

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 12 August 2015

Present:

Councillors Perry (Convener), Dixon (Vice-Convener), Bagshaw, Balfour, Cairns, Child, Heslop, Howat, Keil, McVey, Milligan, Rose and Ross (SNP substitute).

1. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications and pre-applications, listed in Sections 4, 6, 7 and 9 of the agenda for the meeting.

The Acting Head of Planning and Building Standards gave a presentation on agenda item 4.2 (7 Boswall Green, Edinburgh) as requested by Councillors Child and Dixon and item 4.9 (Royal Highland Centre, Edinburgh) as requested by Councillor Perry.

Requests to consider agenda item 7.1 (2 Abercorn Cottages, Edinburgh) by holding a hearing session had been received from Councillors Griffiths and Lunn.

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 29 July 2015 as a correct record.

3. 1 – 3 St James Centre, Edinburgh

The Sub-Committee had agreed to hold a hearing for consideration of the following application at 1 – 3 St James Centre, 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.

(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 proposed building was greater in its form and height than the form established by the outline planning permission, 08/03361/OUT, to which this application relates. The proposed form would have an adverse impact on the City's Skyline contrary to Policy Des 10 Tall Buildings, because it was too big at the uppermost levels of the building and because the spiral feature proposed was too visually bulky.

The proposed hotel would adversely affect the character and appearance of the New Town Conservation Area and would have a detrimental impact on the Outstanding Universal Value of the World Heritage Site, contrary to policies ENV 6 and ENV 1 respectively. The proposals would also have an adverse impact on the setting of key listed buildings contrary to policy ENV 3.

There were no material considerations that outweigh this conclusion.

The Acting Head of Planning and Building Standards recommended that the Sub-Committee refuse the application..

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/169869

(b) The Cockburn Association

Joseph Taylor outlined the concerns of The Cockburn Association in relation to the proposals. The proposal did not meet the aesthetic quality required to justify the breach of the Edinburgh skyline. The height of the building was greater than had been envisaged in the master-planning process. The building was inappropriate for this location in the centre of Edinburgh and the design did not reflect or reference anything existing in Edinburgh.

The Cockburn Association would welcome a more refined finish to the structure to come to the Sub-Committee for consideration. In conclusion they asked that the application be refused.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/169869

(c) Edinburgh World Heritage

Adam Wilkinson outlined the concerns of Edinburgh World Heritage which was opposed to the development and had serious concerns about the impact of the building on the outstanding universal value of the World Heritage Site, and noted that Edinburgh had a distinctive and cohesive skyline which was vulnerable to unsympathetic development. There was a presumption against buildings which were conspicuously higher than their neighbours, such as this development.

This site had been deliberately included in the World Heritage Site to ensure that there would be respectful redevelopment. However, the focus of the developers was on maximizing the economic return from the building, which led to a much larger building at the upper levels and a broader impact on the skyline than that which had previously been consulted on. This would result in Edinburgh losing its sense of place and there would be a serious impact on the view of the city, particularly from Calton Hill. A tall, thin and elegant building would have much less of a negative impact on the skyline.

Adam Wilkinson advised that the Committee should seek advice from the International Council on Monuments and Sites, which advises UNESCO, and that the development be refused because of the risk that it could set the city on a path that could lead to the loss of its World Heritage status.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/169869

(d) Applicants

Richard Slipper, Alexander Fairweather, Martin Perry and Heinz Richardson outlined the case on behalf of the applicants.

Martin Perry (TIAA Henderson Real Estate) noted that he was disappointed that the proposed building had not been recommended for approval, despite efforts to ensure it complied with guidelines. There was a critical balance between ensuring the building would work well as well as be a statement of modern Edinburgh, alongside the impact on the city's skyline. The development would have much less of an impact compared to the existing structures and would provide a strong benefit to the cityscape.

Richard Slipper (GVA) welcomed the opportunity for discussion with the Committee and outlined several planning reasons for the acceptance of the proposal. Alexander Fairweather (Allan Murray Architects) discussed the hotel in terms of the master plan for Edinburgh St James and noted the urban design arguments in favour of the building. Heinz Richardson (Jestico and Whiles) described the design of the building and the impact it would have on the skyline. It was noted that the building was broadly in line with the outline planning application and that the new design allowed for a public viewing area.

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/169869

Motion

To refuse planning permission for the reasons detailed in section 3 of the report by the Acting Head of Planning and Building Standards.

Moved by Councillor Perry, seconded by Councillor Bagshaw.

Amendment

To approve the application subject to the following conditions, reasons and informatives:

Condition:

Prior to the installation of the external cladding, a sample panel(s) of the same size and curvature of the existing sample panel, shall be erected on site. The panel(s) shall show alternative finishes to the cladding material and its fixing details. The sample panel(s) shall be approved by the Development Management Sub Committee of the Planning Committee prior to the use of the approved material on the development hereby approved.

Reason:

In order to ensure a satisfactory external building material.

Informative:

It is expected that two panels in addition to that already on site, shall be erected to demonstrate the quality of the proposed external cladding.

Moved by Councillor Howat, seconded by Councillor Rose.

Voting

For the motion - 5 votes

For the amendment - 7 votes

Decision

To approve the application subject to the following conditions, reasons and informatives:

Condition:

Prior to the installation of the external cladding, a sample panel(s) of the same size and curvature of the existing sample panel, shall be erected on site. The panel(s) shall show alternative finishes to the cladding material and its fixing details. The sample panel(s) shall be approved by the Development Management Sub Committee of the Planning Committee prior

to the use of the approved material on the development hereby approved.

Reason:

In order to ensure a satisfactory external building material.

Informative:

It is expected that two panels in addition to that already on site, shall be erected to demonstrate the quality of the proposed external cladding.

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

4. 118 Corstorphine Road, Edinburgh (site 220 metres south of)

The Sub-Committee had agreed to hold a hearing for consideration of the following application at 118 Corstorphine Road, Edinburgh for the 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.

(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 application complied with the development plan and the relevant non statutory guidelines. The proposal was acceptable in this location and of an appropriate scale, form and design. The proposal would not result in any loss of privacy or overshadowing to neighbouring properties. Conditions were attached in relation to submitting a surface water management plan and landscaping provision and maintenance.

There were no material considerations that outweighed this conclusion and approval was recommended.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/169869

(b) South Beechwood Residents Association

Alistair Shearer spoke on behalf of the South Beechwood Residents Association and noted concern about the lack of consideration of the human impact of the proposal on the quiet residential estate. There had not been sufficient consultation with the local community during the development of the proposal and the impact on the residents had not been fully considered.

Several areas of concern were detailed, including safety, the size of the development, access, parking, community impact, contradictions in the Planning documents and the impact of the use of a care home on a residential area.

The impact of the proposal on traffic and parking in the dead-end road of the estate was highlighted as a particular concern to residents. The site was also designated as open space, which would be a significant loss to the community. The area had been maintained as meadowland for 30 years and this development would be detrimental for the wellbeing of the community.

Overall, it was requested that the application was refused.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/169869

(c) The Cockburn Association

Joseph Taylor noted the concerns of the Cockburn Association in respect to the application. South Beechwood was a designated open space in the City of Edinburgh Local Plan, also providing undisturbed views to the Pentland Hills. The site provided important green separation between built up areas in the city and support for wildlife in the area.

It was important that the South Beechwood open space remained undeveloped and protected as per its designation in the Local Plan. It was requested that the application was refused on this basis.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/169869

(d) Applicants

Robin Holder (Holder Planning), Derek Armitage (SLR) and Rosemary Parker (Architect) outlined the case on behalf of Care UK, the applicant.

Robin Holder noted that this application should not be considered as a commercial enterprise as it was a residential care home was no different from other residential areas. The applicant had worked hard to meet the needs of all stakeholders, including the local community. There had been two public meetings with the local community to discuss their concerns.

There was not evidence to support the claim that the site was important for public recreation. Three separate comprehensive surveys had been undertaken and these did not show the area being used by the public. A proposed play area would improve the use of the land.

The area would benefit from the active use of the site and it would contribute to the development needs of the city. The proposal would also contribute much needed care home beds for residents of the city, as well as employment opportunities.

Any concerns regarding drainage had been addressed by the applicant and the building had been designed to maximise the open space available.

Overall, it was requested that the application was granted.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/169869

(e) Local Ward Councillor

Councillor Edie, as Ward Councillor for Corstorphine / Murrayfield, supported the position outlined by the South Beechwood Residents Association and the Cockburn Association. Concerns were highlighted regarding the loss of designated open green space and the impact on local infrastructure, particularly parking. Councillor Edie asked the Committee to continue to protect this land from development and to refuse the application.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/169869

(f) Local Ward Councillor

Councillor Balfour, as Ward Councillor for Corstorphine / Murrayfield, highlighted the concerns regarding the single access route resulting in increased traffic and demand for parking in the area, caused by staff and service vehicles accessing the site throughout the day and night. This would also increase the danger to children living in the area and this issue had not been addressed by the applicant.

Concern was also raised regarding the loss of green space for residents and it was requested that the application was refused.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/169869

Motion

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.

Moved by Councillor Rose, seconded by Councillor Howat.

Amendment

To refuse planning permission as the proposal would lead to the loss of open space contrary to Policy OS1 a) and e) of the Edinburgh City Local Plan.

Moved by Councillor Child, seconded by Councillor Bagshaw.

Voting

For the motion - 2 votes

For the amendment - 7 votes

Decision

To refuse planning permission as the proposal would lead to the loss of open space contrary to Policy OS1 a) and e) of the Edinburgh City Local Plan.

Declarations of Interest

Councillor Balfour declared a non-financial interest in the item as an objector to the application, and took no part in consideration of the matter.

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

5. 7 Boswall Green, Edinburgh

The Acting Head of Planning and Building Standards reported on an application for planning permission for proposed demolition of a single storey dwelling and erection of a two storey flatted property (containing two flats in total) (as amended) - application no. 15/01344/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 Rose, seconded by Councillor Ross.

Amendment

To refuse the application for the reason that it would be contrary to Policy DES 3(a).

Moved by Councillor Dixon, seconded by Councillor Perry.

Voting

For the motion – 7 votes

For the amendment - 2 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.

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>Item No 4.1 35 Balcarres Street, Edinburgh</p>	<p>Proposed new care home and residential development with associated car parking. Application no.15/00193/FUL</p>	<p>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</p>
<p>Item No 4.2 7 Boswall Green, Edinburgh</p>	<p>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</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. (On a division)</p>
<p>Item No 4.3 25 Caiystane Crescent, Edinburgh</p>	<p>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</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>
<p>Item 4.4 60 Gilmerton Dykes Street, Edinburgh</p>	<p>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</p>	<p>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.</p>
<p>Item 4.5 12 Horne Terrace, Edinburgh</p>	<p>Demolition of existing industrial unit and erection of 17 residential units and 1 commercial unit (as amended) Application no. 14/03752/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>

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 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	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 4.6 (b) 62 Morrison Street, Edinburgh	Demolition of redundant Skyparks car park building Application no. 15/00323/CON	To GRANT conservation area consent subject to conditions, reasons, informatives and notification to Scottish Ministers as detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 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	To Approve the application subject to conditions, reasons, informatives and a memorandum of agreement as detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 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	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 4.9 Royal Highland Centre, Ingliston Road, Edinburgh	Redevelopment and extension of show ground Application no. 10/01832/PPP	To GRANT planning permission subject to amended conditions 2 and 3 as detailed in paragraphs 3.5 and 3.6 of the report by the Acting Head of Planning & Building Standards and to enter into a legal agreement with the Royal Highland Agricultural Society of Scotland.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 6.1(a) 1 – 3 St James Centre, Edinburgh	Protocol Note by the Head of Legal, Risk and Compliance	Noted.
Item 6.1(b) 1 – 3 St James Centre, 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	To APPROVE the application subject to the following conditions, reasons and informatives Condition: Prior to the installation of the external cladding, a sample panel(s) of the same size and curvature of the existing sample panel, shall be erected on site. The panel(s) shall show alternative finishes to the cladding material and its fixing details. The sample panel(s) shall be approved by the Development Management Sub Committee of the Planning Committee prior to the use of the approved material on the development hereby approved. Reason: In order to ensure a satisfactory external building material. Informative: It is expected that two panels in addition to that already on site, shall be erected to demonstrate the quality of the proposed external cladding. (On a division)
Item 6.2(a) 118 Corstorphine Road, Edinburgh (site 220 metres south of)	Protocol Note by the Head of Legal, Risk and Compliance.	Noted.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p>Item 6.2(b)</p> <p>118 Corstorphine Road, Edinburgh (site 220 metres south of)</p>	<p>Development of 63 bed care home with ancillary facilities including a cafe, library, activity spaces, car parking and childrens play equipment</p> <p>Application no. 14/04205/FUL</p>	<p>To REFUSE planning permission as the proposal would lead to the loss of open space contrary to Policy OS1 a) and e) of the Edinburgh City Local Plan.</p> <p>(On a division)</p>
<p>Item 7.1</p> <p>2 Abercorn Cottages, Edinburgh</p>	<p>Redevelopment of existing house, installation of new windows and external doors, new rooflights, new attic dormer extension, new staircases, new services and finishes</p> <p>Application no. 15/02078/FUL</p>	<ol style="list-style-type: none"> 1. To decline the request for a hearing. 2. To issue a MIXED DECISION <ol style="list-style-type: none"> a) To GRANT planning permission to the proposals of the application subject to the condition, reasons and informatives as detailed in section 3 of the report by the Acting Head of Planning & Building Standards, except for the two first floor window openings on the rear elevation of the property. b) To REFUSE planning permission to the insertion of two first floor window openings on the rear elevation of the property, as shown on drawing no's (PL) 002 Rev A, dated April 2015. It is considered that these windows if allowed would have an adverse impact upon the amenity of neighbouring properties in respect of their privacy and immediate outlook.
<p>Item 7.2</p> <p>65 West Harbour Road Edinburgh</p>	<p>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)</p> <p>Application no. 14/05305/AMC</p>	<p>To CONTINUE consideration of the application at the applicants request to allow further discussion with the Acting Head of Planning and Building Standards</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p>Item No 9.1</p> <p>160 Dundee Street, Edinburgh (site 56 metres west of)</p>	<p>Forthcoming application by Melford Developments Ltd for purpose built student residential accommodation in cluster and studio flat format with associated reception and social hub</p> <p>Application no. 15/02777/PAN</p>	<ol style="list-style-type: none"> 1) To note the key issues at this stage. 2) Further information requested on: <ol style="list-style-type: none"> (i) That a future application is supported by an assessment of the number of student residences in the area, both existing and which have the benefit of planning permission; (ii) The proposals for the adjoining Victor Paris site.
<p>Item No 9.2</p> <p>100 Eastfield Road, Edinburgh (site 250 metres west of)</p>	<p>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</p> <p>Application no. 15/02645/PAN</p>	<ol style="list-style-type: none"> 1. To note the key issues at this stage. 2. Further information requested on the proposals for the upgrading of Eastfield Road, 3. To note that the site occupies a prominent location and marks a 'gateway' to the City and that this should be reflected in the quality of design and materials in any new development.
<p>Item No 9.3</p> <p>200 Mansfield Road, Balerno (at land 300 metres west of)</p>	<p>Forthcoming application by Barratt David Wilson Homes for Residential development with associated landscaping, footpaths, openspace, parking etc</p> <p>Application no. 14/02405/PAN</p>	<p>To note the key issues at this stage.</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p>Item No 9.4</p> <p>South East Wedge Development Site, Old Dalkeith Road, Edinburgh</p>	<p>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</p> <p>Application no. 15/03231/PAN</p>	<ol style="list-style-type: none"> 1. To request that efforts are made to consider this application with the proposal by Sheratan Ltd for Residential Development, Community Parkland and Ancillary Uses (Application no. 15/03214/PAN) 2. To note the key issues at this stage. 3. Further information requested on the economic deliverability of the proposal 4. The report on any future planning application to include the full history of the site
<p>Item No 9.5</p> <p>South East Wedge Development Site, Old Dalkeith Road, Edinburgh</p>	<p>Forthcoming application by Sheratan Ltd for Residential Development, Community Parkland and Ancillary Uses</p> <p>Application no. 15/03214/PAN</p>	<ol style="list-style-type: none"> 1. To request that efforts are made to consider this application with the proposal by City of Edinburgh Council for proposals including development of the existing open space into public parkland. (Application no. 15/03231/PAN) 2. To note the key issues at this stage. 3. Further information requested on the economic deliverability of the proposal 4. The report on any future planning application to include the full history of the site