

# Notice of meeting and agenda

## Development Management Sub-Committee

**10.00 am Wednesday, 17th February, 2021**

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

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### 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 15 February 2021** (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

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### 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

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### 3.1 Minutes

9 - 12

Minute of the Development Management Sub-Committee of the  
27 January 2021 – submitted for approval as a correct record

## 4. General Applications, Miscellaneous Business and Pre-Application Reports

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**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 Alumno Group. for Proposal of Application Notice at Corner Of London Road And Restalrig Road South, Jocks Lodge, Edinburgh. Proposed student accommodation including ground floor commercial space (class 1 shops, class 2 financial/professional & other service, class 3 food & drink, class 4 business) with associated facilities - application no 20/05625/PAN – Report by the Chief Planning Officer 13 - 20
- 4.2** 2-4, 6, 14 Bonnington Road Lane and, 200 Bonnington Road, Edinburgh - Demolition of existing buildings and redevelopment comprising build to rent residential accommodation, commercial uses, associated landscaping and infrastructure (As Amended) - application no 20/01932/FUL 21 - 84
- It is recommended that this application be **GRANTED**.
- 4.3** 10 Craigmillar Park, Edinburgh, EH16 5NE - Roof garden and terrace over existing first floor north extension with landscaped enclosure features. Alter dormer windows to form door onto roof - application no 20/03560/FUL 85 - 94
- It is recommended that this application be **REFUSED**.

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|------------|---|-----------|
| <b>4.4</b> | Easter Kinleith Farm, Harlaw Road, Balerno - Change the use of a cottage from a dwelling house to self-catering holiday accommodation for short term lets - application no 20/04531/FUL<br><br>It is recommended that this application be <b>GRANTED</b> .  | 95 - 104  |
| <b>4.5</b> | 1 Essex Road, Edinburgh, EH4 6LF - Proposed erection of a 4 bedroom, 1 and a half storey family home to the South corner of the existing garden at 1 Essex Rd, EH4 6LF - application no 20/03850/FUL<br><br>It is recommended that this application be <b>GRANTED</b> .   | 105 - 118 |
| <b>4.6</b> | 296 Milton Road East, Edinburgh, EH15 2PH - Proposed single storey rear / gable extension with internal alterations - application no 20/05486/FUL<br><br>It is recommended that this application be <b>GRANTED</b> .  | 119 - 126 |
| <b>4.7</b> | 107 Newcraighall Road, Edinburgh (Land Adjacent To) - Application to construct 2 No. new dwellings - application no 20/04338/FUL<br><br>It is recommended that this application be <b>GRANTED</b> .   | 127 - 154 |
| <b>4.8</b> | Western Harbour, Western Harbour Drive, Edinburgh - Section 42 application to amend the wording of condition 1 of planning permission ref: 09/00165/OUT to amend the time period within which applications for the approval of matters specified in conditions can be made - application no 20/03225/PPP<br><br>It is recommended that this application be <b>GRANTED</b> . | 155 - 190 |

## 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

191 - 194

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

- 5.2** Carlton Highland Hotel, 19 North Bridge, Edinburgh - Formation of new guest bedrooms partially within the existing roof structure and partially on top of the existing roof structure at the sixth-floor level - application no 19/05833/FUL

195 - 196

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

- 5.3** 38-40 Shandwick Place, Edinburgh, EH2 4RT - Proposed change of use from retail, office and storage to 50 bedroom hotel and ancillary spaces for plant and storage. Alterations to building to form hotel - application no 20/00813/FUL

197 - 198

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

## **6. Applications for Hearing**

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**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** King George V Public Park, Logan Street, Edinburgh - application no 20/03655/FUL. 34 Fettes Row, Edinburgh, EH3 6RH - application no 20/03034/FUL and 20/03661/CON – Protocol Note

199 - 202

by the Chief Executive

- 6.2** King George V Public Park, Logan Street, Edinburgh - Formation of path and associated landscaping - application no 20/03655/FUL 203 - 220

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

- 6.3** 34 Fettes Row, Edinburgh, EH3 6RH - Demolition of existing buildings and erection of mixed-use development comprising residential, hotel, office and other commercial uses, with associated landscaping/public realm, car parking and access arrangements - application no 20/03034/FUL 221 - 338

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

- 6.4** 34 Fettes Row, Edinburgh, EH3 6RH - Complete Demolition in a Conservation Area - application no 20/03661/CON 339 - 360

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

## **7. Applications for Detailed Presentation**

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**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** 34, Cramond Road North, Edinburgh (Land Adjacent To Former) - Section 42 application to vary condition 1 of planning permission reference 13/01843/FUL (which modified consent 05/02947/FUL, which previously modified consent 01/01881/FUL), to extend the proposed timescale for laying out and operating the approved sports pavilion and sports pitches for a further five year period - 361 - 382

application no20/02916/FUL

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

- 7.2** 5 - 6 Marshall's Court, Edinburgh, EH1 - Development of 25 new residential flats, cycle parking provision, associated works and infrastructure (as amended) application no 20/00486/FUL 383 - 422

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

## **8. Returning Applications Following Site Visit**

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**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**

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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 Hal Osler, Councillor Cameron Rose and Councillor Ethan Young

## **Information about the Development Management Sub-Committee**

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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**

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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](mailto:veronica.macmillan@edinburgh.gov.uk) / [martin.scott@edinburgh.gov.uk](mailto: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/>

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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](mailto:committee.services@edinburgh.gov.uk)).