

## Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 21 October 2015

### Present:

Councillors Perry (Convener), Dixon (Vice-Convener), Bagshaw, Balfour, Blacklock, Cairns, Heslop, Keil, McVey, Milligan, Mowat, Ritchie and Robson.

### 1. Minutes

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#### Decision

To approve the minute of the Development Management Sub-Committee of 7 October 2015, as a correct record.

### 2. General Applications and Miscellaneous Business

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

#### 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)

### 3. Imperial Dock, Edinburgh

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The Acting Head of Planning and Building Standards reported on an application for listed building consent for the demolition of the imperial grain warehouse and associated outbuildings and external plant at Imperial Dock, Edinburgh – Application no. 15/03779/LBC.

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

#### (a) Motion

To grant listed building consent, subject to notification to Scottish Ministers.

- moved by Councillor Perry, seconded by Councillor Balfour

#### Amendment

To refuse listed building consent for the reasons that, no evidence had been provided that the proposal satisfied the requirements of the Scottish Historic Environment Policy (SHEP) test, and would be contrary to local plan policy ENV 2.

- moved by Councillor Bagshaw, seconded by Councillor Mowat.

### **Voting**

For the motion: 9 votes

For the amendment: 4votes

### **Decision**

To grant listed building consent, subject to notification to Scottish Ministers.

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

## **4. 17 – 21 Portobello High Street, Edinburgh (Site 100 metres west of)**

The Acting Head of Planning and Building Standards reported on an application for approval of matters specified in conditions 2 (design and configuration of public realm and open spaces, all external materials and finishes, cycle parking, servicing, waste management and recycling facilities, sustainability details, and hard and soft landscaping details and the operation plan of the car parking and the number of car parking spaces). Condition 4 (the submission of a SUDS scheme, detailing 2 levels of treatment, and separate drainage strategy document.) and condition 5 (the implementation of a programme of archaeological work (excavation, reporting and analysis, public engagement, publication and interpretation) of planning permission 14/03736/PPP relating to detailed matters of phase 1 of retail foodstore (as amended) at the site 100 metres west of 17 – 21 Portobello High Street, Edinburgh Application no. 15/02624/AMC.

A request to hold a hearing to consider the application had been received from Councillor Walker.

### **(a) Motion**

To continue consideration of the application to hold a hearing on 2 December 2015.

- moved by Councillor Heslop, seconded by Councillor Bagshaw

### **Amendment**

Not to hold a hearing and determine the application at this meeting.

- moved by Councillor Robson, seconded by Councillor Blacklock.

### **Voting**

For the motion: 4 votes

For the amendment: 9 votes

### **Decision 1**

Not to hold a hearing and determine the application at this meeting.

### **(b) Report by the Acting Head of Planning and Building Standards**

The Acting Head of Planning and Building Standards gave details of the proposal and the planning considerations involved and recommended that application be approved.

## **Decision 2**

The Development management Sub-Committee agreed:

To approve matters specified in conditions 2 (design and configuration of public realm and open spaces, all external materials and finishes, cycle parking, servicing, waste management and recycling facilities, sustainability details, and hard and soft landscaping. Condition 4 (the submission of a SUDS scheme, detailing 2 levels of treatment, and separate drainage strategy document.) and condition 5 (the implementation of a programme of archaeological work (excavation, reporting and analysis, public engagement, publication and interpretation)

### **(c) Motion**

To refuse matters specified in conditions 2 in respect of the operation plan of the car parking and the number of car parking spaces as the proposals were contrary to local plan policy Transport 4, and the adopted guidelines in respect of parking.

- moved by Councillor Bagshaw, seconded by Councillor Perry

### **Amendment**

To approve matters specified in conditions 2 in respect of the operation plan of the car parking and the number of car parking spaces as detailed in the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Balfour, seconded by Councillor Cairns.

### **Voting**

For the motion: 6 votes

For the amendment: 7 votes

## **Decision 3**

To approve matters specified in conditions 2 in respect of the operation plan of the car parking and the number of car parking spaces as detailed in the report by the Acting Head of Planning and Building Standards

### **Final Decision**

1. To decline the request for a hearing by Councillor Walker
2. To approve the application, subject to the conditions detailed in section 3 of the report by the Acting Head of Planning and Building Standards.  
(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>		
<p><b>Item 4.1 - Balcarres Street, Edinburgh</b></p>	<p>Stopping Up Order.</p>	<p>To <b>CONFIRM</b> the order.</p>
<p><b>Item 4.2 - 376 Calder Road, Edinburgh (Site 94 metres north of)</b></p>	<p>Redevelopment of site for affordable housing with associated landscaping and public realm. Application no. 15/03324/AMC</p>	<p>To <b>APPROVE</b> the application subject to the conditions, reasons, informatives and a memorandum of agreement detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p><b>Item 4.3 - 18 Foulis Crescent Edinburgh</b></p>	<p>Change of use from mixed domestic and commercial use to solely commercial use. Application no. 15/01164/FUL</p>	<p>To <b>CONTINUE</b> consideration of the application for a presentation.</p>
<p><b>Item 4.4 - 70 - 72 Grassmarket, Edinburgh</b></p>	<p>Remove the ATM and reinstate the glazing to the right of the shop front as the original design. Reinstall the ATM as a through glass installation ATM fascia only to the left hand side of the entrance as an internal ATM with lobby access. Reinstall window design a blue aluminium frame window and vertical slat timber stall riser, creating a lobby in front of the internal ATM. Application no. 15/03009/FUL</p>	<p>To issue a <b>MIXED DECISION</b> to</p> <ol style="list-style-type: none"> <li>1. <b>GRANT</b> planning permission subject to the conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</li> <li>2. <b>REFUSE</b> planning permission for the reasons detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</li> </ol>
<p><b>Item 4.5 - Kinleith Mill, Currie</b></p>	<p>Stopping Up Order.</p>	<p>To note the objections made and that the stopping up order be passed to the Scottish Ministers to hold a Public Inquiry.</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<b>Item 4.6 - 385 Queensferry Road, Edinburgh (Advertising Hoarding 32 metres east of)</b>	Installation of freestanding internally illuminated 96 sheet display with associated fencing and landscaping to frontage. Application no. 15/03810/ADV	To <b>REFUSE</b> advertisement consent for the reasons detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
<b>Item 4.7 - Path Brae New Liston Road, Kirkliston</b>	Stopping Up Order.	To <b>CONFIRM</b> the order.
<b>Item 4.8 - 95 Ravelston Dykes Road, Edinburgh</b>	Erection of floodlighting at land at the Mary Erskine School. Application no. 15/02118/FUL	To <b>GRANT</b> planning permission subject to the conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
<b>Item 4.9(a) - 181,183,185,187,189, 191,193 - 195 St John's Road, Edinburgh</b>	Demolition of existing shopping parade and erection of food retail development including ancillary cafe at ground floor level, parking, infrastructure and landscaping. Application no. 15/02898/FUL	To <b>REFUSE</b> planning permission for the reasons detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
<b>Item 4.9(b) - 181, 183, 185, 187, 189, 191, 193 - 195 St John' Road, Edinburgh</b>	181,183,185,187,189,191,193-195 St John's Road, Edinburgh – Demolition of existing Shopping Parade. Application no. 15/03169/CON	To <b>REFUSE</b> conservation area consent 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 7.1 - 125a Fountainbridge, Edinburgh	Demolition of existing commercial building. Redevelopment of site to form self contained apartments for occupation predominantly by international + post graduate students with ancillary reception area, gymnasium, lounges/meeting areas. Separate commercial units for use within classes 1, 2 and 3. Associated cycle parking/Ancillary works. Application no. 15/00590/FUL	To <b>GRANT</b> planning permission subject to conditions, reasons and informatives and a legal agreement as detailed in section 3 of the report by the Acting Head of Planning and Building Standards
Item 7.2 - Imperial Dock, Edinburgh	Demolition of Imperial Grain Warehouse, associated out buildings and external plant. Application no. 15/03779/LBC	To <b>GRANT</b> listed building consent subject to notification to Scottish Ministers and the reasons and informatives as detailed in section 3 of the report by the Acting Head of Planning and Building Standards
Item 7.3 - 17-21 Portobello High Street, Edinburgh (Site 100 metres west of)	Application for approval of matters specified in conditions 2, 4 and 5 of planning permission 14/03736/PPP as relating to detailed matters of phase 1 retail foodstore (as amended). Application no. 15/02624/AMC	To <b>APPROVE</b> the application subject to the conditions detailed in section 3 of the report by the Acting Head of Planning and Building Standards.