, Child, Dixon, McVey, Milligan, Mowat, Robson, 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.

#### 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. Minutes

The Convener ruled that the following items, notice of which had been given at the start of the meeting, be considered as a matter of urgency in order that they be considered timeously.

The Clerk advised that, following a review of process, minutes of Development Management Sub-Committee meetings would no longer be submitted to the Planning Committee for approval but would be presented to the next available Sub-Committee meeting.

#### Decision

To approve the minutes of the Development Management Sub Committee of 25 February 2015, 11 March 2015 and 25 March 2015 as a correct record.

### 3. 42 Gilmerton Dykes Road, Edinburgh

The Acting Head of Planning and Building Standards reported on an application for planning permission for a residential development of 61 units with associated accesses, roads and landscaping at 42 Gilmerton Dykes Road, Edinburgh (application no 14/01446/FUL).

**Motion**

To agree that the application be considered by means of a hearing.

- moved by Councillor Perry, seconded by Councillor Robson

**Amendment**

To continue consideration of the application for further discussions with the developer with a view to agreeing a profit sharing agreement and to report back on the outcome of these discussions within two meetings.

- moved by Councillor Rose, seconded by Councillor Mowat

**Voting**

For the motion - 7 votes

For the amendment - 5 votes

**Decision**

To agree that the application be considered by means of a hearing.

(Reference – report by the Acting Head of Planning and Building Standards, submitted)

## Appendix

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p><b>Note:</b> Detailed conditions/reasons for the following decision are contained in the statutory planning register.</p>		
<a href="#">Item 4.1a – 41 South Clerk Street, Edinburgh</a>	<p>Proposed change of use from post office (class 1) to bistro (class 3) and erect 2 No. 150mm diameter flues painted black to match existing pipework to rear of building.</p> <p>Application no. 14/05167/FUL</p>	<p>To <b>GRANT</b> planning permission subject to condition, reason and informatives as detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<a href="#">Item 4.1b – 41 South Clerk Street, Edinburgh</a>	<p>Application for Listed Building Consent, Internal alterations to vacant post office to form bistro and erection of 2 No. 150mm flues painted out black to rear of building.</p> <p>Application no. 14/05168/LBC</p>	<p>To <b>GRANT</b> Listed Building Consent subject to the informatives as detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<a href="#">Item 5.1 – 42, Gilmerton Dykes Road, Edinburgh (Land 115 Metres Southeast of)</a>	<p>Planning permission for a residential development of 61 units with associated accesses, roads and landscaping.</p> <p>Application no. 14/01446/FUL</p>	<p>To <b>CONTINUE</b> the application for a hearing.</p> <ul style="list-style-type: none"> <li>- To address the financial aspects of the infrastructural requirements</li> </ul> <p>(On a division)</p>
<a href="#">Item 5.2 – Craigs Road, Edinburgh (Land 195 Metres South of)</a>	<p>Planning permission for the erection of residential development with associated transport infrastructure, landscaping and open space.</p> <p>Application no. 14/03502/PPP</p>	<p>To <b>NOTE</b> the detailed reasons for refusal as set out in the report by the Acting Head of Planning and Building Standards.</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<a href="#">Item 6.1 – 118 Corstorphine Road, Edinburgh (Site 220 Metres South of)</a>	<p>Planning permission for development of 63 bed care home with ancillary facilities including a cafe, library, activity spaces, car parking and children’s play equipment</p> <p>Application no. 14/04205/FUL</p>	<p>To <b>CONTINUE</b> the application for a site visit.</p> <p>Further information to be reported back on:</p> <ol style="list-style-type: none"> <li>1. Submission of Surface Water Management Plan and assessment if possible</li> <li>2. Information on the usage of this space by the community</li> <li>3. Provision of care homes within the area.</li> </ol>
<a href="#">Item 6.2 – 40 Stanley Place, Edinburgh</a>	<p>Application to demolish existing buildings and construction of 93 student accommodation units with ancillary services.</p> <p>Application no. 14/05075/FUL</p>	<p>To <b>AGREE</b> that the application is considered by means of a hearing as requested by local ward Councillors Griffiths and Tymkewycz and that a site visit be undertaken by the Sub-Committee in advance of the hearing.</p>
<a href="#">Item 9.1 – 10 Builyleon Road, South Queensferry (288 Metres Southwest of)</a>	<p>Report on forthcoming application by Farningham Planning Ltd/PPCA Ltd for a mixed use development including residential, employment and primary school uses.</p> <p>Application no. 15/00276/PAN</p>	<ol style="list-style-type: none"> <li>1) To note the key issues at this stage.</li> <li>2) Public transport provision required for the development.</li> <li>3) Entrance and exits to and from the site.</li> </ol>
<a href="#">Item 9.2 – Craigpark Quarry, Ratho</a>	<p>Report on forthcoming application by Brewster &amp; Sons for or a material variation to planning application reference 05/01229/FUL to allow for the reshaping of slope profiles &amp; water bodies, alterations to proposed footpath network &amp; proposed landscape scheme.</p> <p>Application no. 15/00331/PAN</p>	<p>To note the key issues at this stage.</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<a href="#">Item 9.3 - 143 Drum Street, Edinburgh (146 Metres East of)</a>	<p>Report on forthcoming application for a residential development and ancillary uses.</p> <p>Application no. 15/00813/PAN</p>	<ol style="list-style-type: none"> <li>1) To note the key issues at this stage.</li> <li>2) The cumulative impact of development in this area on existing infrastructure.</li> </ol>
<a href="#">Item 9.4 - Land bounded by Longstone Road, Longstone Vew, Longstone Gardens, Calder Road, Longstone Crescent and the Murray Burn</a>	<p>Report on forthcoming application by Castle Rock Edinvar Housing Association Limited for a proposed development of around 180 new build homes, a mixture of houses and flats across a range of tenures.</p> <p>Application no. 15/00353/PAN</p>	<ol style="list-style-type: none"> <li>1) To note the key issues at this stage.</li> <li>2) The scale, density and height of the development and its relationship to the existing Longstone Cottages and the Prison Wall.</li> <li>3) The impact of the development on current traffic issues.</li> <li>4) Education provision.</li> <li>5) Flooding issues, particularly in relation to the Murrayburn.</li> </ol>