

## Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 2 August 2017

### Present:

Councillors Ritchie (Convener), Ian Campbell, Child, Dixon, Griffiths, Millar (substituting for Councillor Booth), Mitchell, Mowat, Osler and Staniforth.

### 1. General Applications and Miscellaneous Business

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The Sub-Committee considered reports on planning applications and pre-applications listed in Sections 4, 5, 6, 7, 8 and 9 of the agenda for the meeting.

#### Request for Presentation

There were the following requests for presentations: agenda item 4.2 – 14 Belmont Road, Juniper Green by Councillors Mowat, and Gardiner as a local ward member; agenda item 4.4 – 121 Constitution Street by Councillor Booth; and agenda item 4.14 – 46 Portobello Road by Councillor Child.

#### Considered as Presentation

Item 5.1 – Royal Botanic Garden, 20A Inverleith Row.

#### Requests for Hearings

There were the following requests for hearings: agenda item 4.14 – 46 Portobello Road – by Councillor Mary Campbell as local ward member; and agenda item 7.2 – 7 Canaan Lane – by Councillor Mandy Watt as local ward member.

#### Decision

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

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

#### Declaration of Interest

Councillor Miller declared a non- financial interest in item 7.3 – 1 Lauriston Place – as she had publicly expressed an opinion on the development, left the room and took no part in the consideration of this item.

Councillor Osler declared a non-financial interest in item 4.15 – 95 Ravelston Dykes Road (Mary Erskine School) – as her daughter played for the youth hockey club – left the room and took no part in the consideration of this item.

## **2. 116 Colinton Road, Edinburgh**

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The Development Management Sub-Committee at its meeting on 14 June 2017 agreed that an application for full planning permission for demolition of existing garage and re-development for 37 units, access, parking, associated infrastructure and landscaping (as amended) at 116 Colinton Road, Edinburgh to be dealt with by means of a hearing (application no 16/04062/FUL)

### **(a) Report by the Chief Planning Officer**

The proposal was acceptable in principle and the density, layout, scale, form and design was appropriate within this sustainable location. The proposal would achieve an acceptable environment for future occupiers and would not have an adverse impact on the amenity of neighbouring properties. The proposal would not have a detrimental impact on road safety, traffic, drainage, archaeology, air quality or biodiversity.

The proposal complied with the Development Plan and non-statutory guidance. The proposal was acceptable and there were no material considerations which outweighed this conclusion.

The presentation can be viewed via the link below:

[https://edinburgh.public-i.tv/core/portal/webcast\\_interactive/212504](https://edinburgh.public-i.tv/core/portal/webcast_interactive/212504)

### **(b) Craiglockhart Community Council**

Paul Mowat gave a presentation on behalf of Craiglockhart Community Council.

Paul Mowat indicated that the objection to the planning application in its current form by Craiglockhart Community Council was based on the overwhelming response received from Residents in the area. The current development was unsuitable and it was not appropriate for “material” reasons. The key Issues were height, overshadowing neighboring properties, privacy, inappropriate design and density. Other important issues were parking, traffic access / egress and loss of retail, and there was no sense of place, due to the inappropriate design, height and density.

Although there was clear rejection by the local community of the proposals, there was broad agreement that development was needed on this site, however, it should be the right development and not solely based on maximum commercial return. Additionally, the proposals were out of context and out of character with the area, they conflicted with the main aims of the Edinburgh Design Guidance and made no provision for affordable housing. Therefore, he urged that the Sub-Committee reject the proposals.

The presentation can be viewed via the link below:

[https://edinburgh.public-i.tv/core/portal/webcast\\_interactive/212504](https://edinburgh.public-i.tv/core/portal/webcast_interactive/212504)

**(c) Member of Local Community**

Colin Moss, as a resident of the area, explained that his views were typical of the residents and he outlined his objections to the development. He indicated that there had been numerous objections from the neighbours who were not opposed to a development, but were opposed to this plan. The proposals were more detrimental to the area than the existing garage which itself was not entirely beneficial. Other areas of concern included the scale and height, the retaining wall, overshadowing and loss of privacy. Additionally, the proposed development was out of scale, out of sympathy and represented overdevelopment. For these reasons, he requested that the application should be refused.

The presentation can be viewed via the link below:

[https://edinburgh.public-i.tv/core/portal/webcast\\_interactive/212504](https://edinburgh.public-i.tv/core/portal/webcast_interactive/212504)

**(d) Councillor Gavin Corbett, Ward Member**

Councillor Corbett indicated that in respect of the proposals, he did not regret that the car showroom was being demolished and he thought that this was a good site for housing because of its proximity to transport and shopping. Housing was the right type of development for this site, but this proposal represented overdevelopment of the site and did not support the Council's policy on affordable housing policy. The land value impacted on both the scale of the development and how it contributed to affordable housing needs.

The development was excessively dense and high for the area, and there was a lack of affordable housing in an area where there were few opportunities for housing for people with modest incomes. Council policy stated that there should be 25% of affordable homes.

The total sale value was between £12-13m according to the report. The report stated that the absence of affordable housing contribution was caused by "limitation round the viability of the site". The assessment concluded that there were viability issues for the site. However, he thought that affordable housing was not the issue, but that the developers had massively overpaid for the site. One option would be to renegotiate the very high purchase price and this information should have been made available to the Sub-Committee.

If the Sub-Committee approved the application, it was complicit in allowing overdevelopment, weak affordable housing contributions, providing cover for land price inflation and endorsing a transfer of wealth to landowners. Approval would also mean allowing another developer to neglect the provision of affordable housing and it was necessary for the Council to preserve the credibility of the affordable housing policy. To conclude, there should be housing development, but to the scale and design that was compatible with the area and provided the affordable homes that the City needed.

The presentation can be viewed via the link below:

[https://edinburgh.public-i.tv/core/portal/webcast\\_interactive/212504](https://edinburgh.public-i.tv/core/portal/webcast_interactive/212504)

**(e) Applicant and Applicant's Agent – Yeoman McAllister**

Maurice O'Carroll (QC) and Grant Watson (Associate) gave a presentation on behalf of Yeoman McAllister.

Maurice O'Carroll outlined the main points in favour of proposed development, which were as follows:

- The development complied with all relevant development plan policies (9 in total). In particular, this area had been identified as appropriate for housing provision which was urgently needed in Edinburgh.
- This was a brownfield site – previously developed as car sales garage Western Motors.
- The development was close to public transport links; served by a number of bus routes; ample cycle parking provision (64); within easy walking distance of local amenities.
- It complied with minimum provision for parking.
- It enabled a reduction in car movements into and out of the site compared to present use.
- It complied with non-statutory Edinburgh Design Guidance providing a range of bedrooms options aimed at growing families with good access to private gardens and safe play areas for children.
- It complied with design guidance: change of current utilitarian buildings to housing use compatible with surrounding use.
- There was the introduction of new green space over areas currently covered by hard standing.
- The development complied with and exceeded guidance in relation to buffer zones between this development and existing houses.
- It complied with and exceeded guidance in relation to daylight provision to existing buildings and overshadowing of gardens.
- It enabled provision for Affordable Housing to the extent of £31k per applicable unit (commuted sum £286,750), in compliance with Policy HOU 6.

He then outlined the history of the application, the current application, the extension of the consultation period and the proposed changes as a result of this. The alterations from the original proposal demonstrated a collaborative and planning-led approach between the Council, the developer and local residents who voiced specific objections. Substantial, detailed changes had been made to the original proposal to meet the concerns of all stakeholders. This had resulted in a proposed development which was recommended for grant of planning permission by the Chief Planning Officer.

As noted in many of the objections lodged, the site was at present unsightly and development for housing was acceptable in principle. The issues insofar as not covered in the response to objectors were traffic and parking and loss of sunlight or daylight.

In terms of traffic and parking, the development complied with parking standards set by Council. Parking provision in excess of those standards was not encouraged by the Council. To do so would encourage car use, which was not sustainable. Cycle use, public transport and walking were all encouraged. The recent Transport Assessment,

confirmed that there would be approximately a two thirds reduction in traffic generation into and out of the development site compared with the present use as a car showroom and garage.

In terms of loss of sunlight or daylight, the site sections demonstrated that the development complied with all standards set by the Council, without exception in any instance, although certain parts of the present use as a garage did not.

To conclude, the developers had complied with everything which the planning system had required of them. Any further alteration, if it were to be made, would be in excess of any requirement provided by way of any recognised standard or criterion. The developers had adopted a collaborative approach with the planning department and had taken on board all concerns raised by the objectors to the development in order to substantially amend the original scheme. The developers have undergone a very lengthy application process and had been extremely patient. Accordingly, the time for a final decision on this application had now come and that decision should be in favour of granting planning permission for this proposed development.

The presentation can be viewed via the link below:

[https://edinburgh.public-i.tv/core/portal/webcast\\_interactive/212504](https://edinburgh.public-i.tv/core/portal/webcast_interactive/212504)

### **Motion**

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

- moved by Councillor Ritchie, seconded by Councillor Child.

### **Amendment**

To refuse planning permission as the proposals were contrary to Edinburgh Local Development Planning Policies DES 1, DES 4 and HOU 6.

- moved by Councillor Staniforth, seconded by Councillor Mowat.

### **Voting**

For the motion:

Councillor Child, Councillor Dixon, Councillor Mitchell and Councillor Ritchie - 4 votes.

For the amendment:

Councillor Ian Campbell, Griffiths, Miller, Mowat, Osler and Straniforth - 6 votes.

### **Decision**

To refuse planning permission as the proposals were contrary to Edinburgh Local Development Planning Policies DES 1, DES 4 and HOU 6.

(References – Development Management Sub-Committee of the Planning Committee of 14 June 2017 (item 2); report by the Chief Planning Officer, submitted)

## 2. 7 Canaan Lane, Edinburgh

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Details were provided of proposals for the erection of new six storey building to replace public toilet comprising 11 flats (as amended) at 7 Canaan Lane, Edinburgh (application no 17/00184/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 as detailed in section 3 of the report by the Chief Planning Officer.

- moved by Councillor Child, seconded by Councillor Ian Campbell.

### **Amendment**

To refuse planning permission as the proposals were contrary to Edinburgh Local Development Planning Policies DES 1, DES 4 and DES 5.

- moved by Councillor Ritchie, seconded by Councillor Osler.

### **Voting**

For the motion

Councillor Ian Campbell, Councillor Child and Councillor Mitchell – 3 votes.

For the amendment

Councillor Dixon, Councillor Griffiths, Councillor Miller, Councillor Mowat, Councillor Osler, Councillor Ritchie and Councillor Staniforth – 7 votes.

### **Decision**

To refuse planning permission as the proposals were contrary to Edinburgh Local Development Planning Policies DES 1, DES 4 and DES 5.

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

## 3. 1 Belgrave Crescent Lane, Edinburgh (Land 8 Metres South Of)

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Details were provided of proposals for the demolition of an existing garden room and the erection of a new studio house at 1 Belgrave Crescent Lane, Edinburgh (Land 8 Metres South Of (application no 17/01467/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 informatives as detailed in section 3 of the report by the Chief Planning Officer.

- moved by Councillor Ritchie, seconded by Councillor Dixon.

### **Amendment**

To refuse planning permission as the proposals were contrary to Edinburgh Local Development Planning Policy DES 5.

- moved by Councillor Staniforth, seconded by Councillor Osler.

### **Voting**

For the motion

Councillor Griffiths, Councillor Dixon, Councillor Child, Councillor Miller and Councillor Ritchie – 5 votes.

For the amendment

Councillor Mitchell, Councillor Osler and Councillor Staniforth – 3 votes.

### **Decision**

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

(Reference – 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><a href="#"><u>Item 4.1 – 7 Belgrave Crescent, Edinburgh</u></a></p>	<p>Demolition of existing modern glazed conservatory to rear of property, and erection in same position of new painted timber extension with lead roofing to house new swimming pool – application no 17/01618/FUL</p>	<p>To <b>GRANT</b> planning permission subject to informatives as detailed in section 3 of the report by the Chief Planning Officer.</p>
<p><a href="#"><u>Item 4.2 - 14 Belmont Road, Juniper Green (Land 21 Metres West Of)</u></a></p>	<p>Erection of a dwelling house - application no 17/00862/FUL</p>	<p>To <b>CONTINUE</b> consideration of the matter for a detailed presentation to the next meeting of the Development Management Sub-Committee.</p>
<p><a href="#"><u>Item 4.3 – 13 Broughton Place Lane, Edinburgh (Land 10 Metres West Of)</u></a></p>	<p>Erect 2 three-storey mews dwelling houses on vacant land – application no 17/01996/FUL</p>	<p>To <b>GRANT</b> planning permission subject to a condition, reason and informatives as detailed in section 3 of the report by the Chief Planning Officer.</p>
<p><a href="#"><u>Item 4.4(a) – 121 Constitution Street, Edinburgh</u></a></p> <p><a href="#"><u>Item 4.4(b) – 121 Constitution Street, Edinburgh</u></a></p> <p><a href="#"><u>Item 4.4(c) – 121 Constitution Street, Edinburgh</u></a></p>	<p>Conversion of existing restaurant to guest house (class 7) - application no 15/02632/FUL</p> <p>Proposed conversion of restaurant into house of multiple occupation (HMO) – application no 15/01908/FUL</p> <p>Conversion of existing restaurant on ground floor into 10 rooms on two floors (amended to retain existing window form) – application no 15/02600/LBC</p>	<p>To <b>CONTINUE</b> consideration of the matter to the next meeting of the Sub-Committee for a detailed presentation.</p> <p>To <b>CONTINUE</b> consideration of the matter to the next meeting of the Sub-Committee for a detailed presentation.</p> <p>To <b>CONTINUE</b> consideration of the matter to the next meeting of the Sub-Committee for a detailed presentation.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><a href="#"><u>Item 4.5(a) – 20 Duncan Street, Edinburgh</u></a></p> <p><a href="#"><u>Item 4.5(b) – 20 Duncan Street, Edinburgh</u></a></p>	<p>Change of use from car servicing and repairs centre to student accommodation (comprising 29 No. student studios with shared breakout space) and associated external works – application no 16/05503/FUL</p> <p>Alterations and extension as part of change of use from car servicing and repairs centre to student accommodation (comprising 29 No. student studios with shared breakout space) and associated external works – application no 16/05505/LBC</p>	<p>To <b>REFUSE</b> the application for the reasons detailed in section 3 of the report by the Chief Planning Officer.</p> <p>To <b>REFUSE</b> the application for the reasons detailed in section 3 of the report by the Chief Planning Officer</p>
<p><a href="#"><u>Item 4.6 – 302A Gilmerton Road, Edinburgh</u></a></p>	<p>Remove sloping slated roofs and stepped flat roofs and replace with a new sloped slated roof, skylight, projecting balcony and set back French windows – application no 17/00946/FUL</p>	<p>To <b>GRANT</b> planning permission subject to informatives as detailed in section 3 of the report by the Chief Planning Officer.</p>
<p><a href="#"><u>Item 4.7 – 600 Gilmerton Road, Edinburgh (Land 201 Metres Northeast Of)</u></a></p>	<p>Change of use from agricultural land and disused railway to access ramp linking proposed shared path on disused railway to Gilmerton Road. The ramp would incorporate railings and rest points as well as accessible gradients – application no 17/00828/FUL</p>	<p>To <b>GRANT</b> planning permission subject to -conditions, reasons, informatives as detailed in section 3 of the report by the Chief Planning Officer.</p>
<p><a href="#"><u>Item 4.8 – Granton Harbour, West Granton Road, Edinburgh</u></a></p>	<p>Application for approval of matters specified in condition 2 of application 01/00802/OUT for plot S1 and S2 (S). Erection of a 3/7 storey residential development of 302 units with associated roads, car parking and landscaping – application no 17/01481/AMC</p>	<p>To <b>APPROVE</b> specified matters subject to conditions, reasons, informatives as detailed in section 3 of the report by the Chief Planning Officer.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<a href="#"><u>Item 4.9 – 53 Greenend Gardens, Edinburgh (Land 40 Metres North Of)</u></a>	Proposed Residential Development (in Principle) including associate open space and equipped play area – application no 17/02274/PPP	To <b>REFUSE</b> the application for the reasons detailed in section 3 of the report by the Chief Planning Officer
<a href="#"><u>Item 4.10 – 2F1, 19 Leamington Terrace, Edinburgh</u></a>	Change of used from flatted dwellinghouse (sui generis) to 6 bedroom HMO (sui generis) – application no 17/01785/FUL	To <b>GRANT</b> planning permission subject to informatives as detailed in section 3 of the report by the Chief Planning Officer.
<a href="#"><u>Item 4.11 – 49 Mitchell Street, Edinburgh</u></a>	Change of use and extension of residential accommodation (ancillary to a hotel) to form an independent house over three floors with one car parking space (as amended) – application no 17/01352/FUL	To <b>GRANT</b> planning permission subject to informatives as detailed in section 3 of the report by the Chief Planning Officer.
<a href="#"><u>Item 4.12 – 70 Moira Terrace, Edinburgh</u></a>	Change of use of external car sales area to wash car (as amended) – application no 16/05951/FUL	To <b>GRANT</b> planning permission subject to conditions, reasons, informatives as detailed in section 3 of the report by the Chief Planning Officer.
<a href="#"><u>Item 4.13 – 684 Old Dalkeith Road, Edinburgh (Land 389 Metres Southeast Of)</u></a>	Extension of existing composting site (as amended and in retrospect) – application no 16/04304/FUL	To <b>GRANT</b> planning permission subject to informatives as detailed in section 3 of the report by the Chief Planning Officer.
<a href="#"><u>Item 4.14 – 46 Portobello High Street, Edinburgh</u></a>	Change of Use from shop unit (class1) to restaurant (class 3) and external alterations (as amended) – application no 16/05756/FUL	To <b>GRANT</b> planning permission subject to -conditions, reasons, informatives as detailed in section 3 of the report by the Chief Planning Officer.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<a href="#"><u>Item 4.15 – 95 Ravelston Dykes Road, Edinburgh – Mary Erskine School</u></a>	Erection of Floodlighting – application no 17/00280/FUL	To <b>GRANT</b> planning permission subject to informatives as detailed in section 3 of the report by the Chief Planning Officer.
<a href="#"><u>Item 4.16(a) – Stoneycroft Road, South Queensferry (GF)</u></a>  <a href="#"><u>Item 4.16 (b) – Stoneycroft Road, South Queensferry (GF)</u></a>	Demolition of existing building on site and erection of five terraced townhouses on sloping site – application no 16/04716/FUL  Demolition of four storey office building to allow construction of five townhouses on site – application no 16/06254/CON	To <b>GRANT</b> planning permission subject to -conditions, reasons, informatives and a legal agreement as detailed in section 3 of the report by the Chief Planning Officer.  To <b>GRANT</b> conservation area consent subject to -conditions, reasons, informatives as detailed in section 3 of the report by the Chief Planning Officer.
<a href="#"><u>Item 6.1 – 116 Colinton Road, Edinburgh</u></a>	Protocol Note	Noted.
<a href="#"><u>Item 6.2 – 116 Colinton Road, Edinburgh</u></a>	Planning application for full planning permission for demolition of existing garage and re-development for 37 units, access, parking, associated infrastructure and landscaping (as amended) – application no 16/04062/FUL	To <b>REFUSE</b> planning permission as the proposals were contrary to Edinburgh Local Development Planning Policies DES 1, DES 4 and HOU 6.  (On a division.)

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><a href="#"><u>Item 7.1(a) – 63 Calton Road, Edinburgh</u></a></p>	<p>Demolition of existing parking garage and erection of a mixed use development comprising commercial space and student accommodation – application no 17/00861/FUL</p>	<p>To <b>GRANT</b> planning permission subject to:</p> <ol style="list-style-type: none"> <li>1. Conditions, reasons, informatives as detailed in section 3 of the report by the Chief Planning Officer.</li> <li>2. The following additional conditions: <ol style="list-style-type: none"> <li>(a) The provision of double stacked cycle spaces.</li> <li>(b) The provision of class 1 retail use.</li> </ol> </li> </ol> <p>To <b>GRANT</b> conservation area consent subject to conditions, reasons, informatives as detailed in section 3 of the report by the Chief Planning Officer.</p>
<p><a href="#"><u>Item 7.1(b) – 63 Calton Road, Edinburgh</u></a></p>	<p>Demolition of existing parking garage – application no 17/01650/CON</p>	<p>To <b>GRANT</b> conservation area consent subject to conditions, reasons, informatives as detailed in section 3 of the report by the Chief Planning Officer.</p>
<p><a href="#"><u>Item 7.2 – 7 Canaan Lane, Edinburgh</u></a></p>	<p>Erection of new six storey building to replace public toilet comprising 11 flats (as amended) – application no 17/00184/FUL</p>	<p>To <b>REFUSE</b> planning permission as the proposals were contrary to Edinburgh Local Development Planning Policies DES 1, DES 4 and DES 5.</p> <p>(On a division.)</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><a href="#"><u>Item 7.3(a) – 1 Lauriston Place, Edinburgh (Former Royal Infirmary Site)</u></a></p> <p><a href="#"><u>Item 7.3(b) – 1 Lauriston Place, Edinburgh (Former Royal Infirmary Site)</u></a></p>	<p>Change of use and restoration to create new facility for University of Edinburgh comprising new extensions to front/rear; alterations to building/entrance steps/forecourt, gates/boundary walls/railings and associated landscaping works (as amended) – application no 17/01524/FUL</p> <p>Works in relation to creating new facility for the University of Edinburgh comprising new extensions to front/rear; alterations to building and entrance steps, forecourt ramp walls, gates, boundary walls and railing and demolition of gatehouse (as amended) – application no 17/01527/LBC</p>	<p>1. To <b>GRANT</b> planning permission subject to - conditions, reasons, informatives as detailed in section 3 of the report by the Chief Planning Officer.</p> <p>2. That members met with representatives of Edinburgh University to discuss how to preserve the legacy of the Lodge.</p> <p>1. To <b>GRANT</b> listed building consent subject to - conditions, reasons, informatives as detailed in section 3 of the report by the Chief Planning Officer.</p> <p>2. That members met with representatives of Edinburgh University to discuss how to preserve the legacy of the Lodge.</p>
<p><a href="#"><u>Item 5.1 – Royal Botanic Garden, 20A Inverleith Row, Edinburgh</u></a></p>	<p>Amendment to Planning Permission 13/00645/FUL, “Re-erection of Botanic Cottage”, incorporating a reduction in the building footprint, increase in ridge height to the east and west wings, alterations to toilets and disabled access arrangements, landscaping arrangements (in retrospect) – application no 17/01129/FUL</p>	<p>To <b>GRANT</b> planning permission subject to conditions, reasons, informatives as detailed in section 3 of the report by the Chief Planning Officer</p>
<p><a href="#"><u>Item 8.1 – 1 Belgrave Crescent Lane, Edinburgh (Land 8 Metres South Of)</u></a></p>	<p>Demolition of an existing garden room and the erection of a new studio house – application no 17/01467/FUL</p>	<p>To <b>GRANT</b> planning permission subject to informatives as detailed in section 3 of the report by the Chief Planning Officer.  (On a division.)</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p><a href="#"><u>Item 9.1 – 27 Ashburnham Road, South Queensferry (Queensferry High School)</u></a></p>	<p>Forthcoming application by HUB South East Scotland Ltd for new build secondary school, associated playing fields, external spaces, car parking and bus drop-off area under Scottish Government's Scotland's Schools for the Future Programme. To accommodate 1200 pupils. Following completion of the new school the existing school would be demolished – application no 17/02336/PAN</p>	<ol style="list-style-type: none"> <li>1. To note the key issues at this stage.</li> <li>2. That sustainability issues in the design, such as solar panels, be considered.</li> <li>3. That the community aspect, such as the future viability of the building be considered.</li> <li>4. That consideration be given to transport in relation to drop-offs and pickups to ensure safe access for school children.</li> </ol>
<p><a href="#"><u>Item 9.2 – 10 Glenbrook Road, Balerno (Land 95 Metres Northwest Of)</u></a></p>	<p>Forthcoming application by Mr Simon Thomson for residential development with associated landscaping, open space, road and footpaths – application no 17/02058/PAN</p>	<ol style="list-style-type: none"> <li>1. To note the key issues at this stage.</li> <li>2. That a possible site visit be considered at a future stage.</li> <li>3. That consideration be given to the positive aspect the development would bring to the community in terms of place.</li> </ol>

# Minutes

## Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 16 August 2017

### Present:

Councillors Ritchie (Convener), Ian Campbell, Mary Campbell (substituting for Councillor Booth), Child, Dixon, Graczyk, Mitchell, Mowat, Osler and Staniforth.

### 1. General Applications and Miscellaneous Business

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

#### Requests for Hearing and Site Visit

A request to consider agenda item 7.1 – 14 Belmont Road, Juniper Green (Land 21 Metres West Of), Edinburgh by holding a hearing session and having a site visit, which had been received by Councillor Weber 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.)

## 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><a href="#"><u>Item 4.1 - 437 Gorgie Road Edinburgh</u></a></p>	<p>Demolish the existing building and redevelop the site for residential use for 11 flatted dwellings (as amended) – application no 16/06024/FUL</p>	<p>To <b>GRANT</b> planning permission subject to conditions, reasons, informatives as detailed in section 3 of the report by the Chief Planning Officer</p>
<p><a href="#"><u>Item 4.2 - 19 Palmerston Road Edinburgh</u></a></p>	<p>Subdivide dwelling house into three residential units with a second level above garage (as amended) - application no 17/01602/FUL</p>	<p>To <b>GRANT</b> planning permission subject to conditions, reasons, informatives as detailed in section 3 of the report by the Chief Planning Officer</p>
<p><a href="#"><u>Item 7.1 - 14 Belmont Road Edinburgh (land 21 metres west of)</u></a></p>	<p>Erection of a dwelling house - application no 17/00862/FUL</p>	<ol style="list-style-type: none"> <li>1. To refuse the request for a hearing.</li> <li>2. To <b>GRANT</b> planning permission subject to conditions, reasons, informatives as detailed in section 3 of the report by the Chief Planning Officer.</li> </ol>
<p><a href="#"><u>Item 7.2(a) - 121 Constitution Street Edinburgh</u></a></p>	<p>Conversion of existing restaurant to guest house (class 7) - application no 15/02632/FUL</p>	<p>To continue consideration of the matter for a site visit.</p>
<p><a href="#"><u>Item 7.2(b) - 121 Constitution Street Edinburgh</u></a></p>	<p>Proposed conversion of restaurant into house of multiple occupation (HMO) – application no 15/01908/</p>	<p>To continue consideration of the matter for a site visit.</p>
<p><a href="#"><u>Item 7.2(c) - 121 Constitution Street Edinburgh</u></a></p>	<p>Conversion of existing restaurant on ground floor into 10 rooms on two floors (amended to retain existing window form) – application no 15/02600/LBC</p>	<p>To continue consideration of the matter for a site visit.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<a href="#"><u>Item 9.1 - 4-22 Lower Gilmore Place Edinburgh</u></a>	<p>Forthcoming application by Glencairn Properties for a new residential development with associated landscaping and parking – application no 17/02100/PAN</p>	<ol style="list-style-type: none"> <li>1. To note the key issues at this stage.</li> <li>2. That the developers provide evidence of exemplar community engagement in the development of the masterplan. Further meaningful engagement with the community was required.</li> <li>3. To address concerns around the length of time any phased development may take.</li> <li>4. Consideration to be given to the proposed uses in the development.</li> <li>5. Parking provision to be sensitively considered in the context of the area.</li> <li>6. Consideration of the design of the development within the surrounding environment, particularly in relation to the pedestrian experience.</li> <li>7. Opportunities for road design to prioritise cycle movement.</li> </ol>