

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 7 December 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 23 November 2016 (circulated) - 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 2 - 4 Abbey Mount Edinburgh EH8 8EJ – Change of Use + alterations to form residential studios + retention of existing community café/restaurant + meeting room – application no 16/03668/FUL - report by the Head of Planning and Transport (circulated)
It is recommended that this application be **GRANTED**.
- 4.2 36 Clerwood Terrace Edinburgh – section 75A application seeking the discharge of the whole section 75 agreement for the former Queen Margaret University College site– application no 16/04721/OBL – report by the Head of Planning and Transport (circulated)
It is recommended that the planning obligation to which this application refers is **DISCHARGED**.
- 4.3 Greendykes Road Edinburgh (Land At Greendykes North Site) - The proposal of 75 dwellings in Greendykes Area G as identified in masterplan approval reference 05/01358/OUT. We wish to discharge Condition 2 of the PPP reference 05/01358/OUT. As amended - application no 16/04427/AMC – report by the Head of Planning and Transport (circulated)
It is recommended that this application be **APPROVED**.
- 4.4 GF90 15 - 19 Hanover Street Edinburgh EH2 2DL - Change of Use from Class 1 (Shops) to Class 3 (Restaurant). Installation of flue to rear elevation (as amended) - application no 16/03328/FUL – report by the Head of Planning and Transport (circulated)
It is recommended that this application be **REFUSED**.

- 4.5 Niddrie Mains Road (Redevelopment Site) - Craigmillar Town Square extends the public realm in front of the neighbourhood hub, connecting the two spaces through uniform materials and building on the existing design framework. The Town Square provides ample space for flexible use. As amended- application no 16/02697/AMC – report by the Head of Planning and Transport (circulated)
- It is recommended that this application be **APPROVED**.
- 4.6 95 Parkgrove Terrace (Land 43 Metres East Of) - Proposed residential development (44 dwellings) with associated parking, access, open space, drainage infrastructure and other associated development. - application no 16/04722/FUL – report by the Head of Planning and Transport (circulated)
- It is recommended that this application be **GRANTED**.
- 4.7 24 Tennant Street Edinburgh (Site 47 Metres South Of) - 4Removal of the obligation to make payment of the Secondary Education Contribution as defined in the Planning Obligation referred to at Section 5 and as set out in the attached statement - application no 16/04925/OBL – report by the Head of Planning and Transport (circulated)
- It is recommended that the planning obligation to which this application refers is **MODIFIED**.
- 4.8 127 Trinity Road Edinburgh EH5 3LB - Variation to permission ref: 15/01788/FUL. Modification to the design of five houses - application no 16/04449/FUL – report by the Head of Planning and Transport (circulated)
- It is recommended that this application be **GRANTED**.
- 4.9 West Harbour Road Edinburgh (Granton Harbour) – Application for approval of matters specified in condition 2 of application 01/00802/OUT for plot 3, at 65 West Harbour Road, EH5 1PW. Erection of a 4/6 storey residential development of 104 flats with associated parking, landscaping and accessibility – application no 16/04342/AMC – report by the Head of Planning and Transport (circulated)It is recommended that this application be **GRANTED**.
- 4.10 8 Wheatfield Street (Land Adjacent To) - 40/40 nursery accommodation within the grounds of Tynecastle stadium, to provide temporary provision during the redevelopment of Tynecastle stadium - application no 16/04704/FUL – 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 and continued for further information. The Head of Planning and Transport will give presentation to the Sub-Committee on the additional material requested.

- 5.1 199 Fountainbridge Edinburgh (Site 60 Metres South Of) - AMC 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 + drainage/lighting, waste management/hard + soft landscaping details.– application no 16/03321/AMC – report by the Head of Planning and Transport (circulated)

The Development Management Sub-Committee on 9 November 2016 continued consideration for 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.

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

- 5.2 14 Kingsburgh Crescent (off Waterfront Avenue) Edinburgh (Land 40 Metres West Of) - One hundred residential units, comprising a mix of three to four storey townhouses and two seven storey apartment buildings – application no 16/00155/FUL – report by the Head of Planning and Transport (circulated)

The Development Management Sub-Committee on 1 July 2016 agreed to approve the application subject to a legal agreement on developer contributions and conditions that , detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved by the Development Management Sub-Committee before work is commenced on site, and sample/s of the proposed materials shall be submitted to and approved by the Development Management Sub-Committee before work commences on site.

The purpose of this report is to seek Committee approval of the proposed materials.

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

- 5.3 27, 35, 37-39, Lanark Road Edinburgh EH14 1TG - Change of Use to purpose built student accommodation and erection of two new high quality, managed student residences. Both blocks to have office/reception and communal area with associated facilities at Ground Floor Level, landscaping, amenity space and cycle storage (as amended) – application no 15/05401/FUL – report by the Head of Planning and Transport (circulated)

The Development Management Sub-Committee on 8 June 2016 agreed to continue consideration of the matter for discussions with the applicant on amended proposals to the design and scale of the development.

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

6. Applications for Hearing

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

- 6.1 Protocol Note – report by the Head of Strategy and Insight (circulated)
- 6.2 Myreside Road (George Watsons College Grandstand, Myreside Stadium) - Erection of two temporary spectator stands and ancillary facilities including television gantry, hospitality marquee, portable food and drink units, portable retail marquee and portable toilets – application no 16/04715/FUL – report by the Head of Planning and Transport (circulated)

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

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 10 George Street Edinburgh (Proposed Advertising Panel 16 Metres North Of) – Advertisement consent for the erection of foster bus shelter unit incorporating an illuminated double digital display 1.9 square metres double-sided advertising screen facing east and west – application no 16/05012/ADV – report by the Head of Planning and Transport (circulated)

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

- 7.2 13B George Street Edinburgh (Proposed Advertising Panel 23 Metres Southeast Of) – Foster bus shelter unit incorporating illuminated double digital display double sided advertising screen – application no 16/05010/ADV – report by the Head of Planning and Transport (circulated)

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

- 7.3 47 George Street Edinburgh (Proposed Advertising Panel 17 Metres South Of) – Advertisement consent for the erection of foster bus shelter unit incorporating an illuminated double digital display 1.9 square metres double sided advertising screen facing east and west – application no 16/05013/ADV – report by the Head of Planning and Transport (circulated)

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

- 7.4 48 George Street Edinburgh (Proposed Advertising Panel 10 Metres North Of) – Advertisement consent for the erection of foster bus shelter unit incorporating an illuminated double digital display 1.9 square metres double sided advertising screen facing east and west – application no 16/05016/ADV – report by the Head of Planning and Transport (circulated)

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

- 7.5 60 George Street Edinburgh(Proposed Advertising Panel 10 Metres North Of) – Advertisement consent for the erection of foster bus shelter unit incorporating an illuminated double digital display 1.9 square metres double sided advertising screen facing east and west – application no 16/05014/ADV – report by the Head of Planning and Transport (circulated)

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

- 7.6 63 George Street Edinburgh (Proposed Advertising Panel 13 Metres South Of) – Advertisement consent for the erection of foster bus shelter unit incorporating an illuminated double digital display 1.9 square metres double sided advertising screen facing east and west – application no 16/05015/ADV – report by the Head of Planning and Transport (circulated)

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

- 7.7 80 George Street Edinburgh (Proposed Advertising Panel 14 Metres North Of) – Freestanding advertising unit influenced by foster bus shelter unit incorporating illuminated double digital display double sided advertising screen – application no 16/05019/ADV – report by the Head of Planning and Transport (circulated)

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

- 7.8 83 George Street Edinburgh (Proposed Advertising Panel 10 Metres South Of) – Freestanding advertising unit influenced by foster bus shelter unit incorporating illuminated double digital display double sided advertising screen – application no 16/05017/ADV – report by the Head of Planning and Transport (circulated)

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

- 7.9 93 George Street Edinburgh (Proposed Advertising Panel 13 Metres Southeast Of) – Freestanding advertising unit influenced by foster bus shelter unit incorporating illuminated double digital display double sided advertising screen – application no 16/05018/ADV – report by the Head of Planning and Transport (circulated)

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

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 1, 2, 3, 4 Almond Road, Edinburgh Airport Edinburgh EH12 9DN (Edinburgh Airport Police Station) – Forthcoming application by Edinburgh Airport Limited for demolition of existing buildings and redevelopment of site for mixed used including hotel (Class 7) food and drink (Class 3), petrol filling station (Sui Generis), retail (Class 1) Office, (Class 4) with associated infrastructure (inc access, servicing arrangements, car parking, landscaping and public realm) – application no 16/05145/PAN – report by the Head of Planning and Transport (circulated)
- 9.2 Hamilton Terrace Edinburgh EH15 1NB (St John's RC Primary School) – Forthcoming application by the City Of Edinburgh Council. for the demolition of existing primary school and formation of public park on site of existing primary school. Balance of Portobello High School site after development/construction of New Primary School (16/02594/FUL) – application no 16/05530/PAN – report by the Head of Planning and Transport (circulated)
- 9.3 1 Lauriston Place Edinburgh (Land 100 Metres South Of) – Forthcoming application by Quartermile Ventures for a proposed residential development (91 units) and ancillary works together with commercial use at ground floor level at Q26 and Q27 – application no 16/04412/PAN – report by the Head of Planning and Transport (circulated)
- 9.4 1 Lauriston Place Edinburgh (Former Royal Infirmary Site) – Forthcoming application by the University Of Edinburgh for a proposed change of use and conversion of the category A listed surgical building of the former Royal Infirmary of Edinburgh, and the category B listed gatehouse, boundary and forecourt, to provide an educational facility for Edinburgh University. The proposals include repair, refurbishment and alterations to the original fabric, some areas of removal, addition of new build elements, alterations to hard and soft landscape and addition of new public space. The gross floor area of the proposed development is circa 20,000sqm which includes 5,000sqm of new build accommodation – application no 16/04490/PAN – report by the Head of Planning and Transport (circulated)
- 9.5 91 Liberton Drive Edinburgh EH16 6NS (Braid Hills Golf Centre) – Forthcoming application by Braid Hills Golf Centre for extension of driving range facility associated landscape works and boundary treatment to west side of red boundary. Resubmission of previous PAN (10/03332/PAN) and previously approved planning application 12/00161/FUL (expired Aug 2015) – application no 16/05082/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 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

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.

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