

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 9th December, 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 7 December 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

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| 3.1 | Minute of the Development Management Sub-Committee of the 21 February 2018 – submitted for approval as a correct record | 9 - 22 |
| 3.2 | Minute of the Development Management Sub-Committee of the 25 November 2020 – submitted for approval as a correct record | 23 - 30 |

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 MMMARS Dundas Limited. 31 - 38
for Proposal of Application Notice at Centrum House, 108 - 114,
116 Dundas Street, Edinburgh - Demolition of existing building
and erection of mixed use development including residential,
office, retail and café/restaurant uses - application no
20/03923/PAN – Report by the Chief Planning Officer
- 4.2 Report for forthcoming application by DV4 Properties Orchard 39 - 44
Brae Co Ltd. for Proposal of Application Notice at land adjacent to
30 Queensferry Road, Edinburgh - Residential development with
associated access, landscaping, parking and infrastructure -
application no 20/03938/PAN – Report by the Chief Planning
Officer

Applications

- 4.3 Brunstane, Edinburgh - Confirmation of Tree Preservation Order 45 - 56
No. 193 – Report by the Chief Planning Officer
- It is recommended that the order be **CONFIRMED**.
- 4.4 Falcon Road West, Edinburgh (at Land 31 Metres East Of 4) - 57 - 80
Demolition of commercial premises and erection of 5 storey
residential development, covered parking and stores, rear
garden, private terraces and externally mounted renewable
technologies (Air Source Heat Pumps and PV Panels) (as
amended) - application no 20/01354/FUL – Report by the Chief
Planning Officer
- It is recommended that this application be **GRANTED**.

- 4.5** St Kentigern's Church, St Peter's Place, Edinburgh - Conversion of existing former church to 4 houses and construction of 10 new flats (as amended) - application no 20/00490/FUL – Report by the Chief Planning Officer 81 - 104
- It is recommended that this application be **GRANTED**.
- 4.6** Kinellan Road, Edinburgh - Confirmation of Tree Preservation Order No. 192 – Report by the Chief Planning Officer 105 - 114
- It is recommended that this application be **CONFIRMED**.
- 4.7** Meadowfield Farm, 15 Turnhouse Road, Edinburgh (At Land 175 Metres Southeast of) - Erection of 142x new dwellings with associated roads, parking, footpaths and hard and soft landscaping (Approval of Matters Specified in Conditions of planning permission in principle 16/04738/PPP re conditions 5 (Part 2 i, ii, iii, iv, v, vi), 6(a), 6(b), 6(c), 6(d), 6(e), 6(f), 6(g), 6(h), 6(i), 6(j), 6(k(i-ix)) as applicable to Plot 5 only) (as amended) - application no 20/03942/AMC – Report by the Chief Planning Officer 115 - 148
- It is recommended that this application be **APPROVED**.
- 4.8** 19 Turnhouse Road, Edinburgh (At Site 100 Metres North East Of) - Erect 158x new dwellings with associated roads, parking, footpaths and hard and soft landscaping (Approval of Matters Specified in Conditions of consent 16/04738/PPP in respect of condition nos. 5 (Part 2 i, ii, iii, iv, v, vi), 6(a), 6(b), 6(c), 6(d), 6(e), 6(f), 6(g), 6(h), 6(i), 6(j), 6(k(i-ix)) as applicable to Plot 4 only) (Appeal ref: PPA-230-2207) (as amended) - application no - 20/03224/AMC – Report by the Chief Planning Officer 149 - 184
- It is recommended that this application be **APPROVED**.

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	Lochside Way, Edinburgh (Land Adjacent To) - Development of southern phase of Edinburgh Park to comprise mix of uses including residential (Class 9 houses and sui generis flats), offices (Class 4), hotel (Class 7), crèche (Class 10), leisure (Class 11), ancillary Class 1/Class 2/Class 3 and sui generis public house, car parking, landscaping, roads, access and associated works - application no 20/02068/FUL – Report by the Chief Planning Officer	185 - 258
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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 Veronica Macmillan, 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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