

### Development Management Sub-Committee of the Planning Committee

10.00am, Wednesday 9 November 2016

**Present:**

Councillors Perry (Convener), Lunn (Vice-Convener), Bagshaw, Balfour, Blacklock, Cairns, Child, Griffiths (substituting for Councillor Gardner), Keil, McVey, Milligan, Mowat and Ritchie.

#### 1. Minutes

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**Decision**

To approve the minute of the meeting of the Development Management Sub-Committee of 26 October 2016 as a correct record.

#### 2. General Applications and Miscellaneous Business

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The Sub-Committee considered reports on planning applications and pre-applications listed in Sections 4, 5 and 7 of the agenda for the meeting.

**Decision**

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

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

#### 3. 199 Fountainbridge, Edinburgh (Site 60 Metres South of)

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Details were provided of an application for approval of matters specified in conditions 1, 2(a-m) and (i)-(v), 3, 9, 17, 18, 20 relating to Plots W1-W4 including residential/commercial/retail units, detail of height/massing/ground floor levels/design of external features and materials including public realm/pedestrian/cycle access arrangements, treatment to adopted roads or footways, car parking venting/servicing, surface water and drainage/lighting, waste management/hard and soft landscaping details on a site 60 metres south of 199 Fountainbridge, Edinburgh (application no 16/03321/AMC).

The Head of Planning and Transport gave details of the proposals and the planning considerations involved and recommended that the application be approved.

## **Motion**

To approve the application subject to conditions, reasons and informatives detailed in section 3 of the report by the Head of Planning and Transport.

- moved by Councillor Perry, seconded by Councillor Lunn

## **Amendment 1**

To refuse the application for the reasons that the proposals did not comply with Policy DES 3 (Development Design) of the Edinburgh City Local Plan.

- moved by Councillor Ritchie, seconded by Councillor Bagshaw

## **Amendment 2**

To continue the application to allow officers to have further discussions with the applicants on design and sizing of the proposed flats and to allow elected members to further review the design policies as set out in the Edinburgh City Local Plan and City Local Development Plan.

- moved by Councillor Mowat, seconded by Councillor McVey

In accordance with Standing Order 22.3 a first vote was taken for or against continuation of the application as set out in Amendment 2. If that was carried that would be the end of the matter, otherwise a vote would then be taken between the Motion and Amendment 1.

## **Voting**

For amendment 2: 8 votes

Against amendment 2: 5 votes

## **Decision**

To continue the application to allow officers to have further discussions with the applicants on design and sizing of the proposed flats and to allow elected members to further review the design policies as set out in the Edinburgh City Local Plan and Local Development Plan.

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

## **4. 21 McDonald Place, Edinburgh**

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Details were provided of an application for the proposed demolition of existing two storey garage and offices, and construction of five storey, eleven unit apartment block with on-site parking, cycle storage and bin storage (as amended to entirely remove top floor, limiting to four storey) at 21 McDonald Place, Edinburgh (application no 16/03471/FUL).

The Head of Planning and Transport gave details of the proposals and the planning considerations involved and recommended that the application be granted.

Councillor Cairns, seconded by Councillor Blacklock moved that the application be continued to allow members to visit the site prior to determination.

In accordance with Standing Order 22.3 a vote was taken for or against continuation of the application as proposed. If that was carried that would be the end of the matter, otherwise the application would be considered at this meeting.

**Voting**

For continuation: 5 votes

Against continuation 2 votes

**Decision**

To continue consideration of the application for a site visit.

(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 - 234-246, 248 Easter Road, Edinburgh</u></a></p>	<p>Creation of retail development including associated parking - application no 15/04194/FUL</p>	<p>To <b>GRANT</b> planning permission subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Head of Planning and Transport.</p>
<p><a href="#"><u>Item 4.2 – 20 Murieston Lane (Flat 5), Edinburgh</u></a></p>	<p>Alterations to a single dwelling to form an additional property (as amended) – application no 16/03163/FUL</p>	<p>To <b>GRANT</b> planning permission subject to informatives detailed in section 3 of the report by the Head of Planning and Transport.</p>
<p><a href="#"><u>Item 4.3 – 104 Newcraighall Road, Edinburgh (at land 263 metres south of)</u></a></p>	<p>Erection of 37 dwellinghouses – application no 16/02696/FUL</p>	<p>To <b>GRANT</b> planning permission subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Head of Planning and Transport.</p>
<p><a href="#"><u>Item 5.1 – 63 Calton Road, Edinburgh</u></a></p>	<p>Proposed demolition in a Conservation Area – application no 15/03913/CON</p>	<p>To <b>REFUSE</b> conservation area consent for the reasons that the proposal does not comply with Policy ENV 2 and Policy ENV5 of the Edinburgh City Local Plan.</p>
<p><a href="#"><u>Item 7.1 – 199 Fountainbridge, Edinburgh (at site 60 metres south of)</u></a></p>	<p>Approval of matters specified in conditions 1, 2(a-m) and (iv-v), 3, 9, 17, 18, 20 relating to Plots W1-W4 including residential, commercial, retail units.</p> <p>Detail of height, massing, ground floor levels, design of external features and materials including public realm, pedestrian, cycle access arrangements, treatment to adopted roads or footways, car parking venting, servicing, surface water and drainage, lighting, waste management, hard and soft landscaping details – application no 16/03321/AMC</p>	<p>To <b>CONTINUE</b> consideration of the application to allow officers to have further discussions with the applicants on design and sizing of the proposed flats and to allow elected members to further review the design policies as set out in the Edinburgh City Local Plan and Local Development Plan.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<a href="#"><u>Item 7.2 – Granton Harbour, West Harbour Road, Edinburgh</u></a>	Approvals of matters specified in condition 2 of outline application 01/00802/OUT covering siting and height of development, design and configuration of public and open spaces, access, road, layouts, footpaths and cycle routes (Scheme 2) – application no 16/02621/AMC	To <b>NOTE</b> that the application had been withdrawn by the applicant.
<a href="#"><u>Item 7.3 – 21 McDonald Place, Edinburgh</u></a>	Demolition of existing two storey garage and offices and construction of five storey, eleven unit apartment block, with on-site parking, cycle storage and bin storage (as amended to entirely remove top floor limiting to four storey) – application no 16/03471/FUL	To <b>CONTINUE</b> consideration of the application for a site visit.
<a href="#"><u>Item 7.4 – 28 Newmills Road, Balerno (at land 150 metres south west of)</u></a>	Proposed residential development of 206 houses and flats, formation of a linear park, associated infrastructure and ancillary works (as amended) – application no 15/05100/FUL	To <b>GRANT</b> planning permission subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Head of Planning and Transport.  Councillor Bagshaw requested that his dissent be recorded to this decision.
<a href="#"><u>Item 9.1 – Pennywell Road, Edinburgh (at Regeneration Masterplan Pennywell Muirhouse)</u></a>	Forthcoming application for planning permission in principle for a phased mixed-use development comprising retail, cafe restaurants, offices, residential (various), leisure, community facilities and other associated uses, altered access, road/drainage, infrastructure, landscaping and demolition of existing structures and other associated development.	To note the key issues at this stage.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
	Detailed planning permission is also sought for Phase 1 of the proposed development comprising public realm improvements, Sustainable Urban Drainage Systems (SUDS), partial demolition/reconfiguration of the existing library, reconfiguration of the arts centre and partial demolition of the existing shopping centre – application no 16/04622/PAN	
<a href="#"><u>Item 9.2 – 5-7 Regent Road, Edinburgh (at New Parliament House)</u></a>	Change of use, alterations to and restoration of principal former Royal High School building and pavilions, gymnasium block and lodge, new build development, new improved vehicular service and pedestrian accesses, landscaping, parking, public realm and other works to create a world class hotel of international standing with associated uses including publically accessible bars (public house) and restaurants (Class 3) – application no 16/04537/PAN	To note the key issues at this stage.  In addition to note the expectation that an Economic Impact Assessment should be submitted with the forthcoming detailed planning application.