

# Minutes

## Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 13 April 2016

### Present:

Councillors Perry (Convener), Lunn (Vice-Convener), Bagshaw, Blacklock, Gardner (substituting for Councillor 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 9 March 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 Ritchie had requested a presentation on item 4.1 (2-4 Bonnington Road Lane, Edinburgh) and item 4.7 (16 Pilrig Street, Edinburgh).

#### Decision

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

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

#### Declaration of Interest

Councillor Gardner declared a non-financial interest in item 4.7 (16 Pilrig Street, Edinburgh) as an objector to the application and left the meeting during consideration of the item.

### 3. Telferton Allotments, Edinburgh

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The Head of Planning and Transport had identified an application for planning permission in principle (application no. 15/05072/PPP) for the formalization and reconfiguration of allotment gardens and a new residential development with associated access, parking and landscaping at Telferton Allotments to be dealt with by means of a hearing.

**(a) Report by the Head of Planning and Transport**

The Head of Planning and Transport presented details of the proposal. The application sought planning permission in principle for housing on the central and eastern sections of the current allotments at Telferton plus formalisation of existing allotments on the western section and south-west leg of the site.

The allotment section would be laid out as 40 "half-plot" allotments plus two "community plots" aimed at use by schoolchildren. This section was proposed for transfer to the Council for its long-term care.

The housing, which was proposed on the central and eastern sections, was illustrated as eight private two storey houses flanking the main Telferton access road, plus 20 flats within two blocks: 8 in a two-storey block to the west, 12 in a three-storey block to the east. The applicant had agreed that 25% (ie: seven units) would be affordable units. There were also 28 car parking spaces illustrated as part of the development.

The proposed development represented a departure from the adopted Edinburgh City Local Plan, in particular policy OS1: Open Space Protection. The development of the site for residential purposes was not supported by the Second Proposed Local Development Plan and was contrary to the provisions of Policy ENV18: Open Space Protection in the emerging plan.

Using the method described in the Housing Land Audit 2015 report to the Planning Committee meeting of 3 December 2015 to assess unconstrained housing land with support, there was a five-year effective housing land supply in the Council's area. However, even if land were required, the 28 units proposed would make a minimal contribution to overall need.

Whilst the proposal included the formalisation of 40 allotments, and provision of seven affordable housing units, this did not outweigh the principle of loss of open space.

The Head of Planning and Transport considered there were no material considerations which outweighed this conclusion or justified approval and recommended that the Sub-Committee refuse planning permission in principle.

The presentation can be viewed via the link below:

[http://www.edinburgh.public-i.tv/core/portal/webcast\\_interactive/183119](http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/183119)

**(b) Craiginny/Meadowbank Community Council**

Geoff Pearson advised that the site lay close to the boundaries of three community councils and the allotments were held by people from all three areas. The issue was not about whether this specific proposed development was acceptable but whether any development on this site would meet the needs of the community. The community council believed the time had come to remove the regular threat to the allotments. This was not the first application to be made and, if nothing changed, it would not be the last. The allotments were the product of hard work by local people and their families and deserved protection as open space. It was an important open space site in an area that was already under considerable development.

The community council urged the Sub-Committee to refuse the application.

The presentation can be viewed via the link below:

[http://www.edinburgh.public-i.tv/core/portal/webcast\\_interactive/183119](http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/183119)

**(c) Craigentiny/Telferton Allotments Association**

Rachel Purnell and James Kinch advised that the allotments had been set up over 90 years ago on unused Council land and had been worked and managed by the local community continually since then. The allotments were established before the adjacent housing was built and were an important part of local history. They provided a buffer between the housing and the industrial estate and provided valuable and accessible green space to the wider community.

The Allotments Association urged the Sub-Committee to refuse the application.

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[http://www.edinburgh.public-i.tv/core/portal/webcast\\_interactive/183119](http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/183119)

**(d) Inchview Terrace Residents' Group**

Sandra Macaskill and Bill Brunton raised the issue of the importance of green space. Open space within urban areas contributed to physical and psychological well-being and enhanced the quality of people's lives. Even small pockets of green space such as the allotments were fundamentally important to the livelihood and well-being of everyone in the community not just those who lived round the edges of the site. The sustainability of flora and fauna was also important to maintaining the habitat and open space.

The Residents' Group urged the Sub-Committee to refuse the application.

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[http://www.edinburgh.public-i.tv/core/portal/webcast\\_interactive/183119](http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/183119)

**(e) Councillor Joan Griffiths, Local Ward Member**

Councillor Griffiths supported the recommendation by the Head of Planning and Transport to refuse the application and the views and comments by the community council, allotments association and residents' group. She advised that she had been working closely with the committee of people managing the allotments and commended their commitment in making sure the allotments were available to the community as a whole. The developers were proposing half sized plots and this would mean a valuable community amenity would be lost.

Councillor Griffiths recommended that the Sub-Committee refuse the application.

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**(f) Councillor Stefan Tymkewycz, Local Ward Member**

Councillor Tymkewycz supported the recommendation by the Head of Planning and Transport to refuse the application and the views and comments by the community council, allotments association and residents' group. There were 281 objections to the application with only three supporting the proposals.

Councillor Tymkewycz recommended that the Sub-Committee refuse the application.

The presentation can be viewed via the link below:

[http://www.edinburgh.public-i.tv/core/portal/webcast\\_interactive/183119](http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/183119)

**(g) Applicants**

John Handley, Planning Consultant and Agent for Avant Homes and Andrew Trigger, Strategic Land Manager, Avant Homes were heard in support of their application. The applicants set out the key determining issues for the proposed development. They gave a brief overview of the site's history, the proposals for the site and why the application had been submitted for consideration at this time. They drew the Sub-Committee's attention to a number of positive aspects that had been confirmed in the report by the Head of Planning and Transport and highlighted a number of areas where they felt that key points which supported their application had not been addressed in the report.

In addition to the proposed housing, the application sought to retain and formalise allotment use and to transfer ownership of these retained allotments to the Council to be managed as a community facility.

The applicants asked the Sub-Committee to grant planning permission in principle.

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[http://www.edinburgh.public-i.tv/core/portal/webcast\\_interactive/183119](http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/183119)

**Decision**

To refuse planning permission in principle for the following reasons:

- 1) The proposal was contrary to Edinburgh City Local Plan Policy OS1 – Open Space Protection as it would result in loss of open space which would impact on the character and amenity levels of the area.
- 2) The proposal was contrary to the objectives of Policy ENV18 - Protection of Open Space within the forthcoming Second Proposed Plan (SPP) as it would result in the loss of open space which would impact on the character and amenity levels of the area.

**4. Ravelston Dykes Quarry, Ravelston Dykes Road, Edinburgh**

Details were provided of an application for planning permission for the erection of three dwellinghouses together with associated landscaping and infrastructure works (as amended) at Ravelston Dykes Quarry, Ravelston Dykes Road, Edinburgh (application no. 15/02354/FUL).

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

**Motion**

To grant planning permission subject to conditions, reasons, informatives and a legal agreement as set out in section 3 of the report by the Head of Planning and Transport.

- moved by Councillor Ritchie, seconded by Councillor Blacklock

## **Amendment**

To refuse planning permission for the reason that the proposed development did not comply with the Edinburgh City Local Development Plan Policies ENV10 (Green Belt), ENV11 (Landscape Quality), ENV15 (Sites of Local Importance) and OS1 (Open Space Protection) and the corresponding Policies set out in the Second Proposed Local Development Plan.

- moved by Councillor Bagshaw, seconded by Councillor Howat

## **Voting**

For the motion: 3 votes

For the amendment: 10 votes

## **Decision**

To refuse planning permission for the reason that the proposed development did not comply with the Edinburgh City Local Development Plan Policies ENV10 (Green Belt), ENV11 (Landscape Quality), ENV15 (Sites of Local Importance) and OS1 (Open Space Protection) and the corresponding Policies set out in the Second Proposed Local Development Plan.

(Reference – report 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 decisions are contained in the statutory planning register.</p>		
<p><a href="#"><u>Item 4.1 – 2-4 Bonnington Road Lane, Edinburgh</u></a></p>	<p>Proposed development of 14 flats (as amended). Application no 14/05146/FUL</p>	<p>To <b>CONTINUE</b> consideration of the application to the Development Management Sub-Committee meeting scheduled for 11 May 2016 to allow officers to explore with the developer a potential contribution towards Pilrig Park.</p>
<p><a href="#"><u>Item 4.2 – 3 Calder Road, Edinburgh</u></a></p>	<p>Erect illuminated digital 450 display advertisement hoarding. Application no 16/00152/ADV</p>	<p>To <b>GRANT</b> advertisement 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 4.3 – 4 Duncan Place, Edinburgh (Duncan Place Resource Centre)</u></a></p>	<p>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</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 4.4 – 4 Freeland Road, Ratho, Newbridge</u></a></p>	<p>Form new access and drainage connections to previously consented house Plots 2 and 3. Application no 15/05897/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 4.5 – 7 New Broompark, West Granton Road, Edinburgh (20 metres east of)</u></a></p>	<p>Replacement of existing advertisement units with new internally-illuminated LED advertising unit. Application no 15/05880/ADV</p>	<p>To <b>GRANT</b> advertisement 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 4.6 – 227 Niddrie Mains Road, Edinburgh (131 metres northwest of)</u></a></p>	<p>16 parking spaces, landscaping and surrounding pedestrian footpath – approval of matters specified in conditions. Application no 15/05839/AMC</p>	<p>To <b>APPROVE</b> the application 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 4.7 – 16 Pilrig Street, Edinburgh</u></a>	Change of use of existing house to form guest house (class 7). Application no 15/05310/FUL	To <b>GRANT</b> planning permission subject to informatives detailed in section 3 of the report by the Head of Planning and Transport.  Note: Councillor Ritchie requested that his dissent be recorded to the above decision.
<a href="#"><u>Item 4.8 – 180 Saughton Road North, Edinburgh (18 metres south east of)</u></a>	Replacement of existing 96 sheet advertisement unit with new internally illuminated digital LED advertising unit of the same size. Application no 16/00579/ADV	To <b>GRANT</b> advertisement consent subject to conditions, reasons and informatives detailed in section 3 of the report by the Head of Planning and Transport.
<a href="#"><u>Item 4.9 – Sir Harry Lauder Road, Edinburgh (land 25 metres northwest of Baileyfield S&amp;C Works</u></a>	Replacement of existing back lit advertisement unit with two advertisement units. Application no 16/00607/ADV	To <b>GRANT</b> advertisement consent subject to conditions, reasons and informatives detailed in section 3 of the report by the Head of Planning and Transport.
<a href="#"><u>Item 4.10 – West Approach Road, Edinburgh (advertising station)</u></a>	Erect illuminated digital 450 display advertisement hoarding. Application no 16/00510/ADV	To <b>GRANT</b> advertisement consent subject to conditions, reasons and informatives detailed in section 3 of the report by the Head of Planning and Transport.
<a href="#"><u>Item 4.11 – West Approach Road, Edinburgh</u></a>	Erect 48 sheet display digital 200 at roadside. Application no 16/00412/ADV	To <b>GRANT</b> advertisement consent subject to conditions, reasons and informatives detailed in section 3 of the report by the Head of Planning and Transport.
<a href="#"><u>Item 6.1(b) - Telferton Allotments, Edinburgh</u></a>	Formalisation and reconfiguration of allotment gardens, including the provision of 40 allotment plots and 2 community plots, a new residential development including affordable housing with associated access, parking and landscape works. Application no 15/05072/PPP	To <b>REFUSE</b> planning permission in principle for the reasons set out 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 7.1(a) – 501 and 505 Lanark Road West, Edinburgh</u></a>	Demolition of 2 existing houses, associated garages and outbuildings, 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	<ol style="list-style-type: none"> <li>1. To <b>CONTINUE</b> consideration of the application to the next meeting of the Development Management Sub-Committee on 27 April 2016.</li> <li>2. To <b>AGREE</b> that a <b>SITE VISIT</b> take place prior to the application returning to that meeting.</li> </ol>
<a href="#"><u>Item 7.1(b) – 501 and 505 Lanark Road West, Edinburgh</u></a>	Demolition of 2 existing houses in a conservation area.  Application no 15/02588/CON	<ol style="list-style-type: none"> <li>1. To <b>CONTINUE</b> consideration of the application to the next meeting of the Development Management Sub-Committee on 27 April 2016.</li> <li>2. To <b>AGREE</b> that a <b>SITE VISIT</b> take place prior to the application returning to that meeting.</li> </ol>
<a href="#"><u>Item 7.2 – Ravelston Dykes Quarry, Ravelston Dykes Road, Edinburgh</u></a>	Erection of 3 dwellinghouses with associated landscaping and infrastructure works (as amended).  Application no 15/02354/FUL	To <b>REFUSE</b> planning permission for the reasons that the proposals do not comply with the Edinburgh City Local Development Plan Policies ENV10 (Green Belt), ENV11 (Landscape Quality), ENV15 (Sites of Local Importance) and OS1 (Open Space Protection) and the corresponding Policies set out in the Second Proposed Local Development Plan.  (On a division)
<a href="#"><u>Item 9.1 – 9-21 Salamander Place, Edinburgh</u></a>	Forthcoming application by Teague Homes (UK) Ltd for a residential and commercial development, open space and all ancillary development.  Application no 16/00540/PAN	To note the key issues at this stage. Additional areas to be addressed: <ul style="list-style-type: none"> <li>- tram contribution</li> <li>- legal agreement in respect of infrastructure</li> <li>- access into and egress from the site</li> <li>- allotments provision to be taken into consideration</li> </ul>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<a href="#"><u>Item 9.2 – West Craigs Cottage, 85 Craigs Road, Edinburgh (land 195 metres south of)</u></a>	<p>Forthcoming application by Taylor Wimpey UK Ltd for a residential development with associated access, landscaping and open space.</p> <p>Application no 16/00837/PAN</p>	<p>To note the key issues at this stage.</p> <p>Additional issues to be addressed:</p> <ul style="list-style-type: none"> <li>- traffic impact analysis for the site to be considered as part of the overall cumulative</li> <li>- permeability of the site to be linked to surrounding sites eg Maybury</li> <li>- integration with tram stop to mitigate increased traffic issues</li> </ul>