

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10:00am, Wednesday 6 March 2019

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 items in part 4 or 5 of the agenda. Members must advise Committee Services of their request by no later than **1.00pm on Monday 4 March 2019** (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

Pre-Application

- 4.1 13 Clovenstone Gardens, Edinburgh (At Land North West Of) – Forth coming application by J Smart And Co (Contractors) PLC for Erection of 69 affordable housing flats – application no 19/00160/PAN – report by the Chief Planning Officer (circulated)
- 4.2 61 and 63 London Road, Edinburgh EH7 6AA (At Land At) – Forthcoming application by Summix TRT Development Ltd for Erection of mixed use development including student accommodation and ancillary uses, commercial uses and landscaping and infrastructure – application no 18/10244/PAN – report by the Chief Planning Officer (circulated)

- 4.3 Niddrie Mains Road, Edinburgh (At Redevelopment Site) – Forthcoming application by City of Edinburgh Council for Replacement Castlebrae High School - Erection of a three and four storey secondary school with associated hard & soft landscaping, 'town square', external sports provision and car – parking – application no 18/10431/PAN – report by the Chief Planning Officer (circulated)

Applications

- 4.4 13 Craigtinny Grove Edinburgh EH7 6QD - Removal of existing roof, first floor extension with new roof over - application no 18/09594/FUL – report by the Chief planning Officer (circulated)

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

- 4.5 Eagle Lodge, 488 Ferry Road, Edinburgh EH5 2DL – Demolition of existing building forming officers' quarters and alteration and extension to existing care home to form 10 additional bedrooms and associated facilities (as amended) – application no 18/03813/FUL - report by the Chief Planning Officer (circulated)

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

- 4.6 1 and 4 Gilmerton Station Road, Edinburgh EH17 8RZ - Mixed Use Development comprising - Class 1 retail, class 2 professional services, class 3 (inc Sui Generis) Food and Drink, class 4 to 6 Business/ Industrial, class 7 Hotel, class 11 Assembly and Leisure, Access, Car Parking, Servicing, Bridge, Demolition and Associated Works, 1 and 4 Gilmerton Station Road, Edinburgh EH17 8RZ – application no 18/01557/PPP – report by the Chief Planning Officer (circulated)

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

- 4.7 Granton Harbour West Harbour Road Edinburgh - Proposed marina office with associated retail, cafe space and community boat yard (as amended) – application no 18/02833/AMC – report by the Chief Planning Officer (circulated)

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

- 4.8(a) GF 11, Learmonth Terrace, Edinburgh EH4 1PG - Proposed subdivision of a ground and basement floor flat to form two separate properties along with internal alterations required – application no 18/10040/FUL – report by the Chief Planning Officer (circulated)

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

- 4.8(b) GF, 11 Learmonth Terrace, Edinburgh EH4 1PG - Proposed subdivision of a ground and basement floor flat to form two separate properties along with internal alterations required – application no 18/10039/LBC – report by the Chief Planning Officer (circulated)

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

- 4.9 20, 22 & 24 Windsor Street, Edinburgh, EH7 5JR - The proposal is to link the 3 properties of 20, 22 and 24 Windsor Street to the adjoining hotel. This will be

achieved by forming a new door opening at basement level in the party wall between number 18 and 20 Windsor Street. Replacement of 3 no. doors are also proposed. Reinstatement of original staircases from ground floor to basement level. Internal alterations to non-original partitions at ground and first floor level to help reinstate principal rooms to original proportions and insertion of bathroom pods (as amended) – application no 18/09901/LBC – report by the Chief Planning Officer (circulated)

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

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 None.

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 3 Burdiehouse Crescent Edinburgh (Site 117 Metres Northeast Of) - Erection of a new school including associated hard and soft landscaping, land regrading, sprinkler tank enclosure, bin store, cycle shelter, substation, drop-off and car parking – application no 18/02172/FUL – report by the Chief Planning Officer (circulated)

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

7.2 Granton Harbour (Plots 7B & 8C), West Harbour Road, Edinburgh - Granton Harbour plots 7B and 8C: Application for approval of matters conditioned regarding the erection of buildings containing perimeter block residential flats; formation of road access, basement parking, and open space – application no 18/02812/AMC – report by the Chief Planning Officer (circulated)

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

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 Communications

Committee Members

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Dixon, Gordon, Griffiths, McLellan, 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 4240, 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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