

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 12 August 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:

Email: lesley.birrell@edinburgh.gov.uk / alison.clyne@edinburgh.gov.uk

Tel: 0131 529 4240 / 0131 469 3857

1. Order of business

- 1.1 Including any notices of motion, hearing requests from ward councillors 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 parts 4 and 5 of the agenda. Members must advise Committee Services of their request by no later than 10.00am on the Monday preceding the meeting (see contact details in the further information section at the end of this agenda).
- 1.3 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 after receiving a presentation on the application 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

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. Minutes

- 3.1 Development Management Sub-Committee of 12 July 2015 (circulated) - submitted for approval as a correct record

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 35 Balcarres Street, Edinburgh – proposed new care home and residential development with associated car parking - application no. 15/00193/FUL - report by the Acting Head of Planning and Building Standards (circulated)
It is recommended that this application be **GRANTED**.
- 4.2 7 Boswall Green, Edinburgh – proposed demolition of single storey dwelling and erection of 2 storey flatted property (containing two flats in total) (as amended) - application no. 15/01344/FUL - report by the Acting Head of Planning and Building Standards (circulated)
It is recommended that this application be **GRANTED**.

- 4.3 25 Caiystane Crescent, Edinburgh – demolition of garage and construction of habitable area (side extension) with slightly extended footprint to rear of dwelling. Construction of garage and formation of single car parking space in garden - application no. 15/02623/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.4 60 Gilmerton Dykes Street, Edinburgh – part change of use from convenience shop to convenience shop, hot food takeaway and separate Class 1 shop plus alterations to frontage - application no. 15/02440/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.5 12 Horne Terrace, Edinburgh – demolition of existing industrial unit and erection of 17 residential units and 1 commercial unit (as amended) - application no. 14/03752/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.6(a) 62 Morrison Street, Edinburgh – demolition of redundant Skyparks car park building and proposed development of new grade A offices, multi-storey car park to include demolition and re-location of two Scottish Power substations and Capital House generator, public realm and associated works (as amended) - application no. 15/00322/FUL- report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.6(b) 62 Morrison Street, Edinburgh – demolition of redundant Skyparks car park building - application no. 15/00323/CON - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.7 Pennywell Road, Edinburgh (Regeneration Masterplan Pennywell Muirhouse) – Approval of Matters Specified in Conditions of application 13/01954/PPP - residential development comprising 177 units, landscaping and access - application no. 15/01671/AMC - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.8 68-73 Queen Street, Edinburgh – proposed change of use from Class 4 Offices to Sui Generis Aparthotel and Class 3 Restaurant - application no. 15/01855/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.9 Royal Highland Centre, Ingliston Road, Edinburgh – redevelopment and extension of show ground - application no. 10/01832/PPP - report by the Acting Head of Planning and Building Standards (circulated)

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

5. Returning Applications

These applications have been discussed previously by the Sub-Committee. 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.

None.

6. Applications 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.

6.1(a) 1-3 St James Centre Edinburgh, Edinburgh – Protocol Note by the Head of Legal, Risk and Compliance (circulated)

6.1(b) 1-3 St James Centre Edinburgh, Edinburgh – application for approval of matters specified in Condition 23 of outline planning permission 08/03361/OUT relating to design of the central hotel building (Block C) and associated landscaping and external lighting - application no. 15/01858/AMC - report by the Acting Head of Planning and Building Standards (circulated)

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

6.2(a) 118 Corstorphine Road, Edinburgh (site 220 metres south of) – Protocol Note by the Head of Legal, Risk and Compliance (circulated)

6.2(b) 118 Corstorphine Road, Edinburgh (site 220 metres south of) – development of 63 bed care home with ancillary facilities including a cafe, library, activity spaces, car parking and childrens play equipment - application no. 14/04205/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

7. Application 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.

7.1 2 Abercorn Cottages, Edinburgh – redevelopment of existing house, installation of new windows and external doors, new rooflights, new attic dormer extension, new staircases, new services and finishes - application no. 15/02078/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 7.2 65 West Harbour Road Edinburgh – approval of matters specified in condition 2 of outline application 01/00802/OUT covering siting and height of development, design and configuration of public and open spaces, access, road layouts, footpaths and cycle routes.(Scheme 3) - application no. 14/05305/AMC - report by the Acting Head of Planning and Building Standards (circulated)

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

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.

- 8.1 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.

- 9.1 160 Dundee Street, Edinburgh (site 56 metres west of) - Forthcoming application by Melford Developments Ltd for purpose built student residential accommodation in cluster and studio flat format with associated reception and social hub - Application no. 15/02777/PAN - report by the Acting Head of Planning and Building Standards (circulated).
- 9.2 100 Eastfield Road, Edinburgh (site 250 metres west of) - Forthcoming application by Vastint Hospitality BV for proposed development of hotel of up to 230 bedrooms with bar (full licence), conference, meeting rooms, café and food areas with associated landscaping, car parking access and infrastructure works – Application no. 15/02645/PAN - report by the Acting Head of Planning and Building Standards (circulated)
- 9.3 200 Mansfield Road, Balerno (at land 300 metres west of) - Forthcoming application by Barratt David Wilson Homes for Residential development with associated landscaping, footpaths, openspace, parking etc – Application no. 14/02405/PAN - report by the Acting Head of Planning and Building Standards (circulated)
- 9.4 South East Wedge Development Site, Old Dalkeith Road, Edinburgh - Forthcoming application by the City of Edinburgh Council for proposals including development of the existing open space into public parkland. The development will include new active travel links with lighting, paths, landscaping, habitat creation/enhancement and tree planting - Application no. 15/03231/PAN - report by the Acting Head of Planning and Building Standards (circulated).

- 9.5 South East Wedge Development Site, Old Dalkeith Road, Edinburgh -
Forthcoming application by Sheratan Ltd for Residential Development, Community
Parkland and Ancillary Uses - Application no. 15/03214/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), Dixon (Vice-Convener), Bagshaw, Balfour, Blacklock, SNP Vacancy, Cairns, Child, Heslop, Howat, Keil, McVey, Milligan, Mowat and Robson.

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 Monday preceding the meeting if they wish to be heard. Contacts: Alison Clyne 0131 469 3857 email alison.clyne@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.

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 organisations invited to speak at the meeting will be detailed in the relevant report. The Development Management Sub-Committee does not hear deputations.

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 applications and major applications which are significantly contrary to the Development Plan. 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 Alison Clyne, Committee Services, City of Edinburgh Council, Business Centre 2:1, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG, 0131 469 3857 email alison.clyne@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 .