

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10:00am, Wednesday 9 January 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 7 January 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-Applications

- 4.1 The Jewel (At Land East of Corbieshot) - Forthcoming application by Robertson Living for application for residential development, associated access, roads, landscaping and infrastructure works - application no 18/10006/PAN - report by the Chief Planning Officer (circulated)
- 4.2 20A Inverleith Row, Edinburgh (At Royal Botanic Garden) – Forthcoming application by Royal Botanic Garden for redevelopment and refurbishment of the North East corner of the Royal Botanic Garden. Development comprises works to listed buildings/structures. Construction of a glasshouse, research glasshouses, education and support buildings and landscape works. Erection of

polytunnels/temporary decent facilities, construction of access road and associated development and demolition – application no 18/09704/PAN – report by the Chief Planning Officer (circulated)

Applications

- 4.3 30 Canaan Lane, Edinburgh (At Land To Rear Of) – New dwelling house and driveway accessed from Jordan Lane (as amended) – application no 18/04505/FUL - report by the Chief Planning Officer (circulated)

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

- 4.4 40 Craigleith Hill Avenue, Edinburgh EH4 2JN – Proposed single storey rear extension with access to garden (in retrospect) – application no 18/08460/FUL - report by the Chief Planning Officer (circulated)

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

- 4.5 6 Derby Street, Edinburgh EH6 4SH – Convert existing attic with dormer to front and rooflights. Internal alternations with rear extension (as amended) – application no 18/08318/FUL – report by the Chief Planning Officer (circulated)

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

- 4.6 Kellerstain Stables, Gogar Station Road, Edinburgh – Erection of new one-and-a-half storey dwelling house on Land to the North East of Kellerstain Estate on Land 40 Metres South Of Kellerstain Lodge, Gogar Station Road, Edinburgh - application no 18/07199/PPP – report by the Chief Planning Officer (circulated)

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

- 4.7 2 – 3 Montgomery Street Lane, Edinburgh EH7 5JT – Change of use from two existing lock ups and a meditation/yoga centre to form annex hotel accommodation to 10 -18 Windsor St. The accommodation will comprise a one bed and a two bed unit both with self-catering facilities – application no 18/09103/FUL – report by the Chief Planning Officer (circulated)

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

- 4.8 5 Warriston Road, Edinburgh, EH3 5LQ – Development of 11 new residential flats including associated parking, infrastructure and landscaping (as amended) – application no 18/02451/FUL – 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 4 Mayfield Gardens, Edinburgh, EH9 2BU – Proposed change of use from a 7 bedroom guesthouse with ancillary private living quarters to a 13 bed 15 person

HMO with associated works (as amended) – application no 18/07251/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(a) Corstorphine Hospital, 136 Corstorphine Road, Edinburgh - application no 17/04137/FUL&17/03138/LBC – Protocol Note by the Head of Strategy and Communications (circulated)

6.1(b) Corstorphine Hospital, 136 Corstorphine Road, Edinburgh – Redevelopment of the former Corstorphine Hospital to form 76 residential apartments (including 44 new build apartments) and associated community hub, vehicular access, car parking and landscape works (as amended) – application no 17/04137/FUL – report by the Chief Planning Officer (circulated)

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

6.1(c) Corstorphine Hospital, 136 Corstorphine Road, Edinburgh – Redevelopment of the former Corstorphine Hospital building to form 54 residential apartments - application no 17/04138/LBC – report by the Chief Planning Officer (circulated)

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

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(a) 30 Corstorphine Road, Edinburgh, EH12 6HP – Conversion of the former nursing home, gate lodge and stable block to residential use, erection of two residential blocks comprising 27 residential units, associated landscaping and ancillary works – application no 17/05071/FUL – report by the Chief planning Officer (circulated)

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

7.1(b) 30 Corstorphine Road, Edinburgh, EH12 6HP – Alterations to stable block and removal of non-original extensions to former Tor Nursing Home. Alterations to Torwood House to facilitate conversion to residential use (as amended) – application no 17/05073/LBC – report by the Chief Planning Officer (circulated)

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

7.2 Springwell House, 1 Gorgie Road, Edinburgh - Change of use and conversion of the original Springwell House buildings from vacant offices to 39 new residential apartments. Demolition of some rear extensions and construction of 7 new town

houses. Refurbishment of existing lodge house and construction of new detached lodge house giving 48 residential units in total (as amended) – application no 18/00892/FUL – report by the Chief Planning Officer

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(a) 20 Charlotte Square, Edinburgh – Alteration and extension to offices, removal of non-original dormers to front elevation (as amended) – application no 18/03695/FUL – report by the Chief Planning Officer (circulated)

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

8.1(b) 20, 21 and 22-23 Charlotte Square, Edinburgh – Demolition of existing non-original rear extensions and dormers to front elevation, construction of new rear extensions and new mansard roof at rear, installation of new rooflights, slim double glazed windows and internal alterations (as amended) – application no 18/03413/LBC – report by the Chief Planning Officer (circulated)

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

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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