

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 30 August 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.

Contacts:

Email: veronica.macmillan@edinburgh.gov.uk / blair.ritchie@edinburgh.gov.uk

Tel: 0131 529 4283 /0131 529 4085



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.
- 1.2 Any member of the Council can request a Hearing if an item raises a local issue affecting their ward. Members of the Sub-Committee can request a presentation on any item in part 4 of the agenda. Members must advise Committee Services of their request by no later than **10.00am on Monday 28 August 2017** (see contact details in the further information section at the end of this agenda).
- 1.3 If a member of the Council has submitted a written request for a hearing to be held on an application that raises a local issue affecting their ward, the Development Management Sub-Committee will decide after receiving a presentation on the application whether or not to hold a hearing based on the information submitted. All requests for hearings will be notified to members prior to 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-Committees of 2 and 16 August 2017 (circulated) - submitted for approval as correct records

4. General applications and miscellaneous business

The recommendation 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 None

5. Returning Applications

These applications have been discussed previously by the Sub-Committee. A decision to grant, refuse or continue consideration will be made following a presentation by the Chief Planning Officer and discussion on each item.

- 5.1 30 South Fort Street, Edinburgh – Demolish existing buildings. Form new residential development with associated roads/paths and parking (Scheme 3) – application no 16/03218/FUL – report by the Chief Planning Officer (circulated)
It is recommended that this application be **GRANTED**.

- 5.2 24, 26 -28 West Bowling Green Street, Edinburgh – Proposed residential development consisting of 77 units (Scheme 2) – application no 16/00427/FUL – report by the Chief Planning Officer (circulated)

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

6. Applications for Hearing

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

- 6.1 South East Wedge Development Site Old Dalkeith Road, Edinburgh – Protocol Note by the Head of Strategy and Insight (circulated)
- 6.2 South East Wedge Development Site Old Dalkeith Road, Edinburgh – Proposed residential development, community parkland and a primary school on land at Edmonstone, the Wisp, South East Edinburgh – application no 16/05417/PPP – report by the Chief Planning Officer (circulated)

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

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.

- 7.1 137 Drum Street, Candlemaker's Park, Edinburgh (Land 126 Metres North Of) – Residential development including detailed site layout plan showing position of buildings, roads, footpaths, parking, cycle parking, boundary treatments, landscaping, details of existing and finished levels, flood attenuation details (matters listed in conditions 1, 2, 4 and 6 of planning consent 14/01238/PPP) (as amended) – application no 17/00696/AMC - report by the Chief Planning Officer (circulated)

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

- 7.2 36 Russell Road, Edinburgh – Student accommodation comprising 266 student bedrooms within 56 apartments with reception, common rooms, car parking, gym, laundry, external open space/public realm, bin and cycle stores, access and infrastructure works along with demolition of existing buildings – application no 17/00077/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 None

Laurence Rockey

Head of Strategy and Insight

Committee Members

Councillors Ritchie (Convener), Booth, Ian Campbell, Child, Dixon, Graczyk, Griffiths, Mitchell, Mowat, Osler and Staniforth.

Information about the Development Management Sub-Committee

The Development Management Sub-Committee consists of 11 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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