

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 29 July 2015

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 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 5 of the agenda. Members must advise Committee Services of their request by no later than 9.00am on the Monday preceding the meeting (see contact details in the further information section at the end of this agenda).

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-Committee of 24 June and 1 July 2015 - submitted for approval as a correct records (circulated)

4. Hearing Requests from Ward Councillors

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 at this point in the meeting 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

5. General applications and miscellaneous business

The recommendations by the Acting Head of Planning and Building Standards 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.

- 5.1 1, 2, 3, 4 Almond Road (Edinburgh Airport Police Station, Edinburgh Airport), Edinburgh – Erection of hotel and associated facilities, car parking and landscaping (as amended). - Application no. 15/00661/FUL - report by the Acting Head of Planning and Building Standards (circulated)
It is recommended that this application be **GRANTED**.
- 5.2 Angle Park Terrace, West Approach Road (Proposed Advertising Hoarding Near) ,Edinburgh – Erect new Premiere 450 back-lit advertising hoarding. - Application no. 14/01410/ADV - report by the Acting Head of Planning and Building Standards (circulated)
It is recommended that this application be **GRANTED**.

- 5.3 179 Clermiston Road and 7 Fox Covert Grove, Edinburgh – Tree Preservation Order - Reference no. 176 - report by the Acting Head of Planning and Building Standards (circulated)

It is recommended that this order be **CONFIRMED**.

- 5.4 4 Ellersly Road (Telecoms Apparatus 22 Metres South Of), Edinburgh – Erection of a temporary telecoms tower to facilitate the development of the Ellersly House Hotel (in retrospect) (as amended). - Application no. 15/01912/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 5.5 57 Hesperus Broadway, 20 Hesperus Crossway, Edinburgh – Application for modification of the planning obligation.- Application no. 15/00512/OBL- report by the Acting Head of Planning and Building Standards (circulated)

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

- 5.6 20 Mansionhouse Road, Edinburgh – Works associated with, and thereafter the laying out of artificial grass (in retrospect) - Application no. 15/02190/FUL- report by the Acting Head of Planning and Building Standards (circulated)

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

- 5.7 20 Mansionhouse Road, Edinburgh – Erection of timber deck with integrated trampoline (in retrospect)- Application no. 15/02191/FUL- report by the Acting Head of Planning and Building Standards (circulated)

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

- 5.8 189 Morrison Street, Edinburgh – Amendment to approved mixed use development to enable Block C (Haymarket 3) to operate as a hotel and associated modifications to Block B (Haymarket 4) - Application no. 14/03230/FUL- report by the Acting Head of Planning and Building Standards (circulated)

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

- 5.9 54 Newbattle Terrace, Edinburgh – Demolition of existing dwelling house and erection of new 7 unit apartment block. - Application no. 15/01904/FUL- report by the Acting Head of Planning and Building Standards (circulated)

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

6. Returning Applications

These applications have been discussed previously by the Sub-Committee. The Sub-Committee instructed the Acting Head of Planning and Building Standards to report on detailed reasons for refusal or on the conditions to be attached to approval.

- 6.1 181 - 183 Canongate, Edinburgh - Alterations including installation of twin 150mm diameter flue ducts to rear elevation and change of use of existing shop premises (Class 1 Shops) to form restaurant (Class 3 Food and Drink). (Amended description) Application no. 14/02158/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.2 235 Corstorphine Road, Edinburgh - Proposed residential development comprising of conversion of existing building to create 9 apartments, and development of 21 residential apartments, car parking landscaping and ancillary works. - Application no. 13/02510/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.3 Granton Castle Walled Garden (Land North of Waterfront Avenue), Edinburgh - Erect 17 residential units within walled garden, form new access with associated landscaping and car parking (as amended). Application no. 03/04595/FUL and Erect 17 residential units within walled garden, form new access with associated landscaping and car parking (as amended). Application no. 03/04596/FUL - report by the Acting Head of Planning and Building Standards (circulated)

It is recommended that Development Management Sub-Committee note the context and current position regarding planning application 03/04595/FUL and duplicate planning application 03/04596/FUL

- 6.4 Greendykes Road (Land At Greendykes North), Edinburgh - Residential development and public open space at approx 80 units per ha on 9.5 ha of land enclosed by Greendykes Avenue and Greendykes Road (outline application) and submitted housing design guide. Application no. 05/01358/OUT - report by the Acting Head of Planning and Building Standards (circulated)

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

- 6.5 104 Newcraighall Road (Land 263 Metres South Of), Edinburgh - Planning permission in principle for new housing, local mixed use facilities together with open space, access and services, infrastructure, landscape and footpath/cycle provision. Application no. 10/03506/PPP - report by the Acting Head of Planning and Building Standards (circulated)

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

7. Applications for Hearing

The Acting Head of Planning and Building Standards has identified the following applications as meeting the criteria for Hearings. The protocol note by the Head of Legal, Risk and Compliance sets out the procedure.

- 7.1 8 Bridge Road, Edinburgh – Protocol Note by the Head of Legal, Risk and Compliance (circulated)
- 7.1a 8 Bridge Road, Edinburgh – Extension to ground and basement floors for retail purposes, alteration to shop front, installation of new door opening and balcony at first floor, removal of trees, demolition of outbuilding and ancillary works. - Application no. 15/05261/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

8. Application for Detailed Presentation

The Acting Head of Planning and Building Standards 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.

- 8.1 1 Canonmills Bridge, Edinburgh – Complete Demolition in a Conservation Area. - Application no. 15/01786/CON - report by the Acting Head of Planning and Building Standards (circulated)

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

- 8.2 137 Drum Street, Candlemaker's Park (Land 126 Metres North Of), Edinburgh – Planning Permission in Principle for Residential Development and Associated Works. - Application no. 14/01238/PPP - report by the Acting Head of Planning and Building Standards (circulated)

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

- 8.3 50 Greenbank Drive (Telecomms Mast 70 Metres Northwest Of), Edinburgh – Permanent telecoms mast to replace the temporary masts currently on the golf course (as amended). - Application no. 14/04980/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 8.4(a) 127 Trinity Road, Edinburgh – Demolition of existing garage building and the development of five new houses with associated retaining walls. - Application no. 15/01788/FUL - report by the Acting Head of Planning and Building Standards (circulated)

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

- 8.4(b) 127 Trinity Road, Edinburgh – Demolish the existing building with exception of the south wall. - Application no. 14/05070/CON - report by the Acting Head of Planning and Building Standards (circulated)

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

9. 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.

- 9.1 None.

10. Pre-Application Reports

No decisions will be taken on these applications at this meeting. Following a presentation by the Acting Head of Planning and Building Standards, 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.

- 10.1 1-6 India Buildings, 11-15 Victoria Street, 18-20 Cowgate, Edinburgh - Forthcoming application by Dreamvale Properties Ltd for a major development for a mixed use development comprising hotel, bar, restaurant, cafe, retail and commercial uses which will include alterations and partial demolition of existing buildings - report by the Acting Head of Planning and Building Standards (circulated).
- 10.2 1-15 Winton Gardens (Land 88 Metres East Of), Edinburgh - Forthcoming application by Miller Homes Ltd for a residential and associated development - report by the Acting Head of Planning and Building Standards (circulated).

Carol Campbell

Head of Legal, Risk and Compliance

Committee Members

Councillors Perry (Convener), Dixon (Vice-Convener), Bagshaw, Balfour, Blacklock, SNP Vacancy, Cairns, Child, Heslop, Howat, Keil, McVey, Milligan, Mowat and Robson.

Information about the Development Management Sub-Committee

The Development Management Sub-Committee consists of 15 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

All members of the Council have been notified of the publication of this agenda. Any member can request a hearing if an item raises a local issue affecting their ward. Members must advise Committee Services by no later than 9.00am on the Monday preceding the meeting if they wish to be heard. Contacts: Blair Ritchie 0131 529 4085 email blair.ritchie@edinburgh.gov.uk.

A summary of the recommendations on each planning application is shown on the agenda. Please refer to the circulated reports by the Acting Head of Planning and Building Standards 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.

Only elected members and officers of the Council may speak at the meeting unless the item is shown as a Hearing. For Hearings, the list of organisations invited to speak at the meeting will be detailed in the relevant report. The Development Management Sub-Committee does not hear deputations.

For the majority of planning applications, the decision rests with the Development Management Sub-Committee. The Sub-Committee only makes recommendations to the full Council on national/major planning applications, as defined in legislation. Reports on that type of application which require a "pre-determination hearing" will explain the process.

If you have any questions about the agenda or meeting arrangements, please contact Blair Ritchie, Committee Services, City of Edinburgh Council, Business Centre 2:1, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG, 0131 529 4085 email blair.ritchie@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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