

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 14th August, 2019

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

- 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 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 12 August 2019** (see contact details in the further information section at the end of this agenda).
- 1.3 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 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 | Minutes of Previous Meeting of Development Management Sub-Committee 24 April 2019 – circulated for approval as a correct record | 9 - 28 |
| 3.2 | Minutes of Previous Meeting of Development Management Sub-Committee 8 May 2019 - circulated for approval as a correct record | 29 - 38 |
| 3.3 | Minutes of Previous Meeting of Development Management Sub-Committee 22 May 2019 - circulated for approval as a correct | 39 - 50 |

record

- 3.4 Minutes of Previous Meeting of Development Management Sub-Committee 5 June 2019 - circulated for approval as a correct record 51 - 54

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.

- 4.1 36 - 39 Market Street Edinburgh EH1 1DF - Change of Use to former nightclub [36-39] to extend Fruitmarket Gallery [No 45]: Class 11(d) to 10(c). Various alterations to and reinstatement of original windows & shopfront, install roof mounted plant. Internal alterations: removal of 1st floor to create double height gallery to east section of property and on west, over two floors, toilets, stores & workshop located to west, with staff accommodation above. Internal slappings to single storey link connect two properties forming one venue - application no 19/02006/FUL – Report by Chief Planning Officer 55 - 78

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

- 4.2 36 - 39 Market Street Edinburgh EH1 1DF - Externally: form new entrance in fully glazed central opening retaining existing features; reinstate windows blanked off by previous occupants [excluding some to North facade]; alter frontage to single storey link [between 36-39 & 45] & install external roof mounted services. Internally: form access linking 36-39 to 45, create central plant room, remove floor to create double height gallery to east; over two floors to west, form gallery stores, workshop, public WCs & staff accommodation- application no 19/02004/LBC – Report by Chief Planning Officer 79 - 98

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

- 4.3** 45 Market Street Edinburgh EH1 1DF - External: alter main entrance and existing service access & fire exit, replace rooflights, flat roof coverings & install new services. Internal: Form access linking Nos 36-39 & 45 to extend into adjacent building [as per separate application], relocate kitchen, alter cafe, passenger lift & WCs, replace main stair, alter upper floor galleries, form learning suite [staff accommodation relocates to Nos 36-39]. No works are proposed to North facade Category A Listed substructure of Station. - application no 19/02007/FUL – Report by Chief Planning Officer

99 - 118

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** 7, 11, 13 Eyre Terrace Edinburgh EH3 5ER - Planning permission in principle for mixed use development. Retail (class 1); financial, professional + other services (class 2); food + drink (class 3); business (class 4); hotels (class 7); residential (class 8, 9 + sui generis), car parking, access + other works, approval of siting + maximum height of principal building block, points of vehicular/pedestrian access + egress - application no 14/01177/PPP – Report by Chief Planning Officer

119 - 126

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** None

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 Niddrie Mains Road Edinburgh (Redevelopment Site At) - 127 - 166
Erection of a new 3 and 4 storey secondary school with associated hard and soft landscaping, 'town square' proposal, external sports provision and car parking. - application no 19/01771/FUL – Report by Chief Planning Officer

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

- 7.2 2 Windrush Drive Edinburgh (Land North Of) - Victoria Primary School - New primary school and nursery and associated playground spaces - application no 18/10570/FUL – Report by Chief Planning Officer 167 - 190

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

Andrew Kerr

Chief Executive

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 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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