

# Notice of meeting and agenda

## Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 12 October 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

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- 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

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- 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

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- 3.1 Development Management Sub-Committee of 28 September 2016 (circulated) - submitted for approval as a correct record

## 4. General applications and miscellaneous business

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**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 8 Cambridge Avenue, Edinburgh, EH6 5AP – Planning application for Change of use from residential (class 9) to guest-house (class 7) – application no 16/03807/FUL - report by the Head of Planning and Transport (circulated)

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

- 4.2 Unit 2, 40A Seafield Road East Edinburgh – Advertisement of the following types: Hoarding (digital display) – application no 16/03718/ADV – report by the Head of Planning and Transport (circulated)

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

- 4.3 5 Vivian Terrace, Edinburgh EH4 5AW – Erection of dwelling in garden ground of 5 Vivian Terrace - application no 16/03593/FUL – report by the Head of Planning and Transport (circulated)

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

## 5. Returning Applications

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**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 59,60 Belford Road, Edinburgh, EH4 3UE – Demolition of Belford House and redevelopment of site for residential development and class 1 (retail), class 2 (financial, professional and other services) and/or class 4 (business) use (inc. change of use, conversion and extension to Douglas House) and other associated

works (as amended July 2015) – application no 14/04512/FUL – report by the Head of Planning and Transport (circulated)

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

## **6. Applications for Hearing**

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**The Head of Planning and Transport has identified the following applications as meeting the criteria for 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 Head of Strategy and Insight (circulated)

6.1(b) Tynecastle Stadium, 1 Tynecastle Terrace, Edinburgh – Main stand redevelopment and nursery (including demolitions) – application no 16/03823/FUL – report by the Head of Planning and Transport (circulated)

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

## **7. Application for Detailed Presentation**

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**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) 63 Calton Road, Edinburgh, EH8 8DP – Demolition of existing parking garage and erection of a mixed use development comprising commercial space and student accommodation – application no 15/03912/FUL – report by the Head of Planning and Transport (circulated)

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

7.1(b) 63 Calton Road, Edinburgh, EH8 8DP – Proposed demolition in a conservation area – application no 15/03913/CON – report by the Head of Planning and Transport (circulated)

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

## **8. Returning Applications Following Site Visit**

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**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

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**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 36 Russell Road, Edinburgh, EH11 2LP – Forthcoming application by Ardent Group for the proposed student accommodation comprising approximately 271 student bedrooms within 56 apartments together with reception, common room, gym, laundry, external open space/public realm, bin and cycle stores, access and infrastructure works along with the demolition of existing buildings - application no 16/03657/PAN – report by the Head of Planning and Transport (circulated)

### **Kirsty-Louise Campbell**

Interim Head of Strategy and Insight

### **Committee Members**

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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**

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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**

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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](http://www.edinburgh.gov.uk/planning) - this includes letters of comments received.

The items shown in part 6 on this agenda are to be considered as a hearing. 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](mailto: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](http://www.edinburgh.gov.uk/meetings) .

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