

## Development Management Sub-Committee of the Planning Committee

10.00am Wednesday 25 March 2015

### Present:

Councillors Perry (Convener), Bagshaw, Blacklock, Cairns, Child, Dixon, Heslop, Howat, 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, 6, 8 and 9 of the agenda for the meeting.

The Acting Head of Planning and Building Standards gave a presentation on agenda item 4.4 – 48 Frogston Road West, Edinburgh (Land 105 Metres East Of), as requested by Councillor Rose and item 4.5 – 14 Kirkgate, Currie, as requested by Councillor Heslop.

### 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)

### Declaration of Interests

Councillor Bagshaw declared a non-financial interest in agenda item 6.3 – 8 Raeburn Mews, Edinburgh, application number 14/05289/FUL, as he knew the applicant and their agent, left the room and took no part in the consideration of that item.

## Appendix

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<a href="#">Item no 4.1 - Calderstone, Biggar Road, Edinburgh (Land At)</a>	Consultation from Midlothian Council for application for Planning Permission in Principle for the demolition of existing dwellinghouse, erection of hotel and residential development, formation of access roads, car parking and associated works - application no 15/00648/MLC	To raise no objection.
<a href="#">Item no 4.2 - 1 Cramond Road South Edinburgh</a>	Alteration and extension of existing dwelling house to form a re-modelled dwelling house with new first floor including formation of entrance gate - application no 14/04311/FUL	To <b>GRANT</b> planning permission subject to conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
<a href="#">Item no 4.3 - 9 East Mains of Ingliston Eastfield Road Edinburgh (land 45 metres south of)</a>	Erect an advertising structure incorporating two digital screens - application no 14/04456/ADV	To <b>GRANT</b> advertisement consent subject to conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
<a href="#">Item no 4.4 - 48 Frogston Road West Edinburgh (land 105 Metres East Of)</a>	Proposed development of 18 houses with associated parking, access and landscaping - application no 14/05137/FUL	To <b>REFUSE</b> planning permission for the reasons detailed in section 3 of the report by the Acting Head of Planning and Building Standards.

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<p><a href="#">Item no 4.5 - 14 Kirkgate Currie</a></p>	<p>Change of use from storage to single dwelling house and extension to the existing building – application no 14/01333/FUL</p>	<p>1) To <b>GRANT</b> planning permission subject to the conditions, informatives and a legal agreement detailed in the addendum to section 3 of the report by the Acting Head of Planning and Building Standard</p> <p>2) Subject also to the following conditions and informatives:</p> <p><u>Condition 4</u></p> <p>Prior to the commencement of construction works on site:</p> <p>1. (a) A site survey (including initial desk study as a minimum) must be carried out to establish to the satisfaction of the Planning Authority, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and</p> <p>(b) Where necessary, a detailed schedule of any remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.</p> <p>2. Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Planning Authority.</p>
<p>Development Management 25 March 2015</p>	<p>Sub-Committee of the Planning Committee</p>	<p><u>Reason</u></p> <p>In order to ensure that the site is</p>

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		<p><u>Condition 5</u></p> <p>No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (historic building survey, excavation, reporting and analysis) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.</p> <p><u>Reason</u></p> <p>In order to safeguard the interests of archaeological heritage.</p> <p><u>Informative 7</u></p> <p>The development proposal includes a flue. The associated solid fuel appliance does not itself require planning permission, however to be lawful for use in Edinburgh it should to be an "exempt appliance" in terms of the Clean Air Act 1993 and the City of Edinburgh Council's Smoke Control Area Orders. Information and advice on this matter is available at <a href="http://www.edinburgh.gov.uk/info/44/air_quality/862/air_quality_in_edinburgh/3">http://www.edinburgh.gov.uk/info/44/air_quality/862/air_quality_in_edinburgh/3</a> or by contacting Environmental Assessment on 0131 469 5475 / email <a href="mailto:environmentalassessment@edinburgh.gov.uk">environmentalassessment@edinburgh.gov.uk</a></p>

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<a href="#">Item no 6.2(a) - 12 Merchiston Place Edinburgh</a>	Demolish existing stone building and erect two new blocks to form four dwellings in total and erection of an electricity sub-station to the north-east corner – application no 14/05155/FUL	To continue consideration of the matter for a site visit.
<a href="#">Item no 6.2(b) - 12 Merchiston Place Edinburgh</a>	To demolish existing stone villa and existing garages and storage buildings - application no 14/05156/CON	To continue consideration of the matter for a site visit.
<a href="#">Item no 6.3 - 8 Raeburn Mews Edinburgh</a>	Form extension at first floor built over existing single-storey garage - application no 14/05289/FUL	To <b>GRANT</b> planning permission subject to the informatives a detailed in the addendum to section 3 of the report by the Acting Head of Planning and Building Standards.
<a href="#">Item no 9.1 - 1 Lauriston Place Edinburgh</a>	Report on forthcoming application by Quartermile Ventures Ltd for the change of use to residential and proposed alterations and extension to building to form residential development with class I (retail), II (business), III (food and drink) uses at ground floor– reference no. 14/00126/PAN	To note the key issues at this stage. In addition: <ul style="list-style-type: none"> <li>• Information on proposals for the use of the public toilet block on Middle Meadow Walk that is within the curtilage of the site</li> <li>• Proposals for the existing street scape area being replicated into the design of any new build on the site or the surrounding area.</li> </ul>

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<a href="#">Item no 9.2 - Lothianburn Golf Club 106 Biggar Road Edinburgh</a>	<p>Report on forthcoming application by Swanston Farms Ltd for a development of mountain bike trails and other activities including ropes course, ziplines, alpine roller luge, camping and overnight lodges, creation of gardens, a trailhead facility based around the former clubhouse building with some external alterations - reference no 14/00169/PAN</p>	<p>To note the key issues at this stage.</p> <ul style="list-style-type: none"> <li>• Information on similar types of uses that have been approved in other areas and national parks and the impact they have on the area and environment</li> <li>• Comparisons of the effect that the proposed other uses from the existing golf course would have on the green belt, neighbouring environment and the biodiversity of the site</li> <li>• The Head of Planning to investigate what alternative uses may be acceptable on existing golf courses should they cease to operate as their existing leisure use.</li> </ul>