

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 6th November, 2019

Dean of Guild Court Room - City Chambers

This is a public meeting and members of the public are welcome to attend

The law allows the Council to consider some issues in private. Any items under “Private Business” will not be published, although the decisions will be recorded in the minute.

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1. Order of business

- 1.1 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 November 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 Minute of the Development Management Sub-Committee of 23 October 2019 – submitted for approval as a correct record 9 - 16

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 Main Terminal, 1 Edinburgh Airport, Jubilee Road - Formation of a new airport access road from the east of the terminal building at Edinburgh Airport to Gogar Roundabout - application no 19/04534/PAN – Report by Chief Planning Officer 17 - 24

Applications

- 4.2 6 Baberton Loan, Juniper Green, Edinburgh - Electronically Controlled Timber Gates across Baberton Loan and at the entrance to the Water of Leith in the vicinity of No's 1-6 Baberton Loan, Juniper Green, Edinburgh. (in retrospect) - application no 18/05069/FUL – Report by Chief Planning Officer 25 - 38

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

- 4.3 199 Fountainbridge, Edinburgh (At Site 60 Metres South Of) - Proposed mixed use development comprising retail (Class 1), financial services (class 2), food and drink (class 3), office/light industrial (class 4), hotel (class 7), housing (class 9), community use (class 10), leisure (class 11), public house (non-classified use) and associated parking, open space, infrastructure and public realm works - application no 19/03097/PPP – Report by Chief Planning Officer 39 - 70

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

- 4.4 539 Gorgie Road, Edinburgh, EH11 3AR - Proposed change of use - proposed change of use from Class 10: non-residential institutions to Class 7: Hotels and Hostels - application no 19/02812/FUL – Report by Chief Planning Officer 71 - 84

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

- 4.5** 4 Marchfield Grove, Edinburgh, EH4 5BN - Demolish existing dilapidated garage, store and greenhouse and erect new games room and study - application no 19/04028/FUL – Report by Chief Planning Officer 85 - 94

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

- 4.6** 36-38 Muirhouse Road - Proposed Street Renaming and Renumbering of 36 and 38 Muirhouse Crescent – Report by Executive Director of Place 95 - 100

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** 1 and 4 Gilmerton Station Road, Edinburgh, EH17 8RZ - application no 19/02122/PPP - Protocol Note by the Head of Strategy and Communications 101 - 104

- 6.2** 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 - application no 19/02122/PPP – Report by Chief Planning Officer 105 - 106

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

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 Deanbank, 35 & 35B Canaan Lane, Edinburgh - Demolish the existing care home and erect a new primary school and nursery including refurbishment of Deanbank House and associated works - application no 19/00435/FUL – Report by Chief Planning Officer 107 - 130

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

- 7.2 Deanbank, 35 & 35B Canaan Lane, Edinburgh - Demolish the existing Oaklands Care Home - application no 19/00437/CON – Report by Chief Planning Officer 131 - 142

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 Communications

Committee Members

Councillor Neil Gardiner (Convener), Councillor Maureen Child (Vice-Convener), Councillor Chas Booth, Councillor Mary Campbell, Councillor George Gordon,

Councillor Joan Griffiths, Councillor Max Mitchell, Councillor Joanna Mowat, Councillor Hal Osler, Councillor Rob Munn and Councillor Cameron Rose

Information about the Development Management Sub-Committee

The Development Management Sub-Committee consists of 11 Councillors and is appointed by the City of Edinburgh Council. The Development Management Sub-Committee usually meets in the Dean of Guild Court 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

If you have any questions about the agenda or meeting arrangements, please contact Jamie Macrae, Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, Tel 0131 553 8242 / 0131 529 4264, email jamie.macrae@edinburgh.gov.uk / louise.p.williamson@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/cpol.

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If you have any queries regarding this, and, in particular, if you believe that use and/or storage of any particular information would cause, or be likely to cause, substantial damage or distress to any individual, please contact Committee Services (committee.services@edinburgh.gov.uk).