

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 24 February 2016

Present:

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

1. Applications for Advert Consent – 13B, 14, 47, 48, 60, 63, 77B and 93 George Street, Edinburgh

The Committee considered eight applications for advert consent for sites at 13B, 14, 47, 48, 60, 63, 77B and 93 George Street, Edinburgh. The Head of Planning and Transport advised that the applicant had submitted a request that the Sub-Committee continue consideration of the applications to allow further additional information to be submitted.

Motion

To continue consideration of the applications to a future meeting of the Sub-Committee to allow the applicant to submit further additional information.

- moved by Councillor Perry, seconded by Councillor Howat

Amendment

To refuse the applications for the reasons detailed in section 3 of the reports by the Head of Planning and Transport.

- moved by Councillor Mowat, seconded by Councillor Bagshaw

Voting

For the motion - 7 votes
For the amendment - 7 votes

The number of votes being equal, the Convener gave his casting vote in favour of the motion.

Decision

To continue consideration of the applications to a future meeting of the Sub-Committee to allow the applicant to submit further additional information.

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

2. Minutes

Decision

To approve the minute of meeting of the Development Management Sub-Committee of 10 February 2016 as a correct record.

3. 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 Head of Planning and Transport, 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>Item 4.1(a) - 7-8 Baxter's Place, Edinburgh</p>	<p>Alterations and change of use of existing Edinburgh City Football Club Ltd Social Club to 5 dwelling flats Application No. 15/02138/FUL</p>	<p>To GRANT planning permission subject to conditions, reasons and informatives detailed in section 3 of the report by the Head of Planning and Transport.</p>
<p>Item 4.1(b) – 7-8 Baxter's Place, Edinburgh</p>	<p>Alterations and change of use of existing Edinburgh City Football Club Ltd Social Club to 5 dwelling flats Application no. 15/02186/LBC</p>	<p>To GRANT listed building consent subject to informatives detailed in section 3 of the report by the Head of Planning and Transport.</p>
<p>Item 4.2 - 79 Craigmount Brae, Edinburgh (East Craigs Primary School)</p>	<p>New gym hall extension to existing building at East Craigs Primary School Application no. 15/05324/FUL</p>	<p>To GRANT planning permission subject to conditions, reasons and informatives detailed in section 3 of the report by the Head of Planning and Transport.</p>
<p>Item 4.3 - 13B George Street, Edinburgh (23 Metres South East of)</p>	<p>Removal of existing bus shelter and replacement with foster bus shelter unit with incorporated digital display 1.9m sq double advertising screen facing east and west along George Street Application no. 16/00045/ADV</p>	<p>To CONTINUE the application to a future meeting to allow the applicants to submit further additional information. (On a division)</p>
<p>Item 4.4 - 14 George Street, Edinburgh (23 Metres North of)</p>	<p>Removal of existing bus pole and replacement with foster bus shelter unit with incorporated digital display 1.9m sq double advertising screen facing east and west along George Street Application no. 16/00041/ADV</p>	<p>To CONTINUE the application to a future meeting to allow the applicants to submit further additional information. (On a division)</p>

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<p>Item 4.5 - 47 George Street, Edinburgh (17 Metres South of)</p>	<p>Removal of existing bus pole and replacement with foster bus shelter unit with incorporated digital display 1.9m sq double advertising screen facing east and west along George Street</p> <p>Application no. 16/00042/ADV</p>	<p>To CONTINUE the application to a future meeting to allow the applicants to submit further additional information.</p> <p>(On a division)</p>
<p>Item 4.6 – 48 George Street, Edinburgh (10 metres north of)</p>	<p>Freestanding advertising unit with incorporated digital display 1.9m sq double advertising screen facing east and west along George Street</p> <p>Application no. 16/00035/ADV</p>	<p>To CONTINUE the application to a future meeting to allow the applicants to submit further additional information.</p> <p>(On a division)</p>
<p>Item 4.7 - 60 George Street, Edinburgh (10 Metres North of)</p>	<p>Removal of existing bus pole and replacement with foster bus shelter unit with incorporated digital display 1.9m sq double advertising screen facing east and west along George Street</p> <p>Application no. 16/00046/ADV</p>	<p>To CONTINUE the application to a future meeting to allow the applicants to submit further additional information.</p> <p>(On a division)</p>
<p>Item 4.8 - 63 George Street, Edinburgh (13 Metres South of)</p>	<p>Removal of existing bus pole and replacement with foster bus shelter unit with incorporated digital display 1.9m sq double advertising screen facing east and west along George Street</p> <p>Application no. 16/00039/ADV</p>	<p>To CONTINUE the application to a future meeting to allow the applicants to submit further additional information.</p> <p>(On a division)</p>
<p>Item 4.9 - 77B George Street, Edinburgh (8 Metres South of)</p>	<p>Freestanding advertising unit with incorporated digital display 1.9m sq double advertising screen facing east and west along George Street</p> <p>Application no. 16/00034/ADV</p>	<p>To CONTINUE the application to a future meeting to allow the applicants to submit further additional information.</p> <p>(On a division)</p>

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<p>Item 4.10 - 80 George Street, Edinburgh (14 Metres North of)</p>	<p>Freestanding advertising unit with incorporated digital display 1.9m sq double advertising screen facing east and west along George Street</p> <p>Application no. 16/00036/ADV</p>	<p>To CONTINUE the application to a future meeting to allow the applicants to submit further additional information.</p> <p>(On a division)</p>
<p>Item 4.11 - 93 George Street, Edinburgh (13 Metres South of)</p>	<p>Freestanding advertising unit with incorporated digital display 1.9m sq double advertising screen facing east and west along George Street</p> <p>Application no. 16/00037/ADV</p>	<p>To CONTINUE the application to a future meeting to allow the applicants to submit further additional information.</p> <p>(On a division)</p>
<p>Item 7.1 - Site at Hyvot, Edinburgh</p>	<p>Proposal to construct 3 no retail units (class 1 and 2) at ground floor level with 24 apartments above arranged over 3 storeys with communal deck access to rear.</p> <p>Application no 15/03909/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>Note: Councillor Ritchie requested that his dissent be recorded to the above decision.</p>
<p>Item 7.2(a) - 204 Rose Street, Edinburgh</p>	<p>Proposed change of use from church (class 10) to licensed restaurant with ancillary bar (class 3) and serviced accommodation (sui generis) and associated roof top plant</p> <p>Application no 15/04403/FUL</p>	<p>To CONTINUE consideration of both applications to the next meeting for the following further detailed information:</p> <ol style="list-style-type: none"> 1. additional clear information justifying the intervention of the proposals on the SHEP test showing that less impactful options had been considered and the potential economic or social benefits of the development as recommended by Historic Environment Scotland. 2. additional information on the calculations used to determine the tram contribution and how these had been arrived at.

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<p>Item 7.2(b) - 2014 Rose Street, Edinburgh</p>	<p>Proposed alterations to a church to form a licensed restaurant with ancillary bar and serviced accommodation and associated roof top plant.</p> <p>Application no 15/04347/LBC</p>	<p>3. the travel pattern of the congregation attending the church – ie distances travelled etc.</p> <p>4. the impact on community use resulting from the church moving to new premises in Shandwick Place</p>
<p>Item 9.1 - 2 Malcolmstone Farm Cottages, Long Dalmahoy Road, Edinburgh (At Land 300 metres North and South of)</p>	<p>Forthcoming application by Wallace Land Investment and Management for a proposed residential development of around 1500 homes with a community hub, hotel, non-denominational primary school, associated infrastructure including new access and roads, landscaping, sports pitches and green networks.</p> <p>Application no 15/05258/PAN</p>	<p>To note the key issues at this stage.</p>
<p>Item 9.2 - 98 Ocean Drive, Edinburgh (Ocean Terminal)</p>	<p>Forthcoming application by Ocean Terminal Ltd for the erection of hotel development (class 7) with associated facilities and ancillary works.</p> <p>Application no 15/05875/PAN</p>	<p>To note the key issues at this stage.</p> <p>Additional issues:</p> <ol style="list-style-type: none"> 1. Assessment of wind on pedestrian amenity 2. Information on the paint shed 3. Consideration to be given to the inclusion of a cultural space within the development 4. Consideration of how height and design, views and sightlines across the Forth will be impacted. 5. Consideration of how the development will contribute to the overall nautical vision of Ocean Terminal.

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Item 9.3 - 3 Queen Anne Drive, Newbridge, Edinburgh	<p>Forthcoming application by Flying Scot Parking Ltd for full planning permission for the continued use of the site for 24 hour secure airport parking</p> <p>Application no 15/05136/PAN</p>	<p>To note the key issues at this stage.</p> <ol style="list-style-type: none"> 1. Assessment of present impact of the site in use.