

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 7th October, 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

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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 5 October 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 23 September 2020 – submitted for approval as a correct record 9 - 16

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.

- 4.1** Report for forthcoming application by J Smart And Co (Contractors) Plc. for Proposal of Application Notice at 22 Inglis Green Road, Edinburgh, EH14 2HZ - Mixed use residential and commercial development with associated landscape, car parking and infrastructure - application no 20/01816/PAN – Report by the Chief Planning Officer 17 - 22
- 4.2** GF, 6 Bell's Brae, Edinburgh - Change of use from offices into 11 residential properties, formation of new dormer windows and some minor external works - application no 20/01616/FUL – Report by the Chief Planning Officer 23 - 42
- It is recommended that this application be **GRANTED**.
- 4.3** GF, 6 Bell's Brae, Edinburgh - Internal alterations, roof works including new dormers and minor external facade works to allow the formation of 11 properties - application no 20/01597/LBC – Report by the Chief Planning Officer 43 - 54
- It is recommended that this application be **GRANTED**.
- 4.4** 4 Campbell's Close, 87 Canongate, Edinburgh - Change of Use from residential to short term visitor accommodation - application no 20/03069/FUL – Report by the Chief Planning Officer 55 - 68
- It is recommended that this application be **REFUSED**.
- 4.5** 6 Campbell's Close, 87 Canongate, Edinburgh - Change of use from residential flat to short term visitor accommodation - application no 20/01717/FUL – Report by the Chief Planning Officer 69 - 82
- It is recommended that this application be **REFUSED**.

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| 4.6 | 4A Dewar Place Lane, Edinburgh, EH3 8EF - Change of Use from residential to holiday flat - application no 20/03071/FUL – Report by the Chief Planning Officer | 83 - 94 |
| | It is recommended that this application be REFUSED . | |
| 4.7 | 43 Main Street, Edinburgh, EH4 5BZ - Planning application for residential development including associated access, parking, infrastructure, and landscaping - application no 20/01410/PPP – Report by the Chief Planning Officer | 95 - 140 |
| | It is recommended that this application be GRANTED . | |
| 4.8 | Peffer Place, Edinburgh (At Site 90 Metres South Of) - Mixed-use residential led development comprising of dementia care centre (Class 8), assisted living apartments (Class 8), student accommodation (Sui Generis) and commercial units (Class, 1, 2 or 3) with access, landscaping, SUDS and car parking - application no 20/00292/FUL – Report by the Chief Planning Officer | 141 - 186 |
| | 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.

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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 | 187 - 190 |
| | It is recommended that this application be GRANTED . | |
| 5.2 | 103, Newcraighall Road, Edinburgh - Proposed residential development (including class 8 residential institutions, class 9 houses and sui generis flats) primary school (class 10 non- | 191 - 194 |

residential institutions) local centre (including class 1 retail, class 2 financial services, class 3 food and drink, class 10 non residential institutions and class 11 assembly and leisure), green network, access and transport links, infrastructure and associated ancillary works (as amended.) - application no 16/04122/PPP – Report by the Chief Planning Officer

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

- 5.3** Redhall House Drive, Edinburgh, EH14 1JE - Alteration and conversion of existing building to form six duplex apartments, the erection of a detached garage block accommodating six garages and the erection of two detached dwelling houses with all associated site development works and landscaping - application no 18/09642/FUL – Report by the Chief Planning Officer 195 - 196

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** Meadowbank Stadium, 139 London Road, Edinburgh - application no 20/00618/AMC - Protocol Note by the Head of Strategy and Communications 197 - 200

- 6.2** Meadowbank Stadium, 139 London Road, Edinburgh - Application for approval of matters specified in condition 1 of 18/00154 PPP for the proposed redevelopment of surplus land at Meadowbank Sports Centre with mixed uses including residential and commercial, together with roads, landscaping, drainage and ancillary works - application no 20/00618/AMC – Report by the Chief Planning Officer 201 - 246

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

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 None.

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. The meeting will be held by Teams 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 Veronica MacMillan / Martin Scott, Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, Tel 0131 529 4283 / 0131 529 4237, email veronica.macmillan@edinburgh.gov.uk / martin.scott@edinburgh.gov.uk

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