

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 4 November 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.

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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 21 October 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 31 Ashley Drive, Edinburgh – proposed amendment to planning reference 14/04431/FUL for the inclusion of a full height dormer with balcony to replace consented dormer window to rear of No. 31 – application no. 15/04146/FUL – report by the Acting Head of Planning and Building Standards (circulated)
It is recommended that this application be **GRANTED**.
- 4.2 157 Craigleith Hill Avenue, Edinburgh – proposed single storey rear extension and raised external patio area (as amended and in retrospect) – application no. 15/03778/FUL – report by the Acting Head of Planning and Building Standards (circulated)
It is recommended that this application be **GRANTED**.

- 4.3 Site 19 Metres West of 128 Glasgow Road, Edinburgh – Erection of a new covered car parking area – application no. 15/03729/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.4 2 Southfield Loan, Edinburgh, EH15 1QR – Internal alterations and extension of existing building – application no. 15/02569/FUL – report by the Acting Head of Planning and Building Standards (circulated)

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

- 4.5 5 Warriston Road, Edinburgh, EH3 5LQ – Demolition of existing building on site and erection of 3 storey block of flats with subterranean parking deck for 10 cars, 10 cycles and refuse storage with 10 bins – application no. 14/02315/FUL – 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.

- 5.1 73 Logie Green Road, Edinburgh, EH7 4HF – change of use from vacant commercial offices to create 29 residential apartments, including the internal subdivision and conversion of the open plan office space and the addition of new external access walkways at 1st, 2nd and 3rd floor levels on the north side of the building (as amended) – application no. 14/01376/FUL – report by the Acting Head of Planning and Building Standards (circulated)

It is recommended that this application are **GRANTED** and that a **LEGAL AGREEMENT** is entered into as detailed in the report by the Acting Head of Planning and Building Standards.

6. Applications 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.

- 6.1 Land 196 metres South of 49, Burdiehouse Road, Edinburgh – Proposed residential development of 211 houses and flats with associated infrastructure (as amended) – application no. 14/04880/FUL (circulated)

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

- 6.2 18 Foulis Crescent, Edinburgh, EH14 5BN – Change of use from mixed domestic and commercial use to solely commercial use – application no. 15/01164/FUL (circulated)

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

- 6.3 Site 47 Metres South of 24, Tennant Street, Edinburgh – Erection of 13 Dwellinghouses and 20 flats and associated roads, infrastructure and landscaping at Silverfields, land west of Tennant Street, Edinburgh – application no. 15/02049/FUL (circulated)

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

7. Application 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 and Risk sets out the procedure.

- 7.1(a) Land 119 Metres Northeast of 17-31, Allan Park Crescent, Edinburgh – Protocol Note by the Head of Legal and Risk (circulated)
- 7.1(b) Land 119 Metres Northeast of 17-31, Allan Park Crescent, Edinburgh – Demolition of Existing House and erection of new care home and new residential development and new vehicular and pedestrian access – application no. 15/01556/FUL – 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.

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 Land 138 Metres West of 103, Curriehill Road, Currie – Erection of residential development with associated access, landscaping and open space – application no. 15/03332/PAN – report by the Acting Head of Planning and Building Standards (circulated)

Carol Campbell

Head of Legal and Risk

Committee Members

Councillors Perry (Convener), Dixon (Vice-Convener), Bagshaw, Balfour, Blacklock, Cairns, Child, Heslop, Howat, Keil, McVey, Milligan, Mowat, Ritchie 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: Stephen Broughton/Veronica Macmillan ☎ 0131 529 4261/0131 529 4283 email

stephen.broughton@edinburgh.gov.uk / veronica.macmillan@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 Stephen Broughton / Veronica Macmillan, Committee Services, City of Edinburgh Council, Business Centre 2:1, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG, 0131 529 4261 / 0131 529 4283 email stephen.broughton@edinburgh.gov.uk / veronica.macmillan@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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