

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 26 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:

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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 August 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(a) 19 Grant Avenue, Edinburgh – Proposed replacement dwelling (as amended) - Application no. 15/02799/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.1(b) 19 Grant Avenue, Edinburgh – Complete demolition of dwelling in a conservation area - Application no. 15/02733/CON - report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.2 143 London Road, Edinburgh (Proposed Advertising Hoarding 80 Metres Southeast Of) – Two new illuminated digital hoarding advertisements - Application no. 15/01084/ADV - 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 Canonmills Bridge, Edinburgh – Protocol Note by the Head of Legal, Risk and Compliance (circulated)
- 6.1(b) 1 Canonmills Bridge, Edinburgh – Complete demolition in a conservation area. - Application no. 15/01786/CON - 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 4 Ferrymuir, South Queensferry (Site 80 Metres West Of) – Proposed development of 143 houses and flats (including 25% affordable homes) and community facility. - Application no. 14/04172/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 7.2 199 Fountainbridge, Edinburgh (Site 60 Metres South Of) – Proposed mixed use development comprising retail (Class 1), financial services (class 2), food and drink (class 3), office/light industrial (class 4), hotel (class 7), housing (class 9), community use (class 10), leisure (class 11), public house (non-classified use) and associated parking, open space, infrastructure and public realm works. - Application no. 14/02814/PPP - report by the Acting Head of Planning and Building Standards (circulated)

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

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 54 Newbattle Terrace, Edinburgh – Demolition of existing dwelling house and erection of new 7 unit apartment block. - Application no. 15/01904/FUL- report by the Acting Head of Planning and Building Standards (circulated)

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

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 7A Loaning Road, Edinburgh (site 56 metres west of) - Forthcoming application by Cullross Ltd, Hillcrest Housing Association and Capability Scotland to develop approximately 60 affordable apartments for Hillcrest Housing Association with associated parking, cycle storage, refuse storage and greenspace. - Application no. 15/03528/PAN - report by the Acting Head of Planning and Building Standards (circulated).
- 9.2 Saltire Street, Edinburgh (Land 80 Metres West And East Of) - Forthcoming application by Places For People for proposed Housing application for phased development of around 300 new units – Application no. 15/03528/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: Blair Ritchie 0131 529 4085 email blair.ritchie@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 529 4085 email blair.ritchie@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 .