

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 29th July, 2020

Virtual Meeting - via Skype

This is a public meeting and members of the public are welcome to watch the meeting via the online webcast.

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 27 July 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

- 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 the 1 July 2020 – submitted for approval as a correct record 9 - 14

4. General Applications and Miscellaneous Business Reports

- 4.1** 13 Castle Street, Edinburgh - Change of use from offices to serviced apartments (as amended) - application no 20/01896/FUL – Report by the Chief Planning Officer 15 - 30
- It is recommended that this application be **GRANTED**.
- 4.2** 13 Castle Street, Edinburgh - Alterations to form serviced apartments from offices (as amended) - application no 20/01897/LBC – Report by the Chief Planning Officer 31 - 42
- It is recommended that this application be **GRANTED**.
- 4.3** Flat 1, 1 Saunders Street, Edinburgh - Change of property use from residential to short term let. The property will be used for a mixture of family use and short term letting. The flat is ground floor with its own door access via a private garden. - application no 20/00724/FUL – Report by the Chief Planning Officer 43 - 54
- It is recommended that this application be **GRANTED**.
- 4.4** 5 South Charlotte Street, Edinburgh, EH2 4AN - Change of use from office to short term holiday let - application no 20/01540/FUL – Report by the Chief Planning Officer 55 - 70
- 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** 94 Ocean Drive, Edinburgh (At Land 143 Metres Southeast Of) - Residential development of 338 flats over 4 apartment buildings with heights of 10 storeys (Building A), 14 storeys (Building B), 12 storeys (Building C) and 10 storeys (Building D) with two commercial units (Class 1,2,3 and 4), car parking and associated landscaping (as amended) - application no 19/02778/FUL – 71 - 74

Report by the Chief Planning Officer

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 St Joseph's Nursing Home, 41 - 45 Gilmore Place, Edinburgh - 75 - 108
Student accommodation redevelopment of existing C-listed building providing 230 beds over 29 flats with associated amenity and external landscaping, demolition of extensions and outbuildings and erection of 3 new buildings in rear courtyard - application no 19/06070/FUL – Report by the Chief Planning Officer

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

7.2 St Joseph's Nursing Home, 41 - 45 Gilmore Place, Edinburgh - 109 - 124
Conversion to student residential accommodation with communal facilities at ground floor and in chapel; demolish existing east and west outbuildings and extensions and replace with new 3 storey accommodation around retained landscaped courtyard - application no 19/06072/LBC – Report by the Chief Planning Officer

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

7.3 Proposed naming of a street to honour George Grubb – Report 125 - 130
by the Executive Director of Place

It is recommended that the Committee considers whether there is justification to vary the street naming criteria set out in the Statutory Addressing Charter in relation to the request to use the name George Grubb at this time.

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

9. Pre-Application Notices

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.

The Pre-Application reports listed below are for noting only and provides the opportunity to raise key issues. Any comments should be emailed direct to the case officer.

9.1	Forthcoming application by Aviva Life & Pensions UK Limited. for Proposal of Application Notice at Rosebery House, 9 Haymarket Terrace, Edinburgh - Demolition of existing office building and erection of new office development (Class 4) with associated ancillary uses, public realm, landscaping and car parking - application no 20/02505/PAN – Report by the Chief Planning Officer	131 - 138
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10. Extended Delegation Decisions

The reports listed below have been decided by the Chief Planning Officer, in consultation with the Convener and Vice-Convener of the Development Management Sub-Committee, using the Extended Delegated Powers agreed by the Leadership Advisory Panel held on 31 March 2020.

10.1 None

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.

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 4085, email jamie.macrae@edinburgh.gov.uk / blair.ritchie@edinburgh.gov.uk.

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