

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 23rd September, 2020

Virtual Meeting - via Microsoft Teams

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

Contacts

Email: jamie.macrae@edinburgh.gov.uk / martin.scott@edinburgh.gov.uk

Tel: 0131 553 8242 / 0131 529 4237

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 21 September 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 the 9 September 2020 – submitted for approval as a correct record 11 - 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 Report for forthcoming application by Legal & General Investment Management Limited. for Proposal of Application Notice at 109, 110 And 111 Princes Street, 112 Princes Street And 144-150 Rose Street, (Debenhams) - Redevelopment and change of use of existing premises to form hotel with rooftop bar/restaurant, active uses at lower floors including restaurant, bar, retail, flexible meeting and event/venue space, health suite/gym, with ancillary uses, associated works, alterations and demolitions (Use Classes 1, 2, 3, 4, 7, 11 & Sui Generis - application no 20/02952/PAN – Report by the Chief Planning Officer 15 - 22

Applications

- 4.2 Flat 1 4 Dewar Place Lane, Edinburgh, EH3 8EF - Change of use only from residential flat to holiday let flat - application no 20/03035/FUL - Report by the Chief Planning Officer 23 - 32
It is recommended that this application be **REFUSED**.
- 4.3 Flat 2 4 Dewar Place Lane, Edinburgh, EH3 8EF - Change of use only from residential dwelling house to holiday let flat - application no 20/03036/FUL - Report by the Chief Planning Officer 33 - 42
It is recommended that this application be **REFUSED**.
- 4.4 The Farmhouse, Almondhill, Kirkliston (at Land 102 Metres Southeast Of) - Development of a 48 bed care home (class 8) and associated access, parking and landscaping - application no 20/02413/FUL - Report by the Chief Planning Officer 43 - 70
It is recommended that this application be **GRANTED**.

- 4.5** 48 - 50 Iona Street, Edinburgh, EH6 8SW - Demolition of the existing warehouse and ancillary office building and construction of residential (flatted) development including purpose-built student accommodation, general housing and affordable housing, public realm improvements, hard and soft landscaping and associated infrastructure - application no 20/00972/FUL - Report by the Chief Planning Officer 71 - 108
- It is recommended that this application be **GRANTED**.
- 4.6** 27, 29, 31 James Craig Walk, Edinburgh - Change of use from student accommodation to Class 1 (Shops), Class 2 (Financial, professional & other services) and / or Class 3 (Food and Drink) and Hotel / Class 7 uses, proposed alterations, erection of shopfronts and associated works (as amended) - application no 20/02524/FUL - Report by the Chief Planning Officer 109 - 126
- It is recommended that this application be **GRANTED**.
- 4.7** 27, 29, 31 James Craig Walk, Edinburgh - Internal and external alterations, erection of shopfronts and associated works (as amended) - application no 20/02527/LBC - Report by the Chief Planning Officer 127 - 140
- It is recommended that this application be **GRANTED**.
- 4.8** 1F1 16 Johnston Terrace, Edinburgh, EH1 2PR - Change of use of apartment from residential to short term business/holiday accommodation - application no 20/02790/FUL - Report by the Chief Planning Officer 141 - 152
- It is recommended that this application be **REFUSED**.
- 4.9** 55 Mayfield Road, Edinburgh (Telecoms Apparatus 27 Metres North West) - Proposed telecommunications installation: Proposed 20m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works (as amended in location and reduced to 15m in height - application no 20/02337/FUL - Report by the Chief Planning Officer 153 - 160
- 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 the Chief Planning Officer 161 - 164
- It is recommended that this application be **GRANTED**.
- 5.2** Royal Blind School, 2B Craigmillar Park, Edinburgh - Refurbishment and conversion of existing listed school for residential use (21 units). Refurbishment and extension of existing gate lodge building. Demolition of non-listed structures and formation of new residential dwellings (27 units) (as amended) - application no 18/10180/FUL - Report by the Chief Planning Officer 165 - 166
- 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** Bangholm Outdoor Centre, Craighall Gardens, Edinburgh - 167 - 186
Erection of new build Sports and Outdoor Centre to replace existing facilities on site (to be demolished) and provide sports facilities to be used by both Trinity Academy (located on Craighall Avenue) and the wider community - application no 19/05832/FUL - Report by the Chief Planning Officer
It is recommended that this application be **GRANTED**.
- 7.2** Ferrymuir Gait, South Queensferry (Site North Of) - Residential development comprising 125x dwellings (Approval of Matters Specified in Conditions of consent 14/01509/PPP) - application no 18/08266/AMC - Report by the Chief Planning Officer 187 - 232
It is recommended that this application be **APPROVED**.
- 7.3** Gyle Centre, Gyle Avenue, Edinburgh - Extension to shopping centre to include new retail, class 11 leisure and restaurant/cafe units with associated servicing, relocated bus/taxi facilities and reconfigured car parking and landscaping - application no 19/02604/FUL - Report by the Chief Planning Officer 233 - 274
It is recommended that this application be **GRANTED**.
- 7.4** 42 Peffermill Road, Edinburgh, EH16 5LL - The development of a Sports village for the University of Edinburgh at Peffermill playing fields to accommodate redeveloped playing surfaces and the erection of a new Sports Centre and student residence incorporating ancillary facilities - application no 19/05923/FUL - Report by the Chief Planning Officer 275 - 328
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.

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 / Martin Scott, 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 / martin.scott@edinburgh.gov.uk.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to <https://democracy.edinburgh.gov.uk/>

Webcasting of Council meetings

Please note this meeting may be filmed for live and subsequent broadcast via the Council's internet site – at the start of the meeting the Convener will confirm if all or part of the meeting is being filmed.

The Council is a Data Controller under current Data Protection legislation. We broadcast Council meetings to fulfil our public task obligation to enable members of the public to observe the democratic process. Data collected during this webcast will be retained in accordance with the Council's published policy including, but not limited to, for the purpose of keeping historical records and making those records available via the Council's internet site.

Any information presented by individuals to the Council at a meeting, in a deputation or otherwise, in addition to forming part of a webcast that will be held as a historical record, will also be held and used by the Council in connection with the relevant matter until that matter is decided or otherwise resolved (including any potential appeals and other connected processes). Thereafter, that information will continue to be held as part of the historical record in accordance with the paragraphs above.

If you have any queries regarding this, and, in particular, if you believe that use and/or storage of any particular information would cause, or be likely to cause, substantial damage or distress to any individual, please contact Committee Services (committee.services@edinburgh.gov.uk).