

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 20 May 2015

Present:

Councillors Perry (Convener), Dixon (Vice-Convener), Bagshaw, Blacklock, Cairns, Child, Heslop, McVey, Milligan, Robson and Ross.

1. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications and pre-applications, listed in Sections 5, 6, 7, 8 and 10 of the agenda for the meeting.

The Acting Head of Planning and Building Standards gave presentations on agenda items 5.1 (14, 16-18 Bothwell Street, Edinburgh) and item 5.3 (181-183 Canongate, Edinburgh) as requested by Councillors Bagshaw and Mowat respectively.

A request to consider agenda item 7.1 (8 Bridge Road, Edinburgh) by holding a hearing session had been received from Councillors Lewis and Rust.

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

Decision

To approve the minute of the Development Management Sub Committee of 29 April 2015 as a correct record.

3. 42 Gilmerton Dykes Road, Edinburgh (Land 115 Metres Southeast Of)

The Sub-Committee had agreed to hold a hearing for consideration of the following application at 42 Gilmerton Dykes Road, Edinburgh (Land 115 metres southeast of) - Residential development of 61 units with associated accesses, roads and landscaping – Application no 14/01446/FUL.

(a) Report by the Acting Head of Planning and Building Standards

The Acting Head of Planning and Building Standards gave details of the proposals and advised that the development was contrary to the adopted Edinburgh City Local Plan for the reason that it involved a non-conforming Green Belt development. However the site had been identified for housing in the first Local Development Plan and had also been included in the second Proposed Local Development Plan for housing with an indicative capacity of 50-70 units. This was a material planning consideration in the determination of this planning application.

The scale, design, landscape setting and materials were acceptable. The arrangements for parking were acceptable and there were no implications for road safety. Residential amenity was protected, flood risk issues had been addressed and the Surface Water Drainage design was acceptable. In addition all archaeological features were to be protected.

The Acting Head of Planning and Building Standards recommended that the Sub-Committee grant planning permission for the development.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/148997
http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/148997

(b) Gilmerton Inch Community Council

Karen Maclean on behalf of Gilmerton Inch Community Council outlined the concerns of the Community Council, in relation to the proposals. The Community Council understood that there was £1m difference between the work on infrastructure that the Council said needed to be done, and the amount that the developer said they could afford to pay. The Community Council felt the developer should contribute the entire amount as any reduction would set a precedent for other greenbelt developments. The Community Council's view was that any reduction in developer contribution would have an adverse impact on overall vision of this development.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/148997
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(b) Miller Homes

Arthur Mann and Peter Thomson outlined the case for the proposals on behalf of Miller Homes. They would deliver 61 new homes, which would be a mixture of affordable homes and private dwellings. If planning consent was granted, this would allow Miller Homes to finalise and sign the section 75 agreement, buy the site and proceed with the development.

This development was of small scale and would have no great impact on the area compared with larger developments in the City. The proposed development would only generate an extra 14 pupils for the existing school. Millar Homes had not budgeted for the substantial increase in the planning gain, which they were expected to pay and the latest figure of £1.2 - £1.7m was not sustainable. They could only afford a planning gain of £610,000.

They asked the Sub-Committee to determine the application according to the officer's recommendations and grant planning consent.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/148997
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(c) Local Ward Councillor

Councillor Bill Cook, local Ward Councillor for Liberton/Gilmerton advised that he was concerned about the proposals. The proposed development was in the green belt and within the Local Development Plan for this area. Infrastructure was a real issue in the Gilmerton area and there were concerns about traffic congestion and the availability of school places. These were real issues and it was difficult to see how these would be managed. Additionally, the local Community Council had made representation against the proposals. The application should, therefore, be refused.

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http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/148997
http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/148997

Decision

- 1) To refuse planning permission because the proposal did not adequately provide for the additional transport and education infrastructure required as a result of the development and as such is contrary to Strategic Development Plan (SDP) Policy 7 'Maintaining a Five Year Housing Land Supply'.

- 2) To require the Acting Head of Planning and Building Standards to report back with the detailed reason for refusal for noting by the Sub-Committee.

(Reference – Development Management Sub-Committee 22 April 2015 (item 3); report by the Acting Head of Planning and Building Standards, submitted)

4. 10 Rose Lane, South Queensferry

The Sub-Committee had previously continued consideration of the application for further details of community engagement.

The Acting Head of Planning and Building Standards reported on an application for planning permission for the installation of a mosaic sculpture created by the local community, at the green/landscaped section east of the carpark at 10 Rose Lane, South Queensferry (application no. 14/04969/FUL).

The Acting Head of Planning and Building Standards gave details of the proposal and the planning considerations involved, and recommended that permission be granted.

Motion

To grant planning permission subject to informatives as detailed in Section 3 of the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Perry, seconded by Councillor Heslop.

Amendment

To refuse planning permission for the reason that the proposals would have an adverse impact on the Conservation Area.

- moved by Councillor Ross, seconded by Councillor Blacklock.

Voting

For the motion - 5 votes

For the amendment - 4 votes

Decision

To grant planning permission subject to informatives as detailed in Section 3 of the report by the Acting Head of Planning and Building Standards.

(References – Development Management Sub-Committee 11 March 2015 (item 1); report by the Acting Head of Planning and Building Standards, submitted)

Appendix

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p>Note: Detailed conditions/reasons for the following decision are contained in the statutory planning register.</p>		
<p><u>Item 5.1 – 14,16-18 Bothwell Street, Edinburgh</u></p>	<p>Demolish existing steel framed warehouse buildings and subsequent 240 bed student accommodation development with associated external landscaping</p> <p>Application no. 14/05255/FUL</p>	<p>To CONTINUE consideration of the application for further discussions with the developer with a view to increasing cycle parking provision to between 50-75% of total bed spaces and to consult the Council's Economic Development Department on the impact of the proposal in terms of loss of employment land and impact on neighbouring businesses as required by Policy Emp 4.</p>
<p><u>Item 5.2 – 46-56 Buccleuch Street and 7,9,10,11 and 12 Meadow Lane, Edinburgh</u></p>	<p>Development of student residential accommodation (incorporating demolition of garage/ workshop units) with associated ancillary uses and amenity spaces</p> <p>Application no. 14/04921/LBC</p>	<p>To GRANT planning permission subject to informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p><u>Item 5.3 – 181-183 Canongate, Edinburgh</u></p>	<p>Alterations including installation of twin 150mm diameter flue ducts to rear elevation and change of use of existing shop premises (Class 1 Shops) to form restaurant (Class 3 Food and Drink)</p> <p>Application no. 14/02158/FUL</p>	<p>To CONTINUE consideration of the application to the next meeting of the Sub-Committee on 3 June 2015.</p>
<p><u>Item 5.4 – 3 Charles Street, Edinburgh</u></p>	<p>Section 75 modification of planning obligations</p> <p>Application no. 15/01121/OBL</p>	<p>To GRANT planning permission subject to informatives as detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 5.5 – 118A,120A Dundas Street, Edinburgh	Change of use of Unit 2 from retail to cafe with works comprising internal alterations to create a single unit from two separate units to create a combined continental-themed cafe and retail unit Application no. 14/02839/FUL	To GRANT planning permission subject to conditions, reasons and informatives as detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 5.6 - Leith Academy Primary School, 3 St Andrew Place, Edinburgh	Change of use and enclosure of public road to create an enclosed extension to the school playground with two access gates Application no. 15/00766/FUL	To GRANT planning permission subject to a condition, reason and informatives as detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 5.7 - Millerhill Marshalling Yards, Millerhill, Midlothian	Consultation from Midlothian Council – erection of waste recycling and treatment facility including combined heat and power plant facility, comprising treatment buildings; office building and visitor centre; formation of access; internal circulation roads; hardstanding areas; weighbridge, car parking and associated infrastructure Application no. 15/01779/MLC	To AGREE to raise no objections to the application.
Item 6.1 - 10 Rose Lane, South Queensferry (Land 18 Metres East of the Binks Car Park)	Installation of a mosaic sculpture created by the local community, at the green/landscaped section east of the carpark Application no. 14/04969/FUL	To GRANT planning permission subject to informatives as detailed in section 3 of the report by the Acting Head of Planning and Building Standards. (On a division)
Item 7.1 - 8 Bridge Road, Edinburgh	Change of use from a residential dwelling to a day nursery for pre-school children Application no. 15/00576/FUL	To CONTINUE consideration of the application for a site visit.
Item 7.2 - 148 Craigcrook Road, Edinburgh	Change of use from a residential dwelling to a day nursery for pre-school children Application no. 15/00576/FUL	To NOTE that the application had been withdrawn at the request of the applicant.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<u>Item 7.3 – 8-16 Hillview Drive, Edinburgh (Land to the rear of)</u>	Vary the terms of the previous consent for development of Plot 2 Application no. 15/01086/FUL	To REFUSE planning permission for the reasons detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
<u>Item 7.4 - 328 Lasswade Road, Edinburgh (Land 350 Metres North West of)</u>	Proposed residential development with associated infrastructure, landscaping and engineering works. Application no. 14/05145/PPP	To REFUSE planning permission in principle for the reasons detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
<u>Item 7.5 – 144 Lower Granton Road, Edinburgh</u>	Erect ancillary garage and garden room on extended garden (as amended) Application no. 15/01146/FUL	To CONTINUE consideration of the application for a site visit.
<u>Item 8.1 (a) 42 Gilmerton Dykes Road, Edinburgh (Land 115 Metres Southeast of)</u>	Protocol Note by the Head of Legal, Risk and Compliance	Noted.
<u>Item 8.1 (b) – 42 Gilmerton Dykes Road, Edinburgh (Land 115 Metres Southeast Of)</u>	Residential development of 61 units with associated accesses, roads and landscaping Application no 14/01446/FUL	<ol style="list-style-type: none"> 1. To REFUSE planning permission because the proposal does not adequately provide for the additional transport and education infrastructure required as a result of the development and as such is contrary to Strategic Development Plan (SDP) Policy 7 'Maintaining a Five Year Housing Land Supply'. 2. To require the Acting Head of Planning and Building Standards to report back with the detailed reason for refusal for noting by the Sub-Committee.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 10.1 - 6, 8, 13, 15, 18-20, 21, 28 King's Stables Road and 2 Lady Wynd, Edinburgh	<p>Report on forthcoming application by Peveril Securities And Campus Development Management for a mixed use development including flats, student accommodation, hotel and arts facility, involving new build, alteration and partial demolition of existing buildings</p> <p>Application no. 15/01936/PAN</p>	<p>To note the key issues at this stage.</p> <p>In addition, to add West End Community Council and BID Grassmarket to list of consultees</p>