

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 16 December 2015

Present:

Councillors Perry (Convener), Dixon (Vice-Convener), Bagshaw, Balfour, Blacklock, Cairns, Child, Gardner (substituting for Councillor Robson), Heslop, Howat, Keil, McVey, Milligan, Mowat and Ritchie.

1. Minutes

Decision

To approve the minute of the Development Management Sub-Committee of 18 November 2015 as a correct record.

2. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications and pre-applications, listed in Sections 4, 7 and 9 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)

Chair

The Convener (Councillor Perry) vacated the Chair after item 7.2 and the Vice-Convener Councillor Dixon assumed the Chair for the remainder of the meeting.

3. 1B West Coates, Edinburgh (Donaldson College)

The Head of Planning and Transport reported on an application for planning permission for conversion of existing the A listed Playfair building into residential dwellings to include internal and external alterations, erection of new-build dwellings to north of site and construction of associated parking and landscaping including ancillary works. (as amended). - Application no. 15/03780/FUL.

The Head of Planning and Transport gave details of the proposal and the planning considerations involved and recommended that permission was granted.

Motion

- 1) To grant planning permission subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Head of Planning and Transport.
 - 2) An additional condition requiring a Bird Hazard Management Plan as detailed in appendix 2 to this minute.
- moved by Councillor Perry, seconded by Councillor Balfour.

Amendment

- To refuse planning permission as it was contrary to Local Plan Policy Env 18.
- moved by Councillor Bagshaw, seconded by Councillor Heslop.

Voting

For the motion 11 votes
For the amendment: 3 votes

Decision

- 1) To grant planning permission subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Head of Planning and Transport.
- 2) An additional requiring a Bird Hazard Management Plan as detailed in appendix 2 to this minute.

(Reference – report by the Head of Planning and Transport, submitted).

Appendix 1

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><u>Item 4.1 - 14 Ashley Place Edinburgh</u></p>	<p>The removal of an existing office building and associated storage yard and the erection of 40 Flats (as amended).- Application no. 14/05208/FUL</p>	<p>To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Head of Planning and Transport.</p>
<p><u>Item 4.2 - 4.8 10 Gilmerton Road Edinburgh</u></p>	<p>Alter and extend two existing cottages and erection of new managed student accommodation with a communal area on the ground floor together with associated facilities, access, landscaping, car parking and cycle parking.- Application no. 15/03566/FUL</p>	<p>To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Head of Planning and Transport.</p>
<p><u>Item 4.3 - Muirhouse Parkway Pennywell Medway Pennywell Gardens Pennywell Grove and Pennywell Place Edinburgh</u></p>	<p>Stopping Up Order - Reference no. PO/15/15</p>	<p>To CONFIRM the Stopping Up Order.</p>
<p><u>Item 4.4 - Oxgangs Road North Edinburgh</u></p>	<p>Stopping Up Order - Reference no. PO/15/5</p>	<p>To CONFIRM the Stopping Up Order.</p>
<p><u>Item 4.5 - 40 Seafield Road East Edinburgh (Land 30 metres southeast of)t</u></p>	<p>Replace existing advertising unit with new internally illuminated LED advertising unit.- Application no. 15/05034/ADV</p>	<p>To GRANT advertisement consent subject to conditions, reasons and informatives as detailed in section 3 of the report by the Head of Planning and Transport.</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<u>Item 4.6 - Sighthill Wynd Edinburgh</u>	Stopping Up Order. - Reference no. PO/15/16	To CONFIRM the Stopping Up Order.
<u>Item 7.1 - 20 Newhaven Place Edinburgh (Land 50 metres east of)</u>	Erection of 138 new residential units. – Application no. 15/02317/AMC	<ol style="list-style-type: none"> 1. To Approve the application subject to conditions, reasons and informatives and a legal agreement detailed in section 3 of the report by the Head of Planning and Transport. 2. The Head of Planning and Transport to provide a briefing note on the educational contribution and how the cost of the new primary school would be met.
<u>Item 7.2(a) - 1B West Coates Edinburgh (Donaldson's College)</u>	Planning permission for conversion of existing A listed Playfair building into residential dwellings to include internal and external alterations, erection of new-build dwellings to north of site and construction of associated parking and landscaping including ancillary works. (as amended). - Application no. 15/03780/FUL	<ol style="list-style-type: none"> 1) To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Head of Planning and Transport. 2) An additional condition requiring Bird Hazard Management Plan as detailed in appendix to this minute.
<u>Item 7.2(b) - 1B West Coates Edinburgh (Donaldson's College) Edinburgh</u>		To GRANT listed building consent subject to notification to Scottish Ministers as detailed in section 3 of the report by the Head of Planning and Transport.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p><u>Item 9.1 - Drum Estate Drum Street Edinburgh</u></p>	<p>Forthcoming application by South East Edinburgh Development Company Ltd (SEEDCO) for a phased development of residential, retail, community facilities (including primary school and community leisure centre), class 2 and 3 uses and associated development. - Application no. 15/04872/PAN</p>	<ol style="list-style-type: none"> 1. To note the key issues at this stage. 2. Further information required on: <ol style="list-style-type: none"> (a) ground stability as a consequence of past mine workings in the area; (b) the provision of transport infrastructure, including that to serve public transport; (c) landscaping and other measures to screen development from the city bypass and to mitigate impacts of vehicle noise; (d) safeguard the former railway line that crosses the site for future public transport use; and, (e) pedestrian/cycle access to the proposed Gilmerton primary school (LDP Ref: SCH7) and other community facilities proposed in the area.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p><u>Item 9.2 - 105 Provost Milne Grove South Queensferry (Land 100 metres south of)</u></p>	<p>Forthcoming application by Taylor Wimpey East Scotland for a proposed residential development with associated access and infrastructure works. – Application no. 15/03725/PAN</p>	<ol style="list-style-type: none"> 1. To note the key issues at this stage. 2. Further information required on: <ol style="list-style-type: none"> (a) pedestrian, cycle and vehicular access points to the site from existing housing areas. (b) landscaping and other measures to screen development from the A90 and to mitigate impacts of vehicle noise; and, (c) pedestrian / cycle access to public transport facilities i.e. Dalmeny railway station and the wider footpath / cyclepath network.

Appendix 2

Item 7.2(a) - Additional condition

Submission of a Bird Hazard Management Plan

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority. The submitted plan shall include details of:

- monitoring of any standing water within the site temporary or permanent
- sustainable urban drainage schemes (SUDS) - Such schemes shall comply with Advice

Note 6 'Potential Bird Hazards from Sustainable Urban Drainage schemes (SUDS) (available at <http://www.aoa.org.uk/policy-safeguarding.htm>).

- management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and loafing birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' attached.
- reinstatement of grass areas
- maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow
- which waste materials can be brought on to the site/what if any exceptions e.g. green waste
- monitoring of waste imports (although this may be covered by the site licence)
- physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste
- signs deterring people from feeding the birds.

The Bird Hazard Management Plan shall be implemented as approved on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Edinburgh Airport.

The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season.

Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by Edinburgh Airport Airside Operations staff. In some instances it may be necessary to contact Edinburgh Airport Airside Operations staff before bird dispersal takes place. The owner/occupier must remove

any nests or eggs found on the roof.

The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Scottish Natural Heritage before the removal of nests and eggs.