

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 28th October, 2020

Virtual Meeting - via Microsoft Teams

This is a public meeting and members of the public are welcome to attend

Contacts

Email: jamie.macrae@edinburgh.gov.uk / blair.ritchie@edinburgh.gov.uk

Tel: 0131 553 8242 / 0131 529 4085

1. Order of business

1.1 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 26 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 Declaration of interests

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 | 9 - 16 |
|-----|---------|--------|
- Minutes of Previous Meeting of Development Management Sub-Committee of 7 October 2020 – submitted for approval as a correct record

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 Smart and Co. (Cont.) Plc and Pitt Street Properties Ltd. for Proposal of Application Notice at 117 - 145 Pitt Street and 9 Trafalgar Lane, Edinburgh - For a residential development with associated landscaping, car parking, and infrastructure - application no - 20/03430/PAN – Report by the Chief Planning Officer | 17 - 24 |
| 4.2 | Flat 3 4 Dewar Place Lane, Edinburgh - Change of use from residential flat to holiday let - application no 20/03037/FUL - Report by the Chief Planning Officer

It is recommended that this application be REFUSED . | 25 - 36 |
| 4.3 | 23 - 24 Greenside Place, Edinburgh - Change of use from offices to serviced apartments with associated upgrading and refurbishment works with replacement dormers and rooflights (as | 37 - 52 |

amended) - application no 20/02211/FUL - Report by the Chief Planning Officer

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

- 4.4** 23 - 24 Greenside Place, Edinburgh - Internal reconfiguration of existing floorspace to create serviced apartments with new, refurbished and replacement dormer windows (as amended) - application no 20/02212/LBC - Report by the Chief Planning Officer 53 - 64

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

- 4.5** 1 Waverley Bridge, Edinburgh - Pop-up event on mall roof, consisting of canvas tipi bar and food truck. Decorated with festoon lighting (as amended) - application no - 20/03336/FUL – Report by the Chief Planning Officer 65 - 80

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** Bangholm Outdoor Centre, Craighall Gardens, Edinburgh - 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 81 - 86

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

- 5.2** 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 87 - 90

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

- 5.3** West Bonnington Farm, Bonnington, Kirknewton - Erection of farmhouse in connection with agricultural use (as amended) - application no 18/10372/FUL – Report by the Chief Planning Officer 91 - 92

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** 1 - 5 Baltic Street, and 7-27 Constitution Street, Edinburgh - 93 - 162
Proposed mixed use development comprising partial demolition of existing buildings, purpose-built student accommodation, affordable housing, office units, cafe and public digital co-working space with associated landscape, drainage and infrastructure (as amended) - application no 20/00465/FUL – Report by the Chief Planning Officer
It is recommended that this application be **GRANTED**.
- 7.2** 1 - 5 Baltic Street, and 7-27 Constitution Street, Edinburgh - 163 - 190
Internal and external alterations to Category B- listed gas works buildings and conversion to mixed use development, partial demolition including removal of remnants of gasometer building and northern extension to retort house, removal of other 20th century extensions and formation of new openings with associated fabric repairs. Reinstatement and alteration to boundary walls (as amended) - application no 20/00466/LBC – Report by the Chief Planning Officer
It is recommended that this application be **GRANTED**.
- 7.3** 1 - 5 Baltic Street and 7-27 Constitution Street, Edinburgh - 191 - 206
Proposed demolition of buildings and structures (as amended) - application no 20/00463/CON – Report by the Chief Planning Officer
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

Councillors 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 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.

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.

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).