

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 29 July 2015

Present:

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

1. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications and pre-applications, listed in Sections 4, 5, 6, 7, 8 and 10 of the agenda for the meeting.

The Acting Head of Planning and Building Standards gave a presentation on agenda item 5.5 and 5.6 (20 Mansionhouse Road, Edinburgh) and item 5.9 (54 Newbattle Terrace, Edinburgh) as requested by Councillor Mowat.

Requests to consider agenda items 5.9 (54 Newbattle Terrace, Edinburgh), 8.1 (1 Canonmills Bridge, Edinburgh) and item 8.4 (127 Trinity Road, Edinburgh) by holding hearing sessions had been received from Councillors Main, Gardner and Jackson, respectively.

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 minutes of the Development Management Sub Committee of 24 June and 1 July 2015 as a correct record, subject to Councillor Heslop being removed from attendance for 1 July 2015.

3. 8 Bridge Road, Edinburgh

The Sub-Committee had agreed to hold a hearing for consideration of the following application at 8 Bridge Road, Edinburgh – Extension to ground and basement floors for retail purposes, alteration to shop front, installation of new door opening and balcony at first floor, removal of trees, demolition of outbuilding and ancillary works – Application no 15/05261/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 this was an acceptable form and scale of development adjacent to the local centre and accorded with Edinburgh City Local Plan Policy Ret 4. The scale and design of the proposed development would not result in an adverse impact on the character and appearance of the conservation area or result in a harmful loss to neighbouring amenity. The proposed development would not result in adverse traffic impacts. There were no material considerations which outweighed this conclusion.

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/169860

(b) Colinton Community Council

David Houston and Tom McDonald on behalf of Colinton Community Council outlined the concerns of the Community Council, in relation to the proposals. David Houston indicated that due to the high level of local interest, the Community Council had consulted widely with the community. The consultation had resulted in a view that the application should be refused in its present form as it was in breach of several planning policies, and would adversely affect the local environment.

Tom McDonald indicated that it was the Community Council's view that their representations had been inadequately reported and the report, key issues had not been addressed, elected members had been given inaccurate advice during a site visit and the effect of tree-felling had not been properly illustrated. The four main areas of concern in respect of the application were traffic and parking, the inappropriateness of building design for a conservation area, other adverse effects on the Conservation Area and the effect on local shopping. Additionally, the proposals would have an adverse effect on the Robert Louise Stevenson Trail.

In conclusion they asked that the application be refused in its current form.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/169860

(c) Colinton Amenity Association

Ian Gotts outlined the concerns of the Colinton Amenity Association which was opposed to the development. He indicated that its objections were broadly similar to those of the Community Council. The Amenity Association welcomed continuing retail use on the

site, however, it was concerned about the size of the development. There were restrictions that planning policy sought to impose on this type of development. Colinton Village had a large number of non retail uses and the Village centre operated reasonably well at present, because they were similar in size. However, if these units went ahead, this would make it difficult for the remaining food retailers to compete. The Amenity Association would not object if the new development was only marginally bigger than the existing shops, but this was not the case. The location of the unit would also make it difficult for the foodstore to interact with the rest of the village. If the units were to be occupied, there would be an outlook of declining pedestrian foodfall and the vitality of the centre would be adversely affected.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/169860

(d) Kirpatrick Property Group Ltd.

Kerri McGuire, Peter Hutton, Russell Henderson and Maurice Glen outlined the case on behalf of Kirpatrick Property Group Ltd. Peter Hutton provided a history of the property group and indicated that his group believed that existing town centres should be supported. However, this site was not ideal for retailing and it was difficult to get a quality tenant, therefore, it was necessary to extend the building. The group had sought professional advice to see if the extension was feasible and this proposal was the result of the advice. This was not an out of town development, which took trade away from local communities, there were examples of similar successful developments and a new quality food store would enhance Colinton and improve its foodfall. Although there were 240 objectors, this only represented less than 4% of the local population.

Russell Henderson (AECOM) focused on the transportation aspects, explaining that AECOM had been commissioned to produce a transport statement of the likely effect of the proposals. He indicated that the vehicular impact would be minimal on all modes of transport, therefore, there was no need for a detailed junction analysis. The majority of customers would walk to the store, the number of parking zones was well regulated and the existing parking arrangements were adequate. Consideration had been given to the issue of deliveries, which would be made by articulated HGV vehicles, and it was concluded that this would not be an operational problem. It was intended to capture the walking catchment and there was a very good and well used public transport system. Therefore, there would be no adverse traffic impact as a result of the proposals.

Kerri McGuire (Graham and Sibbald) indicated that the applicant had given the local associations opportunity to express their views and there had been open and transparent engagement with the local community. The site was already in retail use and the proposed development would both improve and complement the existing retail units, and create employment. The tree survey had shown that the removal of trees would not adversely affect the area, there would be no adverse effect on transport and parking, and the proposal complied with the policy of supporting town centres.

In conclusion they requested that the application be granted.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/169860

(e) Local Ward Councillor

Councillor Rust, Ward Councillor for Colinton/ Fairmilhead advised that there had been a large number of comments from the local community. He supported the views of the local community council and these should be addressed and the processing of the planning application, which had been highlighted, should be investigated. He was concerned about the traffic and parking near Bridge Road. Although Transport had indicated that they had no objections, there had been previous transport studies carried out, but these had not been considered. There were only two buses which went along this street and they found it difficult to navigate. No consideration had been given to the Robert Louise Stevenson Trail, and the effect on its conservation status. The members should, therefore, consider the view of the local associations, who were opposed to the application in its current form.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/169860

(f) Local Ward Councillor

Councillor Aitken, Ward Councillor for Colinton/ Fairmilhead advised that she endorsed the comments made by the community councils, associations and of Councillor Rust. The shop was an excessive distance for pedestrians, the parking was inadequate and there were issues with parking near the traffic lights. She was also concerned about parking and loading outside the unit. Additionally, the size and design of the unit would adversely affect the village and would have a detrimental effect on the conservation area. The unit would have an adverse effect on the Robert Louise Stevenson trail and the Long Steps.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/169860

Decision

To refuse planning permission as the proposed development by means of its scale, massing and design would have a detrimental effect on the character and appearance of the Colinton Conservation Area, contrary to policy ENV6 of the Edinburgh City Local Plan and the Colinton Conservation Character Appraisal.

(References – Development Management Sub-Committee 17 June 2015 (item 3); report by the Acting Head of Planning and Building Standards, submitted).

4. 127 Trinity Road, Edinburgh

The Acting Head of Planning and Building Standards reported on an application for planning permission for the demolition of existing garage building and the development of five new houses with associated retaining walls at 127 Trinity Road, Edinburgh (application no. 15/01788/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 the conditions, reasons, informatives and a legal agreement as detailed in Section 3 of the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Perry, seconded by Councillor Dixon.

Amendment

To refuse the application for the following reasons:

- (a) The proposed development was contrary to policy ENV6 of the Edinburgh City Local Plan as it was an overdevelopment of the site and would not preserve or enhance the special character or appearance of the conservation area.
- (a) The proposed development was contrary to policy DES3 of Edinburgh City Local Plan by way of inappropriate scale, massing, height and form.

- moved by Councillor Blacklock, seconded by Councillor Mowat.

Voting

For the motion - 2 votes

For the amendment - 6 votes

Decision

- 1) To decline the request for a hearing.
- 2) To refuse the application for the following reasons:
 - (a) The proposed development was contrary to policy ENV6 of the Edinburgh City Local Plan as it was an overdevelopment of the site and would not preserve or enhance the special character or appearance of the conservation area.
 - (b) The proposed development was contrary to policy DES3 of Edinburgh City Local Plan by way of inappropriate scale, massing, height and form.

(Reference – 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>		
Item No 5.1 – 1.2,3 4 Almond Road (Edinburgh Airport Police Station, Edinburgh Airport), Edinburgh	Erection of hotel and associated facilities, car parking and landscaping (as amended). Application no. 15/00661/FUL	To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item No 5.2 – Angle Park Terrace, West Approach Road (Proposed Advertising Hoarding Near), Edinburgh	Erect new Premiere 450 back-lit advertising hoarding. Application no. 14/01410/ADV	To GRANT advertisement consent subject to conditions, reasons and informatives as detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item No 5.3 – 179 Clermiston Road and 7 Fox Covert Grove,Edinburgh	Tree Preservation Order - Reference no. 176	To CONFIRM the Tree Preservation Order.
Item 5.4 - 4 Ellersly Road (Telecoms Apparatus 22 Metres South Of),Edinburgh	Erection of a temporary telecoms tower to facilitate the development of the Ellersly House Hotel (in retrospect) (as amended). Application no. 15/01912/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 5.5 - 57 Hesperus Broadway, 20 Hesperus Crossway, Edinburgh	Application for modification of the planning obligation. Application no. 15/00512/OBL	To REFUSE planning permission for the reasons 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
Item 5.6 – 20 Mansionhouse Road,Edinburgh	Works associated with, and thereafter the laying out of artificial grass (in retrospect) Application no. 15/02190/FUL	To REFUSE planning permission for the reasons 1. The proposal was contrary to Edinburgh City Local Plan Policy Env 6 in respect of Conservation Areas - Development, as it would result in the loss of garden ground and soft landscaping which made a positive contribution to the character and appearance of the conservation area. 2. The proposal was contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as it would result in more than 40% of the curtilage being developed.
Item 5.7 - 20 Mansionhouse Road,Edinburgh	Erection of timber deck with integrated trampoline (in retrospect). Application no. 15/02191/FUL	To GRANT planning permission.
Item 5.8 – 189 Morrison Street, Edinburgh	Amendment to approved mixed use development to enable Block C (Haymarket 3) to operate as a hotel and associated modifications to Block B (Haymarket 4). Application no. 14/03230/FUL	To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 5.9 – 54 Newbattle Terrace, Edinburgh	Demolition of existing dwelling house and erection of new 7 unit apartment block. Application no. 15/01904/FUL	1. To decline the request for a hearing. 2. To continue consideration of the matter for a site visit, and 3. Further information on the interconnection between the developments and any Section 75 Agreements.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p>Item 6.1 - 181 - 183 Canongate, Edinburgh</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). (Amended description). Application no. 14/02158/FUL</p>	<p>To REFUSE planning permission for the reasons detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item 6.2 – 235 Corstorphine Road, Edinburgh</p>	<p>Proposed residential development comprising of conversion of existing building to create 9 apartments, and development of 21 residential apartments, car parking landscaping and ancillary works. Application no. 13/02510/FUL</p>	<p>To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p>Item 6.3 – Granton Castle Walled Garden (Land North of Waterfront Avenue), Edinburgh</p>	<p>Erect 17 residential units within walled garden, form new access with associated landscaping and car parking (as amended). Application no. 03/04595/FUL</p>	<p>To NOTE THE CONTEXT AND CURRENT POSTION regarding planning application 03/04595/FUL and duplicate planning application 03/04596/FUL.</p>
<p>Item 6.4 – Greendykes Road (Land At Greendykes North), Edinburgh</p>	<p>Residential development and public open space at approx 80 units per ha on 9.5 ha of land enclosed by Greendykes Avenue and Greendykes Road (outline application) and submitted housing design guide. Application no. 05/01358/OUT</p>	<p>To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement 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 6.5 – 104 Newcraighall Road (Land 263 Metres South Of), Edinburgh	Planning permission in principle for new housing, local mixed use facilities together with open space, access and services, infrastructure, landscape and footpath/cycle provision. Application no. 10/03506/PPP	To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 7.1 8 Bridge Road, Edinburgh	Protocol Note by the Head of Legal, Risk and Compliance	Noted.
Item 7.1 (a) 8 Bridge Road, Edinburgh	Extension to ground and basement floors for retail purposes, alteration to shop front, installation of new door opening and balcony at first floor, removal of trees, demolition of outbuilding and ancillary works. Application no. 15/05261/FUL	To REFUSE planning permission as the proposed development by means of its scale, massing and design would have a detrimental effect on the character and appearance of the Colinton Conservation Area, contrary to policy ENV6 of the Edinburgh City Local Plan and the Colinton Conservation Character Appraisal.
Item 8.1 1 Canonmills Bridge, Edinburgh	Complete Demolition in a Conservation Area. Application no. 15/01786/CON	<ol style="list-style-type: none"> 1. To continue the application for a hearing at the meeting of the Development Management Sub - Committee on Wednesday 26 August 2015. 2. Due to the application site being on the boundary of three Council Wards and two Community Councils, the Clerk and Acting Head of Planning and Building Standards in consultation with the Convener of the Development Management Sub-Committee to agree proposals for speakers at the hearing and the time allocated to them.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p>Item 8.2</p> <p>137 Drum Street, Candlemaker's Park (Land 126 Metres North Of), Edinburgh</p>	<p>Planning Permission in Principle for Residential Development and Associated Works.</p> <p>Application no. 14/01238/PPP</p>	<p>To GRANT planning permission in principal subject to conditions, reasons and informatives as detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p>Item 8.3</p> <p>50 Greenbank Drive (Telecomms Mast 70 Metres Northwest Of), Edinburgh</p>	<p>Permanent telecoms mast to replace the temporary masts currently on the golf course (as amended).</p> <p>Application no. 14/04980/FUL</p>	<p>To GRANT planning permission subject to conditions and reasons as detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p>Item 8.4(a)</p> <p>127 Trinity Road, Edinburgh</p>	<p>Demolition of existing garage building and the development of five new houses with associated retaining walls.</p> <p>Application no. 15/01788/FUL</p>	<ol style="list-style-type: none"> 1. To decline the request for a hearing. 2. To refuse the application for the following reasons: <ul style="list-style-type: none"> (a) The proposed development was contrary to policy ENV6 of the Edinburgh City Local Plan as it is an overdevelopment of the site and would not preserve or enhance the special character or appearance of the conservation area. (b) The proposed development was contrary to policy DES3 of Edinburgh City Local Plan by way of inappropriate scale, massing, height and form. <p>(On a division.)</p>
<p>Item 8.4(b)</p> <p>127 Trinity Road, Edinburgh</p>	<p>Demolish the existing building with exception of the south wall.</p> <p>Application no. 14/05070/CON</p>	<ol style="list-style-type: none"> 1. To GRANT conservation area consent subject to notification to Scottish Ministers as detailed in section 3 of the report by the Acting Head of Planning and Building Standards. 2. To note that condition 1 had been deleted

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item No 10.1 – 1-6 India Buildings, 11-15 Victoria Street, 18-20 Cowgate, Edinburgh	Forthcoming application by Dreamvale Properties Ltd for a major development for a mixed use development comprising hotel, bar, restaurant, cafe, retail and commercial uses which would include alterations and partial demolition of existing buildings.	To note the key issues at this stage and to consider the implications for licensing in the area.
Item No 10.2 – 1-15 Winton Gardens (Land 88 Metres East Of), Edinburgh	Forthcoming application by Miller Homes Ltd for a residential and associated development.	To note the key issues at this stage.