

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 13 April 2016

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 9 March 2016 (circulated) - submitted for approval as a correct record

4. General applications and miscellaneous business

The recommendations by the Head of Planning and Transport 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 2 - 4 Bonnington Road Lane, Edinburgh EH6 5BJ – Proposed development of 14 flats (as amended) – application no 14/05146/FUL - report by the Head of Planning and Transport (circulated)

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

- 4.2 3 Calder Road, Edinburgh – Erect illuminated digital display advertisement hoarding - application no 16/00512/ADV - report by the Head of Planning and Transport (circulated)

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

- 4.3 4 Duncan Place, Edinburgh (Duncan Place Resource Centre) – To construct a new extension to the existing Duncan Place Resource Centre containing nursery accommodation for 2- 3 year olds and 3 - 5 year olds; and gym facilities for use by the school - application no 16/00550/FUL - report by the Head of Planning and Transport (circulated)

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

- 4.4 4 Freelands Road, Ratho, Newbridge – To form new access and drainage connections to previously consented house Plots 2 & 3 at 4 Freelands Road Ratho – application no 15/05897/FUL – report by the Head of Planning and Transport (circulated)

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

- 4.5 7 New Broompark, West Granton Road, Edinburgh (Advertising Hoarding 20 Metres East Of) - Replacement of existing advertisement units with new internally-illuminated LED advertising unit - application no 15/05880/ADV – report by the Head of Planning and Transport (circulated)

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

- 4.6 227 Niddrie Mains Road, Edinburgh EH6 5AJ (Site 131 Metres Northwest Of) – 16 parking spaces, landscaping and surrounding pedestrian footpath - application no 15/05839/AMC - report by the Head of Planning and Transport (circulated)

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

- 4.7 16 Pilrig Street, Edinburgh – Change of use of existing house to form guest house (class 7) - application no 15/05310/FUL - report by the Head of Planning and Transport (circulated)

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

- 4.8 180 Saughton Road North, Edinburgh (Advertising Hoarding 18 Metres South East Of) - Replacement of existing 96 sheet advertisement unit with new internally-illuminated digital LED advertising unit of the same size - application no 16/00579/ADV - report by the Head of Planning and Transport (circulated)

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

- 4.9 Sir Harry Lauder Road, Edinburgh – (Land 225 Metres Northwest of Baileyfield S and C Works) - Replacement of existing backlit advertisement unit with two LED advertising units - application no 16/00607/ADV - report by the Head of Planning and Transport (circulated)

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

- 4.10 West Approach Road, Edinburgh – (Advertising Station) – Erect illuminated digital 450 display advertisement hoarding - application no 16/00510/ADV - report by the Head of Planning and Transport (circulated)

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

- 4.11 West Approach Road, Edinburgh – (Proposed Advertising Hoarding) – Erect 48 sheet display digital 200 at the roadside - application no 16/00412/ADV - report by the Head of Planning and Transport (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 Head of Planning and Transport 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 None

6. Applications for Hearing

The Head of Planning and Transport 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.

- 6.1(a) Telferton Allotments, Edinburgh – Protocol Note by the Interim Head of Strategy and Insight (circulated)

- 6.2(b) Telferton Allotments, Edinburgh – Application for the formalisation and reconfiguration of allotment gardens, including the provision of 40 allotment plots and 2 community plots, and a new residential development, including affordable housing, with associated access, parking and landscaping works – application no 15/05072/PPP – report by the Head of Planning and Transport (circulated)

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

7. Application for Detailed Presentation

The Head of Planning and Transport 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.

- 7.1(a) 501 and 505 Lanark Road West Edinburgh EH14 7AJ – Demolition of 2 existing houses, associated garages and outbuildings at numbers 501 and 505 Lanark Road West. Upgrading of existing access drive with associated works and erection of 4 new build detached houses with associated garages and landscaping (as amended) - application no 15/02515/PPP - report by the Head of Planning and Transport (circulated)

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

- 7.1(b) 501 and 505 Lanark Road West Edinburgh EH14 7AJ – Complete Demolition in a Conservation Area – application no 15/02588/CON - report by the Head of Planning and Transport (circulated)

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

- 7.2 Ravelston Dykes Quarry, Ravelston Dykes Road, Edinburgh – Erection of 3 dwellinghouses, together with associated landscaping and infrastructure works. (as amended) – application no 15/02354/FUL - report by the Head of Planning and Transport (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 Head of Planning and Transport, 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 9 - 21 Salamander Place Edinburgh (At Former) - Residential and commercial development, open space and all ancillary development – application no 16/00540/PAN - report by the Head of Planning and Transport (circulated)
- 9.2 West Craigs Cottage, 85 Craigs Road, Edinburgh (Land 195 Metres South Of) – forthcoming application for the erection of residential development with associated access, landscaping and open space - application no 16/00837//PAN - report by the Head of Planning and Transport (circulated)

Kirsty-Louise Campbell

Interim Head of Strategy and Insight

Committee Members

Councillors Perry (Convener), Lunn (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

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 10.00am on the Monday preceding the meeting if they wish to be heard. Contacts: ☎ 0131 529 4210 email committee.services@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 Head of Planning and Transport 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 Committee Services, City of Edinburgh Council, Business Centre 2:1, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG, 0131 529 4210 email committee.services@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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