

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 3rd June, 2020

Virtual Meeting - via Skype

This is a public meeting and members of the public are welcome watch the live webcast on the Council's website.

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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 1 June 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 Minute of the Development Management Sub-Committee of 20 May 2020 – submitted for approval as a correct record 11 - 16

4. General Applications and Miscellaneous Business Reports

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** 15 Albert Terrace, Edinburgh EH10 5EA - This proposal is to form a new door opening to access roof terrace with barrier and new glazed opening giving access to garden. Change existing ground floor windows to door - application no 20/00593/FUL – Report by the Chief Planning Officer 17 - 26
- It is recommended that this application be **GRANTED**.
- 4.2** 89 Constitution Street, Edinburgh EH6 7AS - Proposed change of use from existing offices to form 9 new dwelling flats - application no 20/00272/FUL – Report by the Chief Planning Officer 27 - 46
- It is recommended that this application be **GRANTED**.
- 4.3** 89 Constitution Street, Edinburgh EH6 7AS - Proposed change of use from existing offices to form 9 new dwelling flats - application no 20/00271/LBC – Report by the Chief Planning Officer 47 - 58
- It is recommended that this application be **GRANTED**.
- 4.4** 48 Duddingston Road West, Edinburgh EH15 3PS - Erection of 7 residential dwellings with driveways, associated infrastructure, hard and soft landscaping (as amended) - application no 19/05014/FUL – Report by the Chief Planning Officer 59 - 76
- It is recommended that this application be **GRANTED**.
- 4.5** 48 Duddingston Road West, Edinburgh EH15 3PS - Proposed demolition of garage and rear boundary wall and part demolition of boundary wall - application no 19/05013/LBC – Report by the Chief Planning Officer 77 - 86
- It is recommended that this application be **GRANTED**.
- 4.6** 11 - 23 Montrose Terrace, Edinburgh - Proposed purpose-built student accommodation development with community space, 87 - 114

associated infrastructure and amenity space, bicycle parking, landscaping and upgrade of pedestrian path and steps - application no 20/00496/FUL – Report by the Chief Planning Officer

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

- 4.7** 11 - 23 Montrose Terrace, Edinburgh - Proposed removal of rubble wall, steps, railing and gate and rebuilding of stone steps as part of redevelopment of site and re-provision of pedestrian route - application no 20/00497/LBC – Report by the Chief Planning Officer 115 - 124

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

- 4.8** 11 - 23 Montrose Terrace, Edinburgh - Complete demolition of a wall in a Conservation Area - application no 20/00498/CON – Report by the Chief Planning Officer 125 - 134

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** None.

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.

- 7.1 500 Gorgie Road, Edinburgh, EH11 3YJ - Proposed development of former car park site to erect 35 flats with associated parking, access and services (as amended) - application no 19/02560/FUL – Report by the Chief Planning Officer 135 - 164
- 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.

9. Pre-Application Notices

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 Hero Catalyst Hospitality Ventures (Elgin House Edin.) Ltd. for Proposal of Application Notice at Elgin House, 20 Haymarket Yards, Edinburgh - Proposed Demolition and Re-development of Site for a mix of uses including office (class 4), hotel (class 7) and student accommodation - application no 20/01591/PAN – Report by the Chief Planning Officer 165 - 170

- 9.2** Forthcoming application by Drum (Steads Place) Ltd and CAMVO 123 LTD. for Proposal of Application Notice at 106 - 162 Leith Walk, Edinburgh EH6 5DX - Proposed Demolition of Industrial Units and Development of Residential Led Uses. Retention of existing 2-Storey Sandstone Building with Potential to Include Class 1 (Shops), Class 2 (Financial Professional and Other Services), Class3 Food and Drink), CLASS 4 (Business), Class 10 (Non-Residential Institutions) Class 11 (Assembly and Leisure) and Sui Generis Uses, With Associated Landscaping, Open Space and Infrastructure - application no 20/01447/PAN – Report by the Chief Planning Officer 171 - 178

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** Corstorphine Hospital, 136 Corstorphine Road, Edinburgh EH12 6TT - 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

This application was Granted by the Chief Planning Officer under Extended Delegated Authority.

- 10.2** 65, 67 And 69 Cowgate, Edinburgh EH1 1JW - Change of use from temporary arts venue to hotel, bar/restaurant and function room; alterations to form new hotel, bar/restaurant retaining existing nightclub; alterations and erection of two kitchen extract ducts - application no 19/03174/FUL

This application was Granted by the Chief Planning Officer under Extended Delegated Authority.

10.3 65, 67 And 69 Cowgate, Edinburgh EH1 1JW - External and internal alterations to convert from temporary arts venue to hotel, bar/restaurant and function room - application no 19/03175/LBC

This application was Granted by the Chief Planning Officer under Extended Delegated Authority.

10.4 11 Cumberland Street, North West Lane, Edinburgh (Land 17 Metres West Of) - Proposed new mews house on existing car park to west of no. 11 North West Cumberland Street Lane - application no 19/04576/FUL

This application was Granted by the Chief Planning Officer under Extended Delegated Authority.

10.5 11 Cumberland Street, North West Lane, Edinburgh - Proposed mews house will be built upon existing B listed boundary wall - application no 19/04577/LBC

This application was Granted by the Chief Planning Officer under Extended Delegated Authority.

10.6 49 - 51 Eyre Place, Edinburgh EH3 5EY - Planning in principle for the demolition of the existing public house at 49-51 Eyre Place and to erect housing on the site - application no 19/05565/PPP

This application was Granted by the Chief Planning Officer under Extended Delegated Authority.

10.7 18 Fairholm Mews, Edinburgh EH10 4FE - To convert existing garage into a sitting / family room. French doors to be installed in existing garage door opening, no change to lintel - application no 20/00695/FUL

This application was Granted by the Chief Planning Officer under Extended Delegated Authority.

10.8 469 Gorgie Road, Edinburgh EH11 3AD - Removal of existing vacant mixed residential /light industrial buildings. Erect 11 flats with associated access, parking and garden ground. Flats arranged in two blocks to front and rear of site, 6 flats over 3 storeys to front block; 5 flats over 2 storeys to rear block -

application no 19/05579/FUL

This application was Refused by the Chief Planning Officer under Extended Delegated Authority.

- 10.9** 7 Joppa Grove, Edinburgh EH15 2HX - Single storey flat roof extension to the side and attic conversion with new rear dormer (as amended) - application no 19/05656/FUL

This application was Granted by the Chief Planning Officer under Extended Delegated Authority.

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 meeting will be held by Skype and will be webcast live for viewing by 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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