

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 22 February 2017

Present:

Councillors Perry (Convener), Lunn (Vice-Convener), Bagshaw, Blacklock, Cardownie, Child, Gardner, Howat (substituting for Councillor McVey), Keil, Milligan, Mowat, Ritchie, Rose (substituting for Councillor Heslop) and Ross (substituting for Councillor Cairns).

1. Minutes

Decision

To approve the minutes of the meeting of the Development Management Sub-Committee of 1 February 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 4.1 – 34 Belgrave Road, Edinburgh as requested by Councillor Balfour, item 4.3 – 103 Curriehill Road, Edinburgh as requested by Councillor Bagshaw and item 4.9 – 5 Warriston Road, Edinburgh as requested by Councillor Gardner.

Requests for Hearings

A request to consider agenda item 4.1 – 34 Belgrave, Edinburgh by holding a hearing session, which had been received by Councillor Edie, as local ward member, was 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 Ross declared a non financial interest in item 4.1 – 34 Belgrave Road, Edinburgh

as he had made on-line comments on this application, left the room and took no part in the consideration of this item.

3. Ravelston Dykes Road Edinburgh (Ravelston Dykes Quarry)

Details were provided of proposals for the Erection of 3 dwellinghouses, associated landscaping and infrastructure works at Ravelston Dykes Road, Edinburgh (Ravelson Dykes Quarry) – application no 16/05074/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 reasons that the proposal was contrary to policies Env 10, Env 11, Env 18 and Des 4 of the adopted Edinburgh Local Development Plan.

- moved by Councillor Bagshaw, seconded by Councillor Gardner.

Amendment

To grant planning permission subject to the conditions, reasons, informatives and legal agreement set out in appendix 2 to this minute.

- moved by Councillor Perry, seconded by Councillor Lunn.

Voting

For the motion: 4 votes

For the amendment: 9 votes

Decision

To grant planning permission subject to the conditions, reasons, informatives and legal agreement set out in appendix 2 to this minute.

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

4. 103 Curriehill Road, Edinburgh

Details were provided of proposals for the erection of residential development with associated access, landscaping and open space (as amended) at 103 Curriehill Road, Edinburgh - application no 16/01515/FUL.

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 conditions, reasons, informatives and a legal agreement 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 Des 1, Des 7, Hou 4 and HSG 36 of the Edinburgh Local Development Plan.

- moved by Councillor Bagshaw, seconded by Councillor Gardner.

Voting

For the motion: 5 votes

For the amendment: 3 votes

Decision

To grant planning permission subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Chief Planning Officer

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

Appendix 1

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>Item 4.1 - 34 Belgrave Road Edinburgh</p>	<p>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</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 and 3. Clarification of the heights of the buildings. 4. Further information on the materials to be used and how the design and the materials related to the Edinburgh Design Guidance.
<p>Item 4.2 - 130 Constitution Street Edinburgh</p>	<p>Alteration and change of use of existing office and warehouse to form 25 room boutique hotel and flatted development - application no 16/00682/ FUL</p>	<p>To grant planning permission subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Chief Planning Officer.</p>
<p>Item 4.3 - 103 Curriehill Road Currie (At land 138 metres west of)</p>	<p>Erection of residential development with associated access, landscaping and open space (as amended) - application no 16/01515/FUL</p>	<p>To grant planning permission subject to conditions, reasons, informatives and a legal agreement 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 4.4 - 229 Gilmerton Road Edinburgh (Liberton Primary School)	Erection of a two storey education building - application no 16/05385/FUL	To grant planning permission subject to conditions, reasons and informatives detailed in section 3 of the report by the Chief Planning Officer.
Item 4.5 - 88 Grassmarket Edinburgh	Change of use from shop (Class 1) to restaurant (Class 3) - application no 16/04552/FUL	To grant planning permission subject to conditions, reasons and informatives detailed in section 3 of the report by the Chief Planning Officer.
Item 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	To grant planning permission in principle subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Chief Planning Officer.
Item 4.7 - Seafield Avenue Edinburgh	Tree Preservation Order TPO 184	To confirm Tree Preservation Order No. 184 (Seafield Avenue, Edinburgh).
Item 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	To grant planning permission in principle subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Chief Planning Officer.
Item 4.9 - 5 Warriston Road Edinburgh	Vary planning permission with revised building design - application no 16/04263/FUL	To grant the application subject to conditions, reasons and informatives detailed in section 3 of the report by the Chief Planning Officer.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
Item 5.1 - 59 - 60 Belford Road Edinburgh	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	To agree to extend the period to conclude the legal agreement by two months (to 22 April 2017).
Item 7.1 - 1 Lauriston Place Edinburgh	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	To continue consideration of the matter for information on the significant economic and public benefits of the demolition of the gatehouse and piers and why demolition was essential to achieve the benefits.
Item 7.2 - 9 Park Crescent Edinburgh	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	To grant planning permission subject to conditions, reasons and informatives detailed in section 3 of the report by the Chief Planning Officer.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
Item 7.3(a) - 64 Princes Street Edinburgh	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	To grant planning permission subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Chief Planning Officer.
Item 7.3(b) - 64 Princes Street Edinburgh	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	To grant listed building consent subject to conditions, reasons and informatives detailed in section 3 of the report by the Chief Planning Officer.
Item 7.4 - Ravelston Dykes Road Edinburgh (Ravelston Dykes Quarry)	Erection of 3 dwellinghouses, associated landscaping and infrastructure works – application no 16/05074/FUL	To grant planning permission subject to the conditions, reasons, informatives and legal agreement set out in appendix 2 to the minute. (On a division)
Item 9.1 - 1 Craigpark Ratho Newbridge (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	To note the key issues at this stage and request that land contamination issues be addressed.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
Item 9.2 - 1 Craigpark Ratho Newbridge (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	To note the key issues at this stage and request that land contamination issues be addressed.

Appendix 2

Conditions:-

1. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.
2. No development shall take place prior to implementation of remedial and protective measures in accordance with Section 6 of the 'Geo-environmental Risk Assessment and Remediation Strategy': LK Consult: Reference LKC 15 1018: April 2015; and documentary evidence to certify those works have been implemented shall be provided to and approved in writing by the Council as planning authority.
3. A fully detailed landscape plan, including the location of the public path, details of all hard and soft surfaces, and boundary treatments and all planting, shall be submitted to and approved in writing by the Planning Authority before work is commenced on site and to be implemented within six months of the date of first occupation.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order, 1992, as amended, gates, fences walls and other means of enclosure shall be constructed with 225mm gaps at their base so as to allow badgers to traverse the site. Such gaps shall be 1 metre wide and constructed at centres of not more than 10 metres along the boundary.
5. Prior to the commencement of work on site, a further badger camera trapping survey shall be undertaken to establish whether works are on or within 30m of a Badger Sett and therefore require a licence from Scottish Natural Heritage; the survey shall be submitted to the Planning Authority. Should any evidence of badger setts be found within this relevant survey area, a mitigation strategy must be submitted to and approved in writing by the Planning Authority and implemented, in accordance with the agreed mitigation strategy.

Reasons:-

1. In order to enable the planning authority to consider this/these matter/s in detail.
2. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
3. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
4. In the interest of protected species.
5. In the interest of protected species.

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Informatives

It should be noted that:

1. The applicant shall enter into a suitable legal agreement to ensure public access and woodland management in perpetuity on the part of the site outwith plots 1, 2 and 3 as specified on the proposed site plan.
2. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
3. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
4. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
5. Any orchids found within the development area are to be translocated to a suitable location within site which will not be affected by the development.
6. Clearance of vegetation/trees from the proposed construction areas has the potential to disturb nesting birds; therefore clearance should be carried out outside the bird nesting season March – August (inclusive). Should it be necessary to clear ground during the bird nesting season the land should be surveyed by a suitably qualified ecologist and declared clear of nesting birds before vegetation clearance starts.
7. All trees to be checked for bats before felling.
8. All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent, i.e. the road leading to the properties will be built to an adoptable standard. The main access will be required to be brought up to an adoptable standard.
9. The internal layout of the development should be designed in accordance with Designing Streets and Quality Audits will be required. Note that Designing Streets states that a Stage 2 Quality Audit should be provided as part of the detailed planning application.
10. The access road and associated car parking must be sufficiently large, and of a shape, to accommodate a turning area suitable for any vehicles which are likely to use it so that vehicles can enter and exit the site in a forward gear.
11. Any proposed on-street car parking spaces cannot be allocated to individual properties, nor can they be the subject of sale or rent. The spaces will form part of the road and as such will be

available to all road users. Private enforcement is illegal and only the Council as roads authority has the legal right to control on-street spaces, whether the road has been adopted or not. The developer is expected to make this clear to prospective residents.

12. Refuse storage facilities should be within 30 metres of an area which can be accessed by a refuse removal vehicle.

13. Any works affecting the existing carriageway/footway on Ravelston Dykes Road must be carried out in accordance with "Development Roads - Guidelines and Specification". See pages 5, 15 & 16 of http://www.edinburgh.gov.uk/download/downloads/id/704/guidance_for_householders.

14. The programme of removal of Japanese Knotweed is to be continued.