

Minutes

Development Management Sub-Committee of the Planning Committee

10.00am Wednesday 11 March 2015

Present:

Councillors Perry (Convener), Bagshaw, Blacklock, Brock, Cairns, Child, Dixon, Heslop, McVey, Milligan, 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 a presentation on agenda item 4.5 – 26 Hamilton Place as requested by Councillor Bagshaw.

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. 26 Hamilton Place, Edinburgh

The Acting Head of Planning and Building Standards reported on an application for planning permission for alterations and 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 and drink) at 26 Hamilton Place, Edinburgh (application no 14/04889/FUL).

Motion

- 1) To indicate that the Sub-Committee was minded to refuse planning permission as the proposals would have a detrimental effect on residential amenity and were contrary to policy HOU 7.
 - 2) That the Acting Head of Planning and Building Standards report back to the Sub-Committee with detailed reasons for the refusal.
- moved by Councillor Bagshaw, seconded by Councillor Brock

Amendment

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.

- moved by Councillor Perry, seconded by Councillor Rose

Voting

For the motion - 4 votes

For the amendment - 7 votes

Decision

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.

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

Appendix

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<u>Item 4.1 – 52-52A Annandale Street, Edinburgh</u>	Demolition of existing office building and construction of a flatted residential development with associated parking and landscaping Application no. 14/04044/FUL	To GRANT planning permission subject to conditions, reasons and informatives and a legal agreement detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
<u>Item 4.2 – 5A Balcarres Street, Edinburgh</u>	Sub-division 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	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.
<u>Item 4.3 – 43-67 Broomhouse Street South (Land 40m west of), Edinburgh</u>	Erection of 4 dwellinghouses and associated landscaping, drainage and engineering works (as amended) Application no. 14/03738/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.
<u>Item 4.4 – 40 Dumbryden Drive, Edinburgh (site 71m north-west of)</u>	Proposed new build two storey care home for the frail elderly. Application no. 14/04672/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.
<u>Item 4.5 – 26 Hamilton Place, Edinburgh</u>	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 and drink) Application no. 14/04889/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. (On a division)
<u>Item 4.6 – 99 Inchview Terrace, Edinburgh</u>	Development of a 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	To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement 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
<u>Item 4.7 – 1 Jubilee Road (Main Terminal, Edinburgh Airport)</u>	Freestanding landscape digital LED moving image media display Application no. 15/00132/ADV	To GRANT advert consent subject to conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
<u>Item 4.8 – 9 Newhaven Road, Edinburgh</u>	Change of use of commercial space to 4 flats Application no. 14/04693/FUL	To GRANT planning permission subject to informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
<u>Item 4.9 – 58-66 Queen Charlotte Street, Edinburgh.</u>	Change of use and alterations to motor vehicle showroom to Class 1 (shop) Application no. 14/03693/FUL	To GRANT planning permission subject to informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
<u>Item 4.10 – 7 Rankin Drive, Edinburgh</u>	Erection of 2 storey extension to side of house to form additional bedrooms and change of use to HMO. Application no. 14/04720/FUL	To GRANT planning permission subject to informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
<u>Item 4.11 – 10 Rose Lane, South Queensferry (The Binks Car Park).</u>	Install a mosaic sculpture created by the local community at the green/landscaped section east of the car park. Application no. 14/04969/FUL	To CONTINUE consideration of the application to allow the Acting Head of Planning and Building Standards to provide further information on the consultation process and engagement events which had been undertaken with the local community and local Ward members.
<u>Item 4.12 – 124 Slateford Road, Edinburgh (54m south west of)</u>	Erect illuminated freestanding digital display screen on steel supporting structure. Application no. 15/00064/ADV	To note that this application has been WITHDRAWN at the request of the applicant.
<u>Item 5.1 – 195-213 Causewayside, Edinburgh</u>	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	To GRANT planning permission subject to the conditions and informative detailed in the addendum to section 3 of the report by the Acting Head of Planning and Building Standards.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<u>Item 5.2 – 4 Robertson Avenue, Edinburgh (Land 17m northwest of)</u>	Erection of 10 apartments – Scheme 5 Application no. 13/04622/FUL	To GRANT 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 Standards.
<u>Item 6.1 – 12a Clerwood Terrace (Fox Covert Primary School)</u>	Erection of single storey standalone nursery for City of Edinburgh Council within grounds of existing Fox Covert Primary Schools. The nursery is for 70 children aged 3-5 years plus 15 children aged under 3 years. Application no. 14/047/48/FUL	To GRANT planning permission subject to informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
<u>Item 6.2 – 85 Craigs Road, Edinburgh (Land 195m South of West Craigs Cottage)</u>	Erection of residential development with associated transport infrastructure, landscaping and open space. Application no. 14/03502/PPP	<ol style="list-style-type: none"> 1. To REFUSE planning permission as the application was contrary to the Edinburgh City Local Plan (Policy Env 10 – Green Belt and Policy Env 18 – Air, Water and Soil Quality), contrary to the non-statutory guideline on “Development in the Countryside and Green Belt” and also because the applicant had failed to demonstrate that any of the additional transport infrastructure that would be required as a result of the proposed residential development was either committed or could be funded. 2. That the Acting Head of Planning and Building Standards report back with detailed reasons for refusal for noting by the Sub-Committee.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p><u>Item 9.1 – 4 Abbey Lane, 6 Comely Green Crescent, Edinburgh</u></p>	<p>Report on forthcoming application by Bellway Homes for a residential development comprising 150 flatted units with associated car parking and amenity space.</p> <p>Application no. 15/00161/PAN</p>	<p>To note the key issues at this stage.</p> <p>In addition:</p> <ul style="list-style-type: none"> • That the report called for by the Economy Committee at their meeting on provision of industrial space in the City be considered as part of the application process for this development • Site access
<p><u>Item 9.2 – 11 Braid Hills Drive (Hermitage Golf Course)</u></p>	<p>Report on forthcoming application by Autism Ventures Scotland for redevelopment of golf course comprising demolition of existing clubhouse and erection of new clubhouse incorporating cafe, garage and workshop, formation of mountain bike trails and pump track, formation of disc golf course and formation of car parking area and landscaping.</p> <p>Application no. 15/00592/PAN</p>	<p>To note the key issues at this stage.</p>