

# Notice of meeting and agenda

## Development Management Sub-Committee

**10.00 am Wednesday, 28th August, 2019**

Dean of Guild Court Room - City Chambers

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

### Contacts

Email: [jamie.macrae@edinburgh.gov.uk](mailto:jamie.macrae@edinburgh.gov.uk) / [martin.scott@edinburgh.gov.uk](mailto:martin.scott@edinburgh.gov.uk)

Tel: 0131 553 8242 / 0131 529 4237

## 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 26 August 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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| <b>3.1</b> | Minutes of Previous Meeting of Development Management Sub-Committee 19 June 2019 – circulated for approval as a correct record | 11 - 18 |
| <b>3.2</b> | Minutes of Previous Meeting of Development Management Sub-Committee 31 July 2019 – circulated for approval as a correct record | 19 - 32 |

3.3	Minutes of Previous Meeting of Development Management Sub-Committee 14 August 2019 – circulated for approval as a correct record	33 - 36
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## 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	Proposed Roseburn To Union Canal Cycleway, Dalry Road, Edinburgh - The development of a new Cycle Link between Roseburn Path and Union Canal, in order to deliver a safe, family friendly network across the city (previous consultations undertaken under reference 16/01908/PAN) - application no 19/02885/PAN – Report by Chief Planning Officer	37 - 44
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### Applications

4.2	34 Cammo Road, Edinburgh, EH4 8AP - Proposed demolition of existing dwelling, erection of 7x Townhouses with associated parking, landscaping and footpaths (as amended) - application no 18/02116/FUL - Report by Chief Planning Officer	45 - 64
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It is recommended that this application be **GRANTED**.

4.3	1 Grant Avenue, Edinburgh, EH13 0DS - Application for removal of single glazed metal and timber windows and replacement with new double glazed hardwood timber windows. (In retrospect) - application no 19/02624/LBC - Report by Chief Planning Officer	65 - 74
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It is recommended that this application be **REFUSED**.

4.4	1 Lanark Road, Edinburgh, EH14 1TG - Demolition of existing motor dealership and erection of new residential development comprising 57 flats, upgraded vehicular access, new pedestrian access, car and cycle parking and associated soft and hard	75 - 116
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landscaping (as amended to 50 flats) - application no 18/08232/FUL - Report by Chief Planning Officer

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

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| <b>4.5</b> | 2B Roseburn Terrace, Edinburgh, EH12 6AW- The conversion of two existing large format static panels to digital. Consent was granted for the static panels on 24th November 2014 under application number 14/03219/ADV - application no 18/10341/ADV - Report by Chief Planning Officer | 117 - 126 |
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It is recommended that this application be **GRANTED**.

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| <b>4.6</b> | 20 Thistle Street, North West Lane, Edinburgh, EH2 1EA - Change of Use from Offices to Hotel with ancillary bar and restaurant; removal of existing and erection of new extension to form additional accommodation - application no 19/01930/FUL - Report by Chief Planning Officer | 127 - 148 |
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It is recommended that this application be **GRANTED**.

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| <b>4.7</b> | BF - 1F 22 Thistle Street, North West Lane, Edinburgh EH2 1BY - Internal and External Alterations at number 22 Thistle Street North West Lane and removal of extension building at No. 20 Thistle Street North West Lane with erection of new building extension - application no 19/01981/LBC - Report by Chief Planning Officer | 149 - 160 |
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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.

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| 7.1 | GF 126 Canongate, Edinburgh, EH8 8DD - Change of use from office to form 11 no. commercially managed short term let apartments, alterations to the rear elevation and roof, and creation of a ground floor class 1 & 2 unit (as amended) - application no 19/01404/FUL - Report by Chief Planning Officer<br><br>It is recommended that this application be <b>GRANTED</b>  | 161 - 182 |
| 7.2 | GF 126 Canongate, Edinburgh, EH8 8DD - Alterations include: minor alterations to the non-original elements of the primary elevation of the property, enlarged windows, and an extension to the roof space to the rear of the property, internal refurbishment to the non-original interior of all floors of the property, and, alterations to create a shop frontage at street level (as amended) - application no 19/01405/LBC - Report by Chief Planning Officer<br><br>It is recommended that this application be <b>GRANTED</b> | 183 - 200 |
| 7.3 | 329 High Street, Edinburgh - Change of use from offices to class 1 and 3 uses at ground, basement and mezzanine level, with serviced apartments above; alterations to form new door and altered window openings; alterations at roof level to form new and realigned roof lights and plant enclosure (as amended) - application no 19/02318/FUL - Report by Chief Planning Officer<br><br>It is recommended that this application be <b>GRANTED.</b>  | 201 - 220 |

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| <b>7.4</b> | 329 High Street, Edinburgh - Alterations to front and rear elevations to form new door and altered window openings, alterations at roof level to form new and realigned roof lights and plant enclosure and internal alterations (as amended) - application no 19/02319/LBC - Report by Chief Planning Officer<br><br>It is recommended that this application be <b>GRANTED</b> . | 221 - 234 |
| <b>7.5</b> | 7 GF, 7 IF, 8, 10, 10A & 10B Lower Gilmore Place, Edinburgh - Demolition of all buildings on site and erection of office (Class 4) and flatted residential development with associated car parking and landscaping - application no 19/00789/FUL - Report by Chief Planning Officer<br><br>It is recommended that this application be <b>GRANTED</b> .                            | 235 - 268 |
| <b>7.6</b> | 5 Port Hamilton Edinburgh (Land To East Of) - Erection of offices (Class 4) and associated works at land. - application no 18/07354/FUL - Report by Chief Planning Officer<br><br>It is recommended that this application be <b>GRANTED</b> .   | 269 - 298 |

## **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.

### **Andrew Kerr**

Chief Executive

### **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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