

# Notice of meeting and agenda

## Development Management Sub-Committee

**10.00 am Wednesday, 31st July, 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 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 29 July 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 Declarations of interest

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 | Minutes of the Development Management Subcommittee of 6 February 2019 | To Follow |
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| <b>3.2</b> | Minutes of the Development Management Sub-Committee of 20 February 2019 | To Follow |
| <b>3.3</b> | Minutes of the Development Management Sub-Committee of 6 March 2019     | To Follow |
| <b>3.4</b> | Minutes of the Development Management Sub-Committee of 20 March 2019    | To Follow |

## 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**

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| <b>4.1</b> | Lochside Way, Edinburgh (Land Adjacent To) - Forthcoming application by Parabola Edinburgh Limited for the development of the Southern Phase of Edinburgh Park to comprise a mix of uses including residential (Class 9 houses and sui generis flats), student accommodation and serviced apartments (sui generis), offices (Class 4), hotel (Class 7), crèche (Class 10), leisure (Class 11), ancillary Class 1/ Class 2/ Class 3 and sui generis public house, car parking, landscaping, roads, access and associated works. The submission of this PAN follows an earlier consultation in respect of the site. This PAN reflects a new approach to the site to take forward a residential lead masterplan - application no 19/02776/PAN – Report by Chief Planning Officer | 15 - 22 |
| <b>4.2</b> | The Forts, 3 Hawes Brae, South Queensferry EH30 9TE -   | 23 - 30 |

Forthcoming application by Network Rail Infrastructure Limited for proposed development of reception centre and bridge access system with associated car parking, landscaping and servicing and alterations to existing pedestrian and vehicular access - application no 19/02357/PAN – Report by Chief Planning Officer

### **Applications**

- 4.3** 9 Briery Bauks, Edinburgh, EH8 9TE - Proposed change of use from residential to commercial short term residential lets. - application no 19/01531/FUL- Report by Chief Planning Officer 31 - 40  
It is recommended that this application be **REFUSED**.
- 4.4** Boroughmuir High School, 111 Viewforth, Edinburgh, EH11 1FL - Proposed 5 storey extension to Boroughmuir High School, including 12 new classrooms, community facilities, ancillary accommodation, relocation of existing footpath, alterations to external landscaping, and secure car park compound (as amended)- application no 19/02377/FUL - Report by Chief Planning Officer 41 - 56  
It is recommended that this application be **GRANTED**.
- 4.5** 15 Comiston Drive, Edinburgh, EH10 5QR- Create new car parking space by removing the front wall and railings for access. Add triple bin store and bike store with new path to front door and gravel area - application no 19/01115/FUL - Report by Chief Planning Officer 57 - 68  
It is recommended that this application be **PARTLY GRANTED and PARTLY REFUSED**.
- 4.6** 134 Corstorphine Road, Edinburgh, EH12 6TS, East Lodge - Two freestanding digital billboards, measuring 6m wide by 3m tall. Five 4m tall canvas signs on westerly approach to the zoo - 69 - 76

application no 19/02194/ADV - Report by Chief Planning Officer

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

- 4.7** 40 Ferry Road, Edinburgh, EH6 4AE- Advertisement of the following types: Fascia Sign - application no 19/03037/ADV - Report by Chief Planning Officer 77 - 82
- It is recommended that this application be **GRANTED**.
- 4.8** 159 Fountainbridge Edinburgh (Site At Former)- Mixed use development comprising residential (flats) and other commercial uses including Class 3 Food and Drink and Class 11 Assembly and Leisure with associated access roads, landscaping / public realm and car parking (as amended) - application no 19/00256/FUL - Report by Chief Planning Officer 83 - 124
- It is recommended that this application be **GRANTED**.
- 4.9** 17 Frogston Road East, Edinburgh (Land 296 Metres South Of) - Change of house types and creation of 7 additional units to form 13 terraced houses - application no 19/00869/FUL- Report by Chief Planning Officer 125 - 136
- It is recommended that this application be **GRANTED**.
- 4.10** 17 Frogston Road East, Edinburgh (Land 296 Metres South Of) - Change of house types and creation of 5 additional units to form 22 cottage flats, 15 terraced houses and 2 semi-detached houses - application no 19/00871/FUL - Report by Chief Planning Officer 137 - 148
- It is recommended that this application be **GRANTED**.
- 4.11** 17 Frogston Road East, Edinburgh (Land 296 Metres South Of) - Change of house types and creation of 10 additional units to form 22 terraced houses - application no 19/00872/FUL - Report by 149 - 160

Chief Planning Officer

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

- 4.12** 17 Frogston Road East, Edinburgh (Land 296 Metres South Of) - 161 - 172  
Change of house types and creation of 16 additional units to form  
39 terraced houses - application no 19/00868/FUL - Report by  
Chief Planning Officer

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

- 4.13** 2 - 3 Hermitage Place, Edinburgh, EH6 8AF - Erect new 2 storey 173 - 188  
building on land at rear of hotel as ancillary accommodation for  
the hotel) - application no 19/00653/FUL - Report by Chief  
Planning Officer

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

- 4.14** 6 John's Place, Edinburgh, EH6 7EP - Change of use from 189 - 202  
language school to guest house application no 19/01932/FUL -  
Report by Chief Planning Officer

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

- 4.15** 18,19,20,21,22,23 & 24 John's Lane, Edinburgh, EH6 7EU - 203 - 212  
Alterations to an existing derelict warehouse linked to the creation  
of 20 residential units - application no 19/01855/LBC - Report by  
Chief Planning Officer

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

- 4.16** Lochend House, 33 - 35 Lochend Road South, Edinburgh EH7 213 - 224  
6BR - Change of use to guest house - application no  
19/01720/FUL - Report by Chief Planning Officer

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

- 4.17** 69 - 71 Marionville Road, Edinburgh, EH7 6AQ - Planning permission for the demolition of two existing business class units and the erection of a new residential development of 120 units. Units are split over 4 apartment buildings, noted as Block A (East Block) Block B (South Block), Block C (West Block) and Block D (North Block), and a terrace of 10 mews houses. Application also concerns car parking, car port and associated landscaping (as amended) - application no 18/10499/FUL - Report by Chief Planning Officer 225 - 258
- It is recommended that this application be **REFUSED**.
- 4.18** 25 Milton Link, Edinburgh, EH15 3QH - Variation of condition (ii) imposed on planning permission TP/5/M/2264/85 to enable the sale of food for up to 743 sq.m - application no 18/09995/FUL - Report by Chief Planning Officer 259 - 272
- It is recommended that this application be **GRANTED**.
- 4.19** 63 Morningside Drive, Edinburgh, EH10 5NQ - Change of use from nursing home (class 8) to dwelling with a two-storey east side extension; single storey rear extension; single storey west side extension; and associated garden landscaping. - application no 19/02190/FUL - Report by Chief Planning Officer 273 - 282
- It is recommended that this application be **GRANTED**.
- 4.20** New Street Edinburgh (Land Adjacent To) - Application for the discharge of a planning obligation clause relating to Car Club provisions - application no 19/00398/OBL - Report by Chief Planning Officer 283 - 290
- It is recommended that this application be **ACCEPTED** and the agreement be **MODIFIED**.

- 4.21** New Street Edinburgh (Land Adjacent To) - Application for the discharge of a planning obligation clause relating to the provision of a Travel Plan - application no 19/00400/OBL - Report by Chief Planning Officer 291 - 298
- It is recommended that this application be **ACCEPTED** and the agreement be **MODIFIED**.
- 4.22** New Street Edinburgh (Land Adjacent To) - Application for the discharge of a planning obligation clause relating to the provision of affordable business space - application no 19/00536/OBL - Report by Chief Planning Officer 299 - 310
- It is recommended that this application be **ACCEPTED** and the agreement be **MODIFIED**.
- 4.23** Ravelston Dykes Quarry, Ravelston Dykes Road, Edinburgh - Material and design amendments to approved dwellinghouse on Plot 1 of planning permission reference 16/05074/FUL. External alterations including changes to materials, window openings and replacement of pitched roof with flat roof garden - application no 19/01108/FUL - Report by Chief Planning Officer 311 - 330
- It is recommended that this application be **GRANTED**.
- 4.24** Ravelston Dykes Quarry, Ravelston Dykes Road, Edinburgh - Material and design amendments to approved dwelling house on Plot 2 of planning permission reference 16/05074/FUL. External alterations including changes to materials, window openings and replacement of pitched roof with flat roof garden - application no 19/01090/FUL - Report by Chief Planning Officer 331 - 348
- It is recommended that this application be **GRANTED**.
- 4.25** Ravelston Dykes Quarry, Ravelston Dykes Road, Edinburgh - Material and design amendments to approved dwelling house on Plot 3 of planning permission reference 16/05074/FUL. External 349 - 366



alterations including changes to materials, window openings and replacement of pitched roof with flat roof garden - application no 19/01091/FUL - Report by Chief Planning Officer

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

- 4.26** Royal Botanic Nursery, Inverleith Avenue South, Edinburgh - 367 - 384  
Construction of Plant Health Suite, Sustainable Energy Centre, multi service trench, oil tanks, landscape works and related infrastructure at RBGE Nursery (as amended) - application no - 18/10304/FUL - Report by Chief Planning Officer

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

- 4.27** Stopping Up Order - Parts of Muirhouse Avenue, Muirhouse 385 - 390  
Avenue North, Muirhouse Crescent and Muirhouse Way, Edinburgh PO/18/05 - application no PO/18/05 - Report by Chief Planning Officer

It is recommended that the Stopping Up Order be **CONFIRMED**.

- 4.28** West Bonnington Farm, Bonnington, Kirknewton, EH27 8BB- 391 - 408  
Erection of farmhouse in connection with agricultural use (as amended) - application no 18/10372/FUL - Report by Chief Planning Officer

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 South East Wedge, Old Dalkeith Road, Edinburgh - Protocol Note by the Head of Strategy and Communications - application nos 19/01032/FUL and 19/01481/FUL 409 - 412

6.2 South East Wedge, Old Dalkeith Road, Edinburgh - Erection of 505 residential dwellings, 350 sq m of retail, open space and associated infrastructure - application no 19/01481/FUL - Report by Chief Planning Officer 413 - 468

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

6.3 South East Wedge, Old Dalkeith Road, Edinburgh - Erection of 199 residential dwellings, public open space and associated infrastructure - application no 19/01032/FUL - Report by Chief Planning Officer 469 - 512

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

## 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** 7 - 17 Leven Street, Edinburgh EH3 9LH - Partial demolition of the existing building and construction of 8 flatted dwellings including internal and external alterations to the existing shop (as amended) - application no 19/01461/FUL - Report by Chief Planning Officer 513 - 540

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

- 7.2** Royal Blind School, 2B Craigmillar Park, Edinburgh EH16 5NA - Refurbishment and conversion of existing listed school for residential use (21 units). Refurbishment and extension of existing gate lodge building. Demolition of non-listed structures and formation of new residential dwellings (27 units),(as amended) - application no 18/10180/FUL - Report by Chief Planning Officer 541 - 584

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

- 7.3** Royal Blind School, 2B Craigmillar Park, Edinburgh EH16 5NA - Refurbishment and conversion of existing listed school for residential use. Refurbishment and extension of gate lodge building - application no 18/10258/LBC - Report by Chief Planning Officer 585 - 598

It is recommended that this application be **PARTLY GRANTED and PARTLY REFUSED**.

- 7.4** Royal Botanic Garden, 20A Inverleith Row, Edinburgh EH3 5LR - Restoration, improvement and redevelopment of the North East corner of the Royal Botanic Garden. Development comprises works to listed buildings and structures; construction of a new glasshouse, research glasshouses, education building, horticultural support building and associated buildings; landscape works; erection of polytunnels and temporary decent facilities; temporary construction access road; and associated development and demolition (as amended) - application no 19/01068/FUL - Report by Chief Planning Officer 599 - 648

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

- 7.5** Royal Botanic Garden, 20A Inverleith Row, Edinburgh EH3 5LR - 649 - 664  
Alterations and restoration works to the Victorian Palm houses, the 1967 glasshouses, and relocation of the Linnaeus Monument. Works will also include the temporary removal of gates and railings at Inverleith Place to facilitate the proposed construction access. (as amended) - application no 19/01069/LBC - Report by Chief Planning Officer

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

- 7.6** Royal Botanic Garden 20A Inverleith Row Edinburgh EH3 5LR - 665 - 678  
Complete demolition in a Conservation Area - application no 19/01070/CON - Report by Chief Planning Officer

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** 37 Corstorphine Road, Edinburgh, EH12 5QQ - Demolition of existing house, erection of new building to form residential apartments with associated car parking and landscaping. - 679 - 706  
application no 18/02404/FUL - Report by Chief Planning Officer

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

### **Laurence Rockey**

Head of Strategy and Communications

## **Committee Members**

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Councillors Neil Gardiner (Convener), Councillor Maureen Child (Vice-Convener), Chas Booth, Mary Campbell, George Gordon, Joan Griffiths, Max Mitchell, Joanna Mowat, Rob Munn, Hal Osler and 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 Veronica Macmillan or Martin Scott, Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, Tel 0131 529 4283 / 0131 529 4237, email [veronica.macmillan@edinburgh.gov.uk](mailto:veronica.macmillan@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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