

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 18th December, 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 Any items under “Private Business” will not be published, although the decisions will be recorded in the minute.

Contacts

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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 16 December 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 Minutes of the Development Management Sub-Committee of 4 December 2019 – submitted for approval as a correct record 9 - 14

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 2-4, 6,14 Bonnington Road Lane and 200 Bonnington Road Edinburgh EH6 5RB - Demolition of existing buildings and redevelopment comprising build to rent residential accommodation, commercial uses, associated landscaping and infrastructure - application no 19/05515/PAN – Report by the Chief Planning Officer 15 - 22
- 4.2 East Princes Street Gardens And Land At The Mound, Princes Street, Edinburgh - Christmas market stalls, fairground rides, maze, bars, box offices, associated site offices, stores and ancillary facilities (proposed application for three years - 2019, 2020 & 2021) - application no 19/05272/PAN – Report by the Chief Planning Officer 23 - 32

Applications

- 4.3 399 Old Dalkeith Road, Edinburgh (Land 267 Metres Northeast Of) - Application for matters specified in conditions 2, 5 and 6 of planning permission 13/05048/FUL for an expansion to the Institute of Regeneration and Repair (IRR) - application no 19/04735/AMC – Report by the Chief Planning Officer 33 - 50
- It is recommended that this application be **APPROVED**.
- 4.4 30 Redford Drive, Edinburgh EH13 0BG - Erection of a new separate dwelling in the rear garden of no. 30 Redford Drive - application no 19/04975/FUL – Report by the Chief Planning Officer 51 - 64

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

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| 4.5 | 44 Stanley Place Edinburgh, EH7 5TB - Construction of 102 units of student accommodation with ancillary services (amendment to planning permission PPA-230-2160, 14/05075/FUL) - application no 19/04141/FUL – Report by the Chief Planning Officer

It is recommended that this application be GRANTED . | 65 - 82 |
| 4.6 | Street Naming Bank – Report by the Executive Director of Place | 83 - 86 |

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.

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| 5.1 | Corstorphine Hospital, 136 Corstorphine Road Edinburgh - Re-development of the former Corstorphine Hospital to form 76 residential apartments (including 44 new build apartments) and associated community hub, vehicular access, car parking and landscape works (as amended) - application no 17/04137/FUL – Report by the Chief Planning Officer

It is recommended that this application be GRANTED . | 87 - 90 |
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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** 53 Burdiehouse Road, Edinburgh (Land 100 Metres East Of) - Residential development 116 dwellings and associated landscaping and infrastructure (as amended) - application no 19/02616/FUL – Report by the Chief Planning Officer 91 - 130
It is recommended that this application be **GRANTED**.
- 7.2** East Market Street, Edinburgh (Land At) - Redevelopment and conversion of existing arches and change of use to provide sui generis distillery with Class 11 (assembly and leisure) visitor centre, Class 1 (retail), Class 3 (food and drink) and sui generis bar/tasting rooms with associated works including landscaping, public realm and means of access. (As Amended) - application no 18/09878/FUL – Report by the Chief Planning Officer 131 - 168
It is recommended that this application be **GRANTED**.
- 7.3** East Market Street, Edinburgh (Land At) - Internal and external alterations and ancillary works (as Amended) - application no 18/09879/LBC – Report by the Chief Planning Officer 169 - 182
It is recommended that this application be **GRANTED**.
- 7.4** Jury's Inn, 43 Jeffrey Street, Edinburgh - Erect new 131 bed boutique hotel, 101 bed extension to existing Jury's Inn hotel, two residential blocks containing 31 flats and retail units. Convert two lower floors of existing category C listed tenement building to new hotel entrance and lounge. Create public space with pedestrian links into the site from existing closes, including new access ramp. (As amended to 125 bed boutique hotel and 100 bed extension to existing Jury's Inn hotel.) - application no 19/00945/FUL – Report by the Chief Planning Officer 183 - 240
It is recommended that this application be **GRANTED**.
- 7.5** Jury's Inn, 43 Jeffrey Street, Edinburgh - Alterations to nos. 55-61 Jeffrey Street associated with the erection of a new adjoining hotel affecting the lower two floors (as amended) - application no 19/00946/LBC – Report by the Chief Planning Officer 241 - 252

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

- 7.6** 189 Morrison Street, Edinburgh, EH3 8DN - Redevelopment of site comprising hotels, offices, retail, leisure, public houses, restaurants, car parking and associated works - application no 19/02623/FUL – Report by the Chief Planning Officer 253 - 312

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** 26 Baird Road, Ratho (Land 54 Metres East Of) - Proposed erection of 11 residential dwellings - application no 18/02606/FUL – Report by the Chief Planning Officer 313 - 336

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

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 Rob Munn, Councillor Hal Osler 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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damage or distress to any individual, please contact Committee Services (committee.services@edinburgh.gov.uk).