

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10:00am, Wednesday 6 June 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.

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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 4 June 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

- 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 None.

4. General Applications, Miscellaneous Business and Pre-Application Reports

The key issues for the Pre-Application reports and the recommendation by the Chief Planning Officer or other Chief Officers detailed in their reports on applications will be approved without debate unless the Clerk to the meeting indicates otherwise during “Order of Business” at item 1

- 4.1 33A Colinton Road, Edinburgh EH10 5DU - Proposal to form new dwelling on the land to the south-east of 33A Colinton Road including alterations to existing garage - application no 18/00887/FUL – report by the Chief Planning Officer (circulated)

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

- 4.2 120 – 122 Colinton Road, Edinburgh EH14 1BY – Demolition of two existing shop units and the erection of a new retail unit and 6 residential unit – application no 17/03519/FUL – report by the Chief Planning Officer (circulated)

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

- 4.3 Granton Harbour, West Granton Road, Edinburgh – Application for approval of matters conditioned regarding the reception of buildings containing 18 houses and 144 flats; formation of road access, parking, private and public open space (as amended) – application no 17/05120/AMC – report by the Chief Planning Officer (circulated)

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

- 4.4 16 Kirkgate, Edinburgh, EH14 6AN – Extension to premises including stair to new upper level to rear comprising accommodation and classroom space for individuals involved in the use of the premises as a place of worship, religious instruction or the social or recreational activities of religious body (as amended) – application no 17/05638/FUL – report by the Chief Planning Officer (circulated)

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

- 4.5 35 Lanark Road, Edinburgh EH14 1TL – Demolition of existing buildings and erection of purpose built student accommodation including change of use and all associated works (as amended) - application no 16/06275/FUL – report by the Chief Planning Officer (circulated)

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

- 4.6 17 Old Fishmarket Close, 190 High Street, Edinburgh – Change of Use from residential flat used for Airbnb to furnished holiday let (In retrospect) – application no 18/00650/FUL – report by the Chief Planning Officer (circulated)

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

- 4.7 Flat 8, 19 Fishmarket Close, 190 High Street – Change of Use from residential Airbnb to Commercial Furnished Holiday Let (In retrospect) – application no 18/00654/FUL – report by the Chief Planning Officer (circulated)

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

- 4.8 36 Roull Road, Edinburgh EH12 7JS – Rear house extension and attic extension, removal of car port and sheds, and formation of new patio: (Amendment of 16/01296/FUL) - application no 18/01573/FUL – report by the Chief Planning Officer (circulated)

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

- 4.9 16 Tron Square, Edinburgh, EH1 1RT – Application for retrospective planning permission for change of use to a self catering holiday let (1 bedroom). Property used as such for six years and it has been registered for Non Domestic Rates for that period - application no 18/00705/FUL – report by the Chief Planning Officer (circulated)

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

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 50 Baberton Avenue, Juniper Green (Land 48 Metres West Of) – Construction of four new dwelling houses, including excavation to level site – application no 17/04719/FUL – report by the Chief Planning Officer (circulated)

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

- 5.2 7 – 8 Baxter’s Place, Edinburgh, EH1 3AF – Change of Use from residential (class 9) to short stay services apartments (class 7) (in retrospect) (amended) - application no 17/05645/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 None.

7. Applications 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 85 Craigs Road, Edinburgh (At Land 195 Metres South of West Craigs Cottage) – Residential development with associated transport infrastructure, landscaping and open space – application no 16/05681/PPP – report by the Chief Planning Officer (circulated)

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

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.

Laurence Rockey

Head of Strategy and Insight

Committee Members

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Dixon, Gordon, 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 [view planning applications](#) – 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 <http://www.edinburgh.gov.uk/cpol>.

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