

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 22 June 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.

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 25 May 2016 (to follow) - 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 12 Almond Court, Greendykes Road, Edinburgh (Land 80 Metres South East Of) – Proposed residential development of 149 houses and flats on a partly brownfield site, including roads, car parking, landscaping and a centralised district heating system – application no 15/03821/FUL – report by the Head of Planning and Transport (circulated)

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

- 4.2 13 Broughton Place Lane, Edinburgh (Land 10 Metres West Of) – Change of use from lock-up garage to 2 storey mews studio residential unit – application no 15/02897/FUL - report by the Head of Planning and Transport (circulated)

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

- 4.3 13 Broughton Place Lane, Edinburgh (Land 10 Metres West Of) – 3 no. three storey new build mews houses on vacant land (as amended) – application no 15/02909/FUL – report by the Head of Planning and Transport (circulated)

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

- 4.4 Corbiehill Road, Edinburgh (Davidsons Mains Primary School) – Demolition of existing nursery and erection of a new build stand-alone nursery school building within the grounds of Davidson Mains Primary School – application no 16/01452/FUL – report by the Head of Planning and Transport (circulated)

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

- 4.5 2 Dewar Place, Torphichen Street, Edinburgh (Site 56 Metres West Of) – Erection of Hotel development (Class 7), associated facilities and ancillary works (as amended) – application no 16/00700/FUL – report by the Head of Planning and Transport (circulated)

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

- 4.6 25 Queen Anne Drive, Newbridge (Lochend Industrial Estate) – Continued use of site for 24 hour secure airport car parking with ancillary valet services.– application no 16/00869/FUL – report by the Head of Planning and Transport (circulated)

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

- 4.7 42 Turnhouse Road, Edinburgh (Land 46 Metres South Of) – Erect illuminated Premiere 200 display roadside sign – application no 16/00719/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.

None

6. Applications for Hearing

The Head of Planning and Transport has identified the following applications as meeting the criteria for Pre-determination Hearings. The protocol note by the Head of Interim Head of Strategy and Insight sets out the procedure.

- 6.1(a) Protocol Note – report by the Interim Head of Strategy and Insight (circulated)

- 6.1(b) Old Dalkeith Road Edinburgh (South East Wedge Development Site) - Proposed residential development, community parkland and a primary school on Land at Edmonstone, the Wisp, South East, Edinburgh. - application no 15/05074/PPP - report by the Head of Planning and Transport (circulated)

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

Note: The decision taken by the Sub-Committee on this application will be reported as a recommendation to the meeting of the City of Edinburgh Council on 30 June 2016.

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.

- 7.1 200 Mansfield Road, Balerno (Land 300 Metres West Of) – Residential development with associated landscaping, footpaths, open space, parking etc. – application no 15/05133/PPP – report by the Head of Planning and Transport (circulated)

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

- 7.2 565 Queensferry Road, Edinburgh – Demolition of an existing dwellinghouse and development of a care home (class 8) and associated access, parking and landscaping – application no 16/01316/FUL – report by the Head of Planning and Transport (circulated)

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

- 7.3(a) 18 Whitehouse Road, Edinburgh – Proposed demolition of existing dwelling and construction of new care home and associated car parking (as amended) – application no 15/05434/FUL – report by the Head of Planning and Transport (circulated)

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

- 7.3(b) 18 Whitehouse Road, Edinburgh – Demolition of dwelling in a conservation area – application no 15/05435/CON – 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 95 Baird Road Ratho, Newbridge – Forthcoming application by Alex Brewster And Sons for proposed residential development (approximately 65 units) and associated works including demolition and removal of old cement works – application no 16/001674/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, Cardownie, Child, Gardner, Heslop, Keil, McVey, Milligan, Mowat and Ritchie.

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

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.

The item shown on this agenda are to be considered as pre-determination hearings. The list of organisations invited to speak at this meeting are detailed in the relevant Protocol Note. The Development Management Sub-Committee does not hear deputations.

The Sub-Committee will only make recommendations to the full Council on these applications as they are major applications which are significantly contrary to the Development Plan.

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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