

Committee Minutes

Development Management Sub-Committee of the Planning Committee

Edinburgh, 1 July 2009

Present: - Councillors McIvor (Chair), Morris, Mowat, Munn, Paisley, Rose and Thomas.

1 Chair

In the absence of the Convener (Councillor Lowrie) the Vice-Convener, Councillor McIvor, took the Chair.

2 Westfield Avenue

The Sub-Committee had previously indicated their intention to grant outline planning permission (08/02771/FUL), subject to conditions and a legal agreement, as detailed in the report.

The Head of Planning reported that the applicant had requested that the cost of the bridge across the Water of Leith be deducted from the Tram contribution. The bridge was to cost £151,321. Neither the cost of the bridge nor the Tram contribution could be met through Housing Association Grant funding and the applicant would have to increase rent levels to meet the costs. The reduction would ensure that the bridge could be delivered and that the anticipated rent levels remained affordable. In the event that the bridge was not constructed the full tram contribution would be sought.

The Head of Planning recommended that the applicant's request be granted.

Motion

- 1) To indicate intention to refuse the request for the cost of the bridge to be deducted from the tram contribution and to ask the Director of City Development to seek the full contribution towards to the cost of the tram.
- 2) To ask the officials to report on the proposed reasons for refusal.

- moved by Councillor Rose, seconded by Councillor Thomas.

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Amendment

To continue the request for further information about the effect of full recovery of the Tram contribution on the rent levels for affordable housing and business within the development.

- moved by Councillor Morris, seconded by Councillor Munn

Voting

For the motion - 4

For the amendment - 2

Decision

- 1) To indicate intention to refuse the request for the cost of the bridge to be deducted from the tram contribution and to ask the Director of City Development to seek the full contribution towards to the cost of the tram.
- 2) To ask the officials to report on the proposed reasons for refusal.

(Reference – Minute of the Development Management Sub-Committee of 11 February 2009 (item 7); report by the Head of Planning, 1 July 2009, submitted).

3 Other Planning Applications

The Sub-Committee considered the remaining applications on the agenda.

Decision

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

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

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APPENDIX 1

Applications

(As referred to in item 3 of the foregoing minute)

Note: Detailed conditions/reasons for the following decisions are contained in the statutory planning register.

Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
3	2 Westfield Avenue (08/02771/FUL)	193 residential apartments and 951 square metres small business units class 4.	<p>1) To indicate intention to refuse the request for the cost of the bridge to be deducted from the tram contribution and to ask the Director of City Development to seek the full contribution towards to the cost of the tram.</p> <p>2) To ask the officials to report on the proposed reasons for refusal.</p> <p>(on a division)</p>
4	3A Ratho Park Road (Ratho Park Golf Club) (08/03213/FUL)	Erection of new green keeper's shed and overflow car park (as amended).	To approve the recommendation by the Head of Planning to GRANT conditional planning permission, subject to the informative, as detailed in the report.
5	62 Salvesen Crescent (09/01170/FUL)	Retrospective application for erection of a bike and recycling shed.	To approve the recommendation by the Head of Planning to REFUSE planning permission and authorise ENFORCEMENT action, for the reasons detailed in the report.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
6	18 Tennant Street (09/00845/OUT)	Mixed use development comprising a care home, flatted residential accommodation and small business units.	<p>To approve the recommendation by the Head of Planning to GRANT conditional planning permission, subject to informatives as detailed in the report, and an additional condition that: -</p> <p>1) No housing shall be occupied until 2,000 square metres of newly built class 4 floorspace has been completed to a marketable standard.</p> <p>Reason – to ensure the provision of new Class 4 business floorspace in compliance with the provisions of the approved development brief and the finalised Edinburgh City Local Plan.</p> <p>2) To ask the Director of City Development to take account of the need for business continuity for the occupiers of the existing business units throughout the construction works.</p>

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
7	49 Torphin Road (09/00636/FUL)	Erection of day care centre.	To approve the recommendation by the Head of Planning to GRANT conditional planning permission, subject to the informative, as detailed in the report.
8	39 Westfield Road (07/04651/FUL)	Planning application for an amendment to Condition 8 of Planning Consent 02/04655/FUL which relates to the hours of operation of the development.	To approve the recommendation by the Head of Planning to GRANT conditional planning permission, as detailed in the report.