

# Notice of meeting and agenda

## Development Management Sub-Committee

**10.00 am Wednesday, 19th February, 2020**

Dean of Guild Court Room - City Chambers

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 17 February 2020** (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 Minute of the Development Management Sub-Committee of 22 January 2020 - submitted for approval as a correct record 9 - 14

## 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.

### Pre-Applications

- 4.1 Abbey Lane, Edinburgh - Residential and student accommodation development, commercial/community uses, ancillary uses, associated landscaping, parking and infrastructure - application no 19/04860/PAN – Report by the Chief Planning Officer 15 - 20
- 4.2 Springfield Lea, Place ,Terrace and Bo'Ness Road, Echline, South Queensferry, (At Land Bounded By M90) - Residential Development and Associated Works including formation of Vehicular and Pedestrian Access, SUDS Infrastructure Provision and Hard and Soft Landscaping - application no 19/06079/PAN – Report by the Chief Planning Officer 21 - 26

### Applications

- 4.3 King's Place, Edinburgh, EH15 1DU - New covered raised floor area forming part of existing outdoor dining area (in retrospect) - application no 19/04018/FUL – Report by the Chief Planning Officer 27 - 38
- It is recommended that this application be **REFUSED**.
- 4.4 51 - 53 Lanark Road, Edinburgh, EH14 1TL - Proposed conversion of 2 listed buildings into 6 apartments and erection of new build element comprising 2 apartments - application no 19/02084/FUL – Report by the Chief Planning Officer 39 - 68
- It is recommended that this application be **GRANTED**.
- 4.5 51 - 53 Lanark Road, Edinburgh, EH14 1TL - New build element tied to the rear of the existing building providing residential accommodation. The project is to be comprised of 8 apartments in total, 6 conversion units within the listed buildings and 2 units 69 - 82

within the new build element. Associated internal and external alterations - application no 19/02085/LBC – Report by the Chief Planning Officer

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

- 4.6** 238B 1 And 2 Leith Walk, Edinburgh - Change of Use from 2 (two) dwellings to 2 (two) Short term let properties - application no 19/05660/FUL – Report by the Chief Planning Officer 83 - 94

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

- 4.7** North Milton, Milton Farm Road (Farmhouse A) - Development of existing farm steading building with extension to form worship hall, associated access, car parking and landscaping - application no 19/02418/FUL – Report by the Chief Planning Officer 95 - 120

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** 248 Ferry Road, Edinburgh, EH5 3AN - Change the use from a guest house to a House of Multiple Occupancy. (HMO License applied for separately). 24 hour support will be provided to up to 12 occupants at any given time - application no 19/03712/FUL – Report by the Chief Planning Officer 121 - 132

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

- 7.2** 35 Lanark Road, Edinburgh, EH14 1TL - Demolition of existing building and erection of purpose built student accommodation and all associated works (amendment to planning consent 16/06275/FUL) - application no 19/03380/FUL – Report by the Chief Planning Officer 133 - 156

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

## **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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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**

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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**

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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 4237, email [jamie.macrae@edinburgh.gov.uk](mailto:jamie.macrae@edinburgh.gov.uk) / [martin.scott@edinburgh.gov.uk](mailto:martin.scott@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](http://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](mailto:committee.services@edinburgh.gov.uk)).