

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 3rd March, 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.

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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 1 March 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

- 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 None.

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** Albert Street (at Advertising Drum), Edinburgh - Arts and Crafts Advertising Structure - application no. 20/03668/ADV – Report by the Chief Planning Officer 11 - 20
It is recommended that this application be **GRANTED**.
- 4.2** Bonnington Road (at Advertising Drum), Edinburgh - Arts and Culture Advertising Structure - application no. 20/03677/ADV – Report by the Chief Planning Officer 21 - 28
It is recommended that this application be **GRANTED**.
- 4.3** Brunswick Street, Edinburgh (at Advertising Drum) - Arts and Culture Advertising Structure - application no. 20/03658/ADV – Report by the Chief Planning Officer 29 - 38
It is recommended that this application be **GRANTED**.
- 4.4** Commercial Street, Edinburgh (at Advertising Drum) - Display of Arts and Culture Advertising Structure - application no. 20/03664/ADV – Report by the Chief Planning Officer 39 - 46
It is recommended that this application be **GRANTED**.
- 4.5** Dundee Street, Edinburgh (at Advertising Drum) - Arts and culture advertising structure - application no. 20/03688/ADV – Report by the Chief Planning Officer 47 - 54
It is recommended that this application be **GRANTED**.
- 4.6** East Fountainbridge, Edinburgh (at Advertising Drum) - Arts and culture advertising structure - application no. 20/03691/ADV – 55 - 62

Report by the Chief Planning Officer

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

- 4.7** 147 Ferry Road, Edinburgh (at Advertising Drum 8 Metres North of) - Arts and culture advertising structure - application no. 20/03685/ADV – Report by the Chief Planning Officer 63 - 70
It is recommended that this application be **GRANTED**.
- 4.8** Ferry Road, Edinburgh (at Advertising Drum) - Arts and culture advertising structure - application no. 20/03687/ADV – Report by the Chief Planning Officer 71 - 78
It is recommended that this application be **GRANTED**.
- 4.9** Fountainbridge, Edinburgh (at Advertising Drum) - Arts and culture advertising structure - application no. 20/03689/ADV – Report by the Chief Planning Officer 79 - 86
It is recommended that this application be **GRANTED**.
- 4.10** Hawkhill Avenue, Edinburgh (at Advertising Station) - Arts and Culture Advertising Structure - application no. 20/03669/ADV – Report by the Chief Planning Officer 87 - 94
It is recommended that this application be **GRANTED**.
- 4.11** 122 Howden Hall Drive, Edinburgh, EH16 6UX - Proposed single storey rear extension with internal alterations - application no. 20/05395/FUL – Report by the Chief Planning Officer 95 - 102
It is recommended that this application be **GRANTED**.
- 4.12** Hutchison Terrace, Edinburgh (at Advertising Drum) - Arts and culture advertising structure - application no 20/03695/ADV – Report by the Chief Planning Officer 103 - 110
It is recommended that this application be **GRANTED**.
- 4.13** Lauriston Place, Edinburgh (at Advertising Drum) - Arts and culture advertising structure - application no. 20/03692/ADV – Report by the Chief Planning Officer 111 - 118

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

- 4.14** 72 Leith Walk, Edinburgh, EH6 5HB - Change of use from funeral directors to restaurant - application no. 20/03083/FUL – Report by the Chief Planning Officer 119 - 128

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

- 4.15** 2 Lindsay Road, Edinburgh (at Advertising Drum) - Arts and Crafts Advertising Structure - application no. 20/03666/ADV – Report by the Chief Planning Officer 129 - 136

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

- 4.16** Lindsay Road, Edinburgh (at Advertising Drum) - Arts and Culture Advertising Structure - application no. 20/03675/ADV – Report by the Chief Planning Officer 137 - 144

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

- 4.17** Marionville Road, Edinburgh (at Advertising Drum) - Arts and Culture Advertising Structure - application no. 20/03670/ADV – Report by the Chief Planning Officer 145 - 152

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

- 4.18** North Junction Street, Edinburgh (at Advertising Drum) - Arts and Culture Advertising Structure - application no. 20/03665/ADV – Report by the Chief Planning Officer 153 - 160

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

- 4.19** Portobello High Street, Edinburgh (at Advertising Drum) - Arts and Culture Advertising Structure - application no. 20/03676/ADV – Report by the Chief Planning Officer 161 - 168

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

- 4.20** Tolbooth Wynd, Edinburgh (at Advertising Drum) - Arts and Culture Advertising Structure - application no. 20/03663/ADV – Report by the Chief Planning Officer 169 - 178

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 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 Meadowfield Farm, Turnhouse Road, Edinburgh (at Land to South West of) - Mixed use development including business and employment uses (use classes 4, 5 and 6); residential (class 9) and sui generis flatted development (including affordable and student accommodation), hotels (class 7), ancillary uses including retail (class 1), financial and professional services (class 2), food and drink (class 3 and sui generis), non-residential institutions (class 10), assembly and leisure (class 11) and associated works including car parking, servicing, access and public realm - application no. 20/03219/PPP – Report by the Chief Planning Officer 179 - 272

It is recommended that the Committee note the conclusions within this report and agree as the basis of the submission to support the Council position at Appeal.

7.2 Roseburn and Union Canal at Roseburn Path (at Link Between), 273 - 312

Edinburgh - Creation of shared pedestrian and cycle path link including new bridge crossings over existing infrastructure, access points and public open spaces and habitats - application no. 20/03561/FUL – 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.

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 Hal Osler, Councillor Cameron Rose and Councillor Ethan Young

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 <https://democracy.edinburgh.gov.uk>.

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