

# Notice of meeting and agenda

## Development Management Sub-Committee of the Planning Committee

**10.00 am, Wednesday 24 January 2018**

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:**

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## 1. Order of business

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- 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 22 January 2018** (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

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- 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

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- 3.1 Development Management Sub-Committee of 13 December 2017 (circulated)

## 4. General Applications and Miscellaneous Business

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**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 21 Bonnington Road, Edinburgh (At Land Adjacent To) - replacement of an existing internally illuminated 48-sheet advertising display with a 48-sheet digital LED display - application no 17/04354/ADV – report by the Chief Planning Officer (circulated)  
It is recommended that this application be **REFUSED**.
- 4.2 Greenend Gardens, Edinburgh - Confirmation of Tree Preservation Order No. 188 – report by the Chief Planning Officer (circulated)  
It is recommended that the Tree Preservation Order is **CONFIRMED**.

- 4.3 17A Hamilton Place, Edinburgh - Proposal for single storey classroom annex to Stockbridge Primary School, containing two classrooms and ancillary spaces - WC's, a store and cloak spaces – application no 17/04206/FUL– report by the Chief Planning Officer (circulated)

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

- 4.4 3 Inverleith Place Lane, Edinburgh - Proposed construction of roof level room with areas of sliding glass panels, frameless glass balustrades, external terrace and privacy screen. Proposed introduction of new internal link stair suspended over existing staircase at first floor level - application no - 17/03911/FUL – report by the Chief Planning Officer (circulated)

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

- 4.5 137 Liberton Brae, Edinburgh - Change of use from Class 2 to hot food takeaway - application no 17/03932/FUL – report by the Chief Planning Officer (circulated)

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

- 4.6 Pennywell Muirhouse, Pennywell Road, Edinburgh (Regeneration Masterplan) - Application for Approval of Matters Specified in Conditions in respect of Application no. 12/00996/PPP relating to Pennywell Phase 3. Residential development comprising 315 dwellings with associated landscaping, open space, access, drainage infrastructure and other associated development (as amended) – report by the Chief Planning Officer (circulated)

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

- 4.7 83 Pentland View, Edinburgh - Confirmation of Tree Preservation Order No. 187 – report by the Chief Planning Officer (circulated)

It is recommended that the Tree Preservation Order is **CONFIRMED**.

- 4.8 6 Pilton Drive North, Edinburgh (at Advertising Hoarding 8 Metres North Of) - Internally illuminated LED, digital 48 Sheet advertisement in landscape orientation – application no. 17/05249/ADV – report by the Chief Planning Officer (circulated)

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

- 4.9 114A Salamander Street, Edinburgh - Display of two, 48 sheet, digital advertisement in landscape orientation with moving images – application no 17/05504/ADV – report by the Chief Planning Officer (circulated)

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

## **5. Returning Applications**

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**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 None.

## 6. Applications for Hearing

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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 None.

## 7. Applications for Detailed Presentation

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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 27 Ashburnham Road, South Queensferry (Queensferry High School) - New build replacement secondary school with associated playing fields, external spaces, car parking/landscaping (existing school to be demolished) (as amended) - application no 17/04262/FUL – report by the Chief Planning Officer (circulated)

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

## 8. Returning Applications Following Site Visit

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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(a) 11B Clarendon Crescent, Edinburgh - Partially take down existing out shot and erect new garden room. Minor internal alterations and relocation of existing kitchen. (Amendment to Planning application 17/00672/FUL) - application no 17/04377/FUL– report by the Chief Planning Officer (circulated)

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

- 8.1(b) 11B Clarendon Crescent, Edinburgh - Partially take down existing out shot and erect new garden room. Minor internal alterations and relocation of existing kitchen - application no 17/04376/LBC – report by the Chief Planning Officer (circulated)

It is recommended that a **MIXED DECISION** be issued on behalf of this application.

- 8.2(a) 95 Craigcrook Road, Edinburgh - Demolition of auxiliary buildings and erection of new 60 bedroom care home - application no 17/01824/FUL – report by the Chief Planning Officer (circulated)

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

- 8.2(b) 95 Craigcrook Road, Edinburgh - Demolition of auxiliary buildings within grounds of listed castle: demolition of stables building, demolition of office extension.

Alterations to existing, and erection of additional garden wall. All stonework to from the demolition of the stables to be re-purposed in new castle garden wall - application no 17/01823/LBC – report by the Chief Planning Officer (circulated)

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

8.3(a) 24C Learmonth Terrace, Edinburgh - Extend existing flat and replace existing garages to form separate mews development to facilitate working from home – application no - 17/03385/FUL– report by the Chief Planning Officer (circulated)

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

8.3(b) 24C Learmonth Terrace, Edinburgh - Internal alterations to remove kitchen, bathroom, dividing walls and doors and form a new single storey rear extension and replace existing garages with 1 1/2 storey mews building - application no 17/03973/LBC

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

## **9. Pre-Application Reports**

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**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 South Gyle Avenue, Edinburgh (Gyle Centre) - Forthcoming application by Gyle Shopping Centre Trustees for Extension to shopping centre to include new retail, class 11 leisure and restaurant/cafe units with associated servicing, relocated bus/taxi facilities and reconfigured car parking and landscaping – application no 17/05894/PAN - report by the Chief Planning Officer (circulated)

### **Laurence Rockey**

Head of Strategy and Insight

### **Committee Members**

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

### **Information about the Development Management Sub-Committee**

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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

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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 <http://www.edinburgh.gov.uk/cpol> – 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](mailto: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 <http://www.edinburgh.gov.uk/cpol>.

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