

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 1 February 2017

Present:

Councillors Perry (Convener), Lunn (Vice-Convener), Bagshaw, Blacklock, Cairns, Cardownie, Child, Gardner, Heslop, Keil, McVey, Milligan, Mowat and Ritchie.

1. Minutes

Decision

To approve the minutes of the meeting of the Development Management Sub-Committee of 18 January 2017 as a correct record.

2. General Applications and Miscellaneous Business

The Sub-Committee considered reports on planning applications and pre-applications listed in Sections 4, 5, 7, 8 and 9 of the agenda for the meeting.

Requests for Presentations

The Chief Planning Officer gave presentations on agenda item 4.2 – 36 Craiglockhart Terrace, Edinburgh as requested by Councillor Corbett (as ward member), item 7.2 – 24 Tennant Street, Edinburgh (Site 47 Metres South Of) as requested by Councillor Booth (as ward member) and item 8.1 – 8 Cambridge Avenue, Edinburgh as requested by Councillor Ritchie.

Requests for Hearings

A request to consider agenda item 4.2 – 36 Craiglockhart Terrace, Edinburgh by holding a hearing session, which had been received by Councillor Corbett, was considered.

Request for Site Visit

Requests to consider site visits for item 4.2 – 36 Craiglockhart Terrace, Edinburgh, by Councillor Burns and item 7.2 – 24 Tennant Street, Edinburgh (Site 47 Metres South Of) Edinburgh by Councillor Gardner, were considered.

Decision

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

(Reference – reports by the Chief Planning Officer, submitted.)

Declaration of Interests

Councillor Gardener declared a non financial interest in item 7.2 – 24 Tennant Street, Edinburgh (Site 47 Metres South Of) and item 8.2 – 21 McDonald Place, Edinburgh as he had previously objected to these applications and took no part in the consideration of these items.

3. 2 Ocean Drive, Edinburgh (Land 96 Metres South Of)

Details were provided of proposals for a residential development consisting of 57 flats providing a mixture of accommodation and tenure as well as associated infrastructure at 2 Ocean Drive, Edinburgh (Land 96 Metres South Of) – application no 14/05127/FUL.

The Chief Planning Officer gave details of the proposals and the planning considerations involved and recommended that the application be refused.

Motion

To refuse planning permission for the reason that the proposal was contrary to policy Env 22 of the adopted Local Development Plan.

- moved by Councillor Perry, seconded by Councillor Mowat.

Amendment

To grant planning permission, subject to air quality management mitigation implementation that would arise from the work of the action group.

- moved by Councillor McVey, seconded by Councillor Cardownie.

Voting

For the motion: 11 votes

For the amendment: 3 votes

Decision

To refuse planning permission for the reason that the proposal was contrary to policy Env 22 of the adopted Local Development Plan.

(Reference – report by the Chief Planning Officer, submitted)

4. 8 Cambridge Avenue, Edinburgh

The Sub-Committee had previously continued consideration of the application for the change of use from residential (class 9) to guest house (class 7), at 8 Cambridge Avenue, Edinburgh – application no 16/03807/FUL – for the following reasons:

1. A site visit.
2. Further information from the Head of Planning and Transport on the following:
 - (a) To clarify the number of bedrooms that the guest house would have if the planning application was approved.
 - (b) To clarify why number 6 and no 8 Cambridge Street could not be considered as one planning application.

- (c) To clarify if the partition wall between 6 and 8 Cambridge Avenue had been removed.
- (d) To clarify why the objection from the Community Council had not been included in the report.
- (e) To provide a more detailed transportation assessment.

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

Motion

To grant planning permission subject to informatives detailed in section 3 of the report by the Chief Planning Officer.

- moved by Councillor Perry, seconded by Councillor Lunn.

Amendment

To refuse planning permission for the reason that the proposals were contrary to planning policies Hou 7 and Tra 2 of the Local Development Plan.

- moved by Councillor Gardner, seconded by Councillor Ritchie.

Voting

For the motion: 8 votes

For the amendment: 4 votes

Decision

To grant planning permission subject to informatives detailed in section 3 of the report by the Chief Planning Officer.

(References – Development Management Sub-Committee 12 October 2016 (item 2); report by the Chief Planning Officer, 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><u>Item 4.1(a) - 119 Constitution Street, Edinburgh EH6 7AE</u></p>	<p>Alter and change the use of an existing building to non-residential institution (class 10); erect single storey wings north and south of the existing building; connect to existing building including forming new opening; form upper storey gallery in nave; rationalise car-parking (as amended to reduce size of southern wing) – application no 16/04022/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives detailed in section 3 of the report by the Chief Planning Officer.</p>
<p><u>Item 4.1(b) - 119 Constitution Street, Edinburgh EH6 7AE</u></p>	<p>Erect single storey wings north and south of the existing building; connect to existing building including forming new opening; form upper storey gallery in nave; rationalise car-parking (as amended to reduce scale of south wing) - application no 16/04022/LBC</p>	<p>To GRANT listed building consent subject to conditions, reasons and informatives detailed in section 3 of the report by the Chief Planning Officer.</p>
<p><u>Item 4.2 - 36 Craiglockhart Terrace, Edinburgh EH14 1AJ</u></p>	<p>Erect two storey pitched roof extension, demolish existing garage and erect boundary fence - application no 16/05649/FUL</p>	<ol style="list-style-type: none"> 1. To REFUSE the request for a hearing. 2. To CONTINUE consideration of the application for a site visit.
<p><u>Item 4.3 - Granton Harbour, West Harbour Road, Edinburgh</u></p>	<p>Approval 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 16/05618/AMC</p>	<p>To APPROVE matters specified in condition subject to conditions, reasons and informatives detailed in section 3 of the report by the Chief Planning Officer.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 4.4 - St Margaret's RC Primary School, 35 Station Road, South Queensferry, EH30 9JY</u>	Erect gym hall extension to existing building - application no 16/05384/FUL	To GRANT planning permission subject to conditions, reasons and informatives detailed in section 3 of the report by the Chief Planning Officer.
<u>Item 4.5 - Stopping Up Order – Tynecastle Park Access Road, Edinburgh</u>	Confirmation of the City of Edinburgh Council Stopping Up Order 2016 – PO/16/3	To CONFIRM The City of Edinburgh Council (Tynecastle Park Access Road, Edinburgh) (Stopping Up) Order 2016.
<u>Item 5.1 - New Parliament House 5 - 7 Regent Road Edinburgh EH7 5BL</u>	Project proposed conservation of Thomas Hamilton designed former Royal High School building to form new premises for St Mary's Music School. Combined with demolition of later ancillary buildings, space to the East was created for new residential, teaching/practice facility. Proposed new landscaped public garden to West. New basement created under Main Hall to provide new foyer giving access to public performance spaces above – application no 15/05662/FUL	To AGREE to extend the period to conclude the legal agreement by six months.
<u>Item 7.1 - 2 Ocean Drive Edinburgh (Land 96 Metres South Of)</u>	Residential development consisting of 57 flats providing a mixture of accommodation and tenure as well as associated infrastructure – application no 14/05127/FUL	To REFUSE planning permission for the reason that the proposal was contrary to policy Env 22 of the adopted Local Development Plan. (On a division.)

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 7.2 - 24 Tennant Street (Site 47 Metres South Of)</u>	<p>Application for modification or discharge of Planning Obligation. Section 75 Agreement between CEC and Persimmon Homes Ltd. dated 31 May and 9 June and recorded in the Land Register of Scotland under the number MID120672 - 15/02049/FUL – application no 16/06188/OBL</p>	<p>To REFUSE THE MODIFICATION of the planning obligation for the following reasons:</p> <p>Under Policy Tra 8, in conjunction with Policy Del 1 and Des 7 (c) and (e) of the adopted Edinburgh Local Development Plan (LDP) and having regard to the five tests in Scottish Government Circular 3/2012 <i>Planning Obligations and Good Neighbour Agreements</i>, the supporting information supplied by the applicant, Committee was of the opinion that: the zebra crossing was necessary in the circumstances adjacent to a school in order to reduce potential conflict between traffic and pedestrians and facilitate safe and convenient access and movement; it served a planning purpose; related to the development and other change in the area; fairly and reasonably related in scale and kind to the proposed development; and was reasonable in all other respects. In the aforementioned circumstances, Committee considered that the modification should not be modified and should continue in its current form.</p>
<u>Item 8.1 - 8 Cambridge Avenue, Edinburgh EH6</u>	<p>Change of use from residential (class 9) to guest house (class 7) – application no 16/03807/FUL</p>	<p>To GRANT planning permission subject to informatives detailed in section 3 of the report by the Chief Planning Officer.</p> <p>(On a division.)</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
Item 8.2 - 21 McDonald Place, Edinburgh EH7 4NX	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	<ol style="list-style-type: none"> 1. To GRANT planning permission subject to conditions, reasons and informatives detailed in section 3 of the report by the Chief Planning Officer. 2. That the materials used in the development were compliant with the surrounding area, to be approved by the Council as planning authority. (Delegated to Chief Planning Officer)
Item 9.1 - 70, 72 Newhaven Road, Edinburgh EH6 5QG	Forthcoming application by Queensberry Properties for the proposed demolition of existing commercial buildings and erection of 4 and 5 storey residential flats – application no 16/05475/PAN	To note the key issues at this stage. <ol style="list-style-type: none"> 1. Consideration be given to flood prevention measures and sewage issues. 2. Consideration be given to space, car parking issues, and encouraging the use of public transport and of the City Car Club. 3. That there be an impact assessment on the loss of space, in relation to commercial units and small businesses