

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 25th November, 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 / blair.ritchie@edinburgh.gov.uk

Tel: 0131 553 8242 / 0131 529 4085

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 23 November 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 Previous Meeting of Development Management Sub-Committee of 11 November 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.

Pre-Applications

- 4.1** Forthcoming application by Izar V Lux S.à R.I. for Proposal of Application Notice at 105, 113 Dundas Street, 34 Fettes Row, 7,11 And 13 Eyre Terrace - Demolition of existing building and erection of residential development, with associated landscaping, car parking and access arrangements - application no. 20/03825/PAN - Report by the Chief Planning Officer 17 - 22
- 4.2** Forthcoming application by John G Russell (Transport) Limited. for Proposal of Application Notice At Salamander Street/Bath Road., Edinburgh - Demolition of existing buildings and erection of mixed-use flatted residential and commercial development with associated access, car parking, greenspace and ancillary works - application no. 20/03799/PAN - Report by the Chief Planning Officer 23 - 30

Applications

- 4.3** 2 Abbey Lane, Edinburgh - Residential 66 flats and student accommodation development, with commercial/community unit (Use Class 1, 2, 3, 4 and/or 10), associated ancillary uses, landscaping, parking and infrastructure - application no. 20/02827/FUL – Report by the Chief Planning Officer 31 - 64
It is recommended that this application be **GRANTED**.
- 4.4** 2 Allan Park Crescent, Edinburgh (Land 16 Metres North East Of) - New 3 bedroom dwelling house (as amended) - application no. 20/02743/FUL – Report by the Chief Planning Officer 65 - 76
It is recommended that this application be **GRANTED**.
- 4.5** Seven Acre Park Play Area, Stanedykehead, Edinburgh – to construct a steel framed shed to provide indoor equestrian facility (as amended) - application no. 19/03525/FUL – Report by the Chief Planning Officer 77 - 90
It is recommended that this application be **GRANTED**.

- 4.6** 22 - 23 Teviot Place, Edinburgh, EH8 9AG - Erection of prefabricated building for use as student social space and associated prefabricated toilet cabins and fencing for 6 months. (Retrospective) - application no. 20/03612/FUL – Report by the Chief Planning Officer 91 - 108

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** 10, Builyeon Road, South Queensferry (Land 288 Metres Southwest Of) - Mixed use development to provide residential, employment, primary school and associated uses - acknowledging BP Pipeline (Edinburgh LDP Site HSG32) (Scheme 3) - application no. 16/01797/PPP – Report by the Chief Planning Officer 109 - 112

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

- 5.2** 61 Leith Street, Edinburgh - Single storey extension, partial change of use, external alterations, landscaping and other associated works - application no. 18/10093/FUL – Report by the Chief Planning Officer 113 - 114

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** 132 Glasgow Road, Newbridge (Land Adjacent To) - Erection of 132 dwellings with associated roads, SUDS, landscaping & ancillary works, formation of vehicular accesses to the A8 Glasgow Road and Hillwood Rise (Amended description) - application no. 16/04861/FUL – Report by the Chief Planning Officer 115 - 192

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

- 7.2** 23 - 27 Gylemuir Road, Edinburgh, EH12 7UB - Residential development comprising 126 units, associated landscaping, access and other ancillary works (as amended) - application no. 20/01854/FUL – Report by the Chief Planning Officer 193 - 234

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

- 7.3** 540A Lanark Road, Edinburgh, EH14 5EL - Change of use from Class 2 (Bank) to Class 1 (Permitted Development) and to extend the existing Class 2 use premises to form a new Hot Food Takeaway (Sui Generis) - application no. 20/01598/FUL – Report by the Chief Planning Officer 235 - 250

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

- 7.4** 7 Lower Gilmore Place, Edinburgh - Demolition of existing buildings and erection of student residential development with associated landscaping - application no. 20/02976/FUL – Report by the Chief Planning Officer 251 - 278

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.

Andrew Kerr

Chief Executive

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 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, or 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 <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).