

# Item 3.1 - Minutes

## Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 9 March 2016

### Present:

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

### 1. Minutes

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#### Decision

To approve the minutes of meeting of the Development Management Sub-Committee of 24 February 2016 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, 7, and 9 of the agenda for the meeting. Councillor Robson had requested a presentation, subsequent to the agreed deadline for requests, on item 4.4 (13 Howdenhall Loan, Edinburgh).

#### Decision

To determine the applications as detailed in the Appendix to this minute.

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

### 3. 204 Rose Street, Edinburgh

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The Sub-Committee had previous continued consideration of the application for the proposed change of use from church (class 10) to licensed restaurant and ancillary bar (class 3) and services accommodation (sui generis) and associated roof top plant, at 204 Rose Street, Edinburgh (application numbers 15/04403/FUL and 15/04347/LBC), for further information on the SHEP test, a tram contribution, the travel pattern of the congregation and the impact on community use.

The Head of Planning and Transport provided details of the proposals and the planning considerations involved and recommended that planning permission and listed building consent was granted.

The Sub-Committee agreed as a preliminary matter that a vote be taken on a proposal that an additional informative be added to any planning permission granted, requiring a legal

agreement of a tram contribution of £97,540.

### **Motion 1**

To agree that an additional informative added to any planning permission required requiring a legal agreement of a tram contribution of £97,540 be imposed, if the application for planning permission were to be granted.

- moved by Councillor Bagshaw, seconded by Councillor Balfour.

### **Amendment 1**

To take no action on the proposal.

- moved by Councillor Perry, seconded by Councillor Heslop.

### **Voting**

For the motion: 9 votes

For the amendment: 5 votes

### **Decision 1**

To agree that an additional informative requiring a legal agreement of a tram contribution of £97,540 be imposed, if the application for planning permission were to be granted.

### **Motion 2**

- 1) To grant planning permission subject to conditions, reasons and informatives as set out in section 3 of the report by the Head of Planning and Transport.
- 2) To agree that an additional informative requiring a legal agreement of a tram contribution of £97,540 be added to the planning consent.

- moved by Councillor Howat, seconded by Councillor Heslop.

### **Amendment 2**

To refuse planning permission and listed building consent as the proposals would have a detrimental impact on the listed building, contrary to local plan policy ENV 4.

- moved by Councillor Perry, seconded by Councillor Mowat.

### **Voting**

For the motion: 7 votes

For the amendment: 8 votes

### **Final Decision**

To refuse planning permission and listed building consent as the proposals would have a detrimental impact on the listed building, contrary to local plan policy ENV 4.

(References – Development Management Sub-Committee of the Planning Committee 24 February 2016 (item 3); report by the Head of Planning and Transport).

## 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><a href="#"><u>Item 4.1 - 106 Biggar Road Edinburgh (Clubhouse Lothianburn Golf Club)</u></a></p>	<p>Proposal is locker/dining/loungers at upper floor level to become offices (permanent basis) – application no 15/05268/FUL</p>	<p>To <b>GRANT</b> planning permission subject to informatives detailed in section 3 of the report by the Head of Planning and Transport.</p>
<p><a href="#"><u>Item 4.2 - Dundas Home Farm Edinburgh (Land 191 Metres West Of The Old Dairy House)</u></a></p>	<p>Change of use from agricultural field to form livery stable business comprising stable block, cabin and bedding store and erect associated two-storey dwelling house (as amended). - application no 15/04910/FUL</p>	<p>To <b>GRANT</b> planning permission subject to conditions, reasons and informatives detailed in section 3 of the report by the Head of Planning and Transport.</p>
<p><a href="#"><u>Item 4.3 - 4 Duncan Place Edinburgh (Duncan Place Resource Centre)</u></a></p>	<p>Part demolition of Duncan Place Resource Centre, Leith Primary School - application no 15/05710/LBC</p>	<p>To <b>GRANT</b> listed building consent subject to conditions, reasons and informatives detailed in section 3 of the report by the Head of Planning and Transport.</p>
<p><a href="#"><u>Item 4.4 - 13 Howden Hall Loan Edinburgh</u></a></p>	<p>Formation of hard surface to facilitate car parking space – application no 16/00103/FUL</p>	<ol style="list-style-type: none"> <li>1. To refuse the request for a presentation by Councillor Robson</li> <li>2. To <b>GRANT</b> planning permission subject to informatives detailed in section 3 of the report by the Head of Planning and Transport.</li> </ol>
<p><a href="#"><u>Item 4.5 - 114a Salamander Street Edinburgh</u></a></p>	<p>Advertisement of the following types: Hoarding - application no 16/00243/ADV</p>	<p>To <b>GRANT</b> advertisement consent subject to informatives 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
<a href="#"><u>Item 4.6(a) - 10 Sciennes Road Edinburgh (Sciennes Primary School)</u></a>	Single storey extension to existing building containing dining hall and ancillary accommodation - application no 15/05288/FUL	To <b>GRANT</b> planning permission subject to conditions, reasons and informatives detailed in section 3 of the report by the Head of Planning and Transport.
<a href="#"><u>Item 4.6(b) - 10 Sciennes Road Edinburgh (Sciennes Primary School)</u></a>	Single storey extension to existing building containing dining hall and ancillary accommodation - application no 15/05325/LBC	To <b>GRANT</b> listed building consent subject to an informative detailed in section 3 of the report by the Head of Planning and Transport.
<a href="#"><u>Item 4.7 - St James Centre Edinburgh</u></a>	Application for approval of matters specified in condition 23(ix) of planning permission 08/03361/OUT relating to the road layout at Elder Street and its junctions with York Place and St James Place and associated hard and soft landscaping details under condition 23(xvii) – application no 15/04868/AMC	To <b>APPROVE</b> the application subject to informatives detailed in section 3 of the report by the Head of Planning and Transport.
<a href="#"><u>Item 4.8 - 111 Swanston Road Edinburgh (Swanston Golf Club)</u></a>	Change of use from existing shop to proposed office accommodation- application no 15/05295/FUL	To <b>GRANT</b> planning permission subject to informatives detailed in section 3 of the report by the Head of Planning and Transport.
<a href="#"><u>Item 4.9 - West Bowlin Green Street Edinburgh</u></a>	Stopping Up Order	To <b>CONFIRM</b> the Stopping Up Order.
<a href="#"><u>Item 7.1 - 104 Newcraighall Road Edinburgh (Land 263 Metres South Of)</u></a>	Residential development comprising 176 No. dwellings and associated infrastructure including the discharge of condition No. 4 of PPIP Consent ref. 10/03506/PPP (as amended). - application no 15/04112/AMC	To <b>APPROVE</b> the application subject to conditions, reasons and informatives detailed in Section 3 of the report by the Head of Planning and Transport.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<a href="#"><u>Item 7.2(a) - 204 Rose Street Edinburgh</u></a>	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  Application no 15/04403/FUL	To <b>REFUSE</b> planning permission as the proposals would have a detrimental impact on the listed building, contrary to local plan policy ENV 4.  (On a division).
<a href="#"><u>Item 7.2(b) - 204 Rose Street Edinburgh</u></a>	Proposed alterations to a church to form a licensed restaurant with ancillary bar and serviced accommodation and associated roof top plant.  Application no 15/04347/LBC	To <b>REFUSE</b> listed building as the proposals would have a detrimental impact on the listed building, contrary to local plan policy ENV 4.  (On a division).
<a href="#"><u>Item 7.3(a) - 204 Rose Street Edinburgh</u></a>	Change of Use of the Charlotte Baptist Chapel to Centre for Dance and the Performing Arts, including theatre, exhibition area, museum, ballet school, dance studio and ancillary accommodation - application no 15/05261/FUL	<ol style="list-style-type: none"> <li>1. To <b>GRANT</b> planning permission subject to conditions 1, 3 and 4, reasons and informatives as detailed in Section 3 of the report by the Head of Planning and Transport.</li> <li>2. The deletion of condition 2</li> <li>3. An informative requiring a legal agreement of a tram contribution of £13,290.</li> </ol>
<a href="#"><u>Item 7.3(b) - 204 Rose Street Edinburgh</u></a>	Internal refurbishment including theatre, exhibition area, museum, ballet school, dance studio and ancillary accommodation - application no 15/05264/LBC	To <b>GRANT</b> listed building consent subject to an informative 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
<a href="#"><u>Item 9.1 - Max Born Crescent Edinburgh (University of Edinburgh Darwin Building)</u></a>	<p>Forthcoming application by the University Of Edinburgh for proposed extension to and redevelopment of existing Darwin building and demolition with redevelopment of existing library building with associated landscaping, car parking access and infrastructure works - application no 15/05834/PAN</p>	<p>To note the key issues at this stage.</p>
<a href="#"><u>Item 9.2 - 30 South Fort Street Edinburgh</u></a>	<p>Forthcoming application by BDW Trading Ltd. And Blake Property Company LLP for a proposed residential development - application no 15/05877/PAN</p>	<p>To note the key issues at this stage.</p> <p>Additional issues:</p> <ol style="list-style-type: none"> <li>1. Materials to match surrounding developments and the character of the Leith area.</li> <li>2. Information on permeability of the site.</li> </ol>