

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 22 February 2017

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 1February 2017 (circulated) - submitted for approval as a correct record

4. General applications and miscellaneous business

The recommendations by the Chief Planning Officer 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 34 Belgrave Road Edinburgh – Demolish the existing public buildings on site and regrade the solum areas of these along with the immediate surrounding land. Protect the existing trees on the land from building operations. Build four town houses in two similar blocks to a height and general form as to match the development pattern of the area. Form private gardens at the rear of the blocks and a communal garden at the front of the blocks with seven parking spaces. Renew the outer boundary wall in stone (as amended) – application no 16/05403/FUL - report by the Chief Planning Officer (circulated)

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

- 4.2 130 Constitution Street Edinburgh EH6 6AJ – Alteration and change of use of existing office and warehouse to form 25 room boutique hotel and flatted development - application no 16/00682/ FUL - report by the Chief Planning Officer (circulated)

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

- 4.3 103 Curriehill Road Currie (At Land 138 Metres West Of) – Erection of residential development with associated access, landscaping and open space (as amended) - application no 16/01515/FUL - report by the Chief Planning Officer (circulated)

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

- 4.4 229 Gilmerton Road Edinburgh EH16 5UD (Liberton Primary School) – Erection of a two storey education building - application no 16/05385/FUL - report by the Chief Planning Officer (circulated)

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

- 4.5 88 Grassmarket Edinburgh EH1 2JR – Change of use from shop (Class 1) to restaurant (Class 3) - application no 16/04552/FUL - report by the Chief Planning Officer (circulated)

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

- 4.6 98 Ocean Drive Edinburgh (At Car Park 137 Metres Northeast Of) - Erection of hotel development (Class 7), associated facilities and ancillary works, including boardwalk (as amended) - application no 16/02815/PPP - report by the Chief Planning Officer (circulated)

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

- 4.7 Seafield Avenue, Edinburgh –Tree Preservation Order TPO 184 - report by the Chief Planning Officer (circulated)

It is recommended that the order be **CONFIRMED**.

- 4.8 22 The Wisp Edinburgh (Land 213 Metres Southwest Of) – Remix of residential development approval 13/02660/FUL, construction of 80 residential units and associated works (as amended) - application no 16/04373/FUL - report by the Chief Planning Officer (circulated)

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

- 4.9 5 Warriston Road Edinburgh EH3 5LQ – Vary planning permission with revised building design - application no 16/04263/FUL - report by the Chief Planning Officer (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 Chief Planning Officer will give presentation to the Sub-Committee on the additional material requested.

- 5.1 59, 60 Belford Road Edinburgh EH4 3UE - Demolition of Belford House + redevelopment of site for residential development + class 1 (retail), class 2 (financial, professional + other services) and/or class 4 (business) use (inc. change of use, conversion + extension to Douglas House) + other associated works (as amended July 2015) – application no 14/04512/FUL – report by the Chief Planning Officer (circulated)

It is recommended that a further two month period is allowed for the conclusion of the legal agreement.

6. Applications for Hearing

The Chief Planning Officer 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 None.

7. Application for Detailed Presentation

The Chief Planning Officer 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 1 Lauriston Place Edinburgh EH3 9EF (Former Royal Infirmary Site) - Enabling works in advance of the scheme for restoration and re-use of the building as an education facility by the University of Edinburgh, comprising: - External down-takings including front & rear extensions, balconies, roof walkways, gatehouse, forecourt walls & railings - Internal down-takings & strip out including non-load bearing partitions, ceilings, floor finishes, NHS equipment and asbestos - Temporary structural works, temporary weatherproofing & roof repairs – application no 16/05400/LBC – report by the Chief Planning Officer (circulated)

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

7.2 9 Park Crescent Edinburgh EH16 6JD - Demolition of existing single storey extension and change of use of an office (class 2) into a pair of semi-detached dwelling houses, including alterations to form two dwellings of one and a half storey height (one with part basement) with garages, car parking and gardens – application no 16/04284/FUL – report by the Chief Planning Officer (circulated)

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

7.3(a) 64 Princes Street Edinburgh EH2 2DJ - Application for planning permission proposing the refurbishment and redevelopment of existing premises to form retail (Class 1) and restaurants (Class 3) at Princes Street and Rose Street levels and at basement levels below, with hotel (Class 7) / restaurants (Class 3) above (within underused upper floors of premises and at new rooftop levels) together with associated works. (as amended) – application no 16/05292/FUL – report by the Chief Planning Officer (circulated)

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

7.3(b) 64 Princes Street Edinburgh EH2 2DJ - Internal and external alterations to existing listed building and partial demolition at 64 Princes Street, and relocation of existing police box on Rose Street – application no 16/05293/LBC – report by the Chief Planning Officer (circulated)

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

- 7.4 Ravelston Dykes Road Edinburgh (Ravelston Dykes Quarry) - Erection of 3 dwellinghouses, associated landscaping and infrastructure works – application no 16/05074/FUL – report by the Chief Planning Officer (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. A decision to grant, refuse or continue consideration will be made following a presentation by the Chief Planning Officer and discussion on each item.

- 8.1 None.

9. Pre-Application Reports

No decisions will be taken on these applications at this meeting. Following a presentation by the Chief Planning Officer, 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 Craigpark Ratho Newbridge EH28 8RJ (Craigpark Quarry) – Forthcoming application by Tartan Leisure & Alex Brewster & Sons for the erection of an outdoor leisure complex including water sport and training facilities with ancillary (Class One) Retail and (Class Three) Food and Drink uses. Tourism accommodation facilities e.g. self-catering lodges and campsite, infrastructure, access (pedestrian and vehicular), landscaping and ancillary works – application no 16/06366/PAN – report by the Chief Planning Officer (circulated)
- 9.2 1 Craigpark Ratho Newbridge EH28 8RJ (Craigpark Quarry) – Forthcoming application by Tartan Leisure & Alex Brewster & Sons for infrastructure provision (including operational works), landscaping and access (pedestrian and vehicular) associated with the development of the site for an outdoor leisure complex, including tourism accommodation facilities, ancillary (class one) retail and (class three) food and drink uses and associated works – application no 16/06371/PAN – report by the Chief Planning Officer (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 Chief Planning Officer 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.

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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