

# Notice of meeting and agenda

## Development Management Sub-Committee of the Planning Committee

**10:00am, Wednesday 20 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.

### 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 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 18 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

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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 None.

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

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**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**

### **Applications**

- 4.1 11 Coillesdene Crescent Edinburgh EH15 2JH - Ground floor rear extension and rear elevation dormer (as amended) - application no 18/10058/FUL – report by the Chief Planning Officer (circulated)

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

- 4.2 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**.
- 4.3 1 - 17 Glasgow Road Edinburgh EH12 8HW – Application for the discharge of a Planning Obligation (Ref A/02114/94) – application no 18/09508/OBL – report by the Chief Planning Officer (circulated)  
It is recommended that this application be **ACCEPTED** and the agreement **DISCHARGED**.
- 4.4 61 Leith Street Edinburgh – Single storey extension, partial change of use, external alterations, landscaping and other associated works – application no 18/10093/FUL – report by the Chief Planning Officer (circulated)  
It is recommended that this application be **GRANTED**.
- 4.5 224 - 234 Mayfield Road & 14 - 15 Braefoot Road Edinburgh EH9 3BE – Demolish existing office, garage and 224-234 Mayfield Road. Erect purpose built student accommodation comprising 148 self-contained studios (as amended) – application no 18/03617/FUL – report by the Chief Planning Officer (circulated)  
It is recommended that this application be **GRANTED**.
- 4.6 7 Meadowbank Edinburgh (At Site 30 Metres Southwest Of) – New build apartment block with 11 dwellings and relocation of existing electricity sub-station (as amended) – application no 18/03011/FUL – report by the Chief Planning Officer (circulated)  
It is recommended that this application be **GRANTED**.
- 4.7 1F2 6 Rosefield Avenue Lane Edinburgh EH15 1AX – Attic conversion and creation of two dormer windows to the front and rear elevations and renewal of existing velux window – application no 18/10452/FUL – report by the Chief Planning Officer (circulated)  
It is recommended that this application be **REFUSED**.
- 4.8 Former Agilent Technologies Scotstoun Avenue South Queensferry – Erect 3 storey building to include class 1 (retail) plus classes 2+4 (financial/professional services + office) uses – application no 18/08606/FUL – report by the Chief Planning Officer (circulated)  
It is recommended that this application be **GRANTED**.

## 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(a) 24 - 26 Calton Road Edinburgh EH8 8DP – Demolition of existing non-listed buildings and erection of new residential building to form 24x flats, 1x commercial office space at ground floor and associated landscaping works (as amended) – application no 17/04578/FUL – report by the Chief Planning Officer (circulated)

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

7.1(b) 24 - 26 Calton Road Edinburgh EH8 8DP – Demolition of existing nightclub premises – application no 17/04579/CON – report by the Chief Planning Officer (circulated)

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

7.2 Granton Harbour West Harbour Road Edinburgh – Application for approval of matters conditioned regarding the erection of buildings containing 18 houses and 144 flats; formation of road access, parking, private and public open space. Plots K, O, P, Q U, T – application no 18/02721/AMC – report by the Chief Planning Officer (circulated)

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

7.3 139 Leith Walk Edinburgh (At Land To East Of) – Refurbishment of the existing building, or potential demolition for sui generis flatted accommodation (residential apartments), class 7 hotel/ serviced apartments, student accommodation and commercial uses (class 4 business use) and class 11 (gym) with associated footpaths, roads, landscaping and potential reconfiguration of existing car park – application no 19/00415/PAN – report by the Chief Planning Officer (circulated)

## **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 None.

### **Laurence Rockey**

Head of Strategy and Communications

### **Committee Members**

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Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Dixon, Gordon, Griffiths, McLellan, Mitchell, Mowat, Osler 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 [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](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 [www.edinburgh.gov.uk/meetings](http://www.edinburgh.gov.uk/meetings) .

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