

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 17th 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.

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 15 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

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| 3.1 | Minute of the Development Management Sub-Committee of the 17 February 2021 – submitted for approval as a correct record | 9 - 24 |
| 3.2 | Minute of the Development Management Sub-Committee of the 3 March 2021 – submitted for approval as a correct record | 25 - 34 |

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** Flat 1, 44 Arthur Street, Edinburgh - Convert 2x garages into flat (As amended) - application no 20/02750/FUL – Report by the Chief Planning Officer 35 - 44
- It is recommended that this application be **GRANTED**.
- 4.2** 5 Cluny Gardens, Edinburgh, EH10 6BE - Plot subdivision and the creation of a new dwelling by conversion of existing domestic garage and studio outbuilding with associated new works including reconstruction work, alterations and extensions - application no 20/05170/FUL – Report by the Chief Planning Officer 45 - 60
- It is recommended that this application be **GRANTED**.
- 4.3** 46 Craigleith Road, Edinburgh (Land 7 Metres West Of) - Erect new House - application no 20/05306/FUL – Report by the Chief Planning Officer 61 - 76
- It is recommended that this application be **GRANTED**.
- 4.4** Drylaw House, 32 Groathill Road North, Edinburgh - Change of use from Class 9 (domestic) to Class 7 (hotel) - application no 20/04410/FUL – Report by the Chief Planning Officer 77 - 90
- It is recommended that this application be **GRANTED**.
- 4.5** 8 Ettrick Road, Edinburgh, EH10 5BJ - Proposed extension, alterations to side and rear (as amended) - application no 20/05203/FUL – Report by the Chief Planning Officer 91 - 104
- It is recommended that this application be **GRANTED**.

- 4.6** 120 Ferry Road, Edinburgh, EH6 4PG - Demolish existing garage and create Class 1 convenience store with 2 x residential units above - application no 20/01949/FUL – Report by the Chief Planning Officer 105 - 122
- It is recommended that this application be **GRANTED**.
- 4.7** Granton Harbour, West Harbour Road, Edinburgh - Formation of access roads, cycle ways and public realm areas around Granton Harbour Plot 35 (as amended) - application no 20/05731/FUL – Report by the Chief Planning Officer 123 - 144
- It is recommended that this application be **GRANTED**.
- 4.8** 45 Grove Street, Edinburgh, EH3 8AF - Change of use from office/retail (class 2) to short stay serviced accommodation (as amended) - application no 20/01505/FUL – Report by the Chief Planning Officer 145 - 156
- It is recommended that this application be **GRANTED**.
- 4.9** 494 Lanark Road, Edinburgh, EH14 5DH - Change of Use from dwelling to bed and breakfast (in retrospect) - application no 0/00598/FUL – Report by the Chief Planning Officer 157 - 168
- It is recommended that this application be **GRANTED**.
- 4.10** 572 Lanark Road West, Edinburgh, EH14 7BN - Erection of residential development (six dwelling houses) with associated site development works and landscaping (as amended) - application no 20/00302/PPP – Report by the Chief Planning Officer 169 - 200
- It is recommended that this application be **GRANTED**.
- 4.11** 39 London Street, Edinburgh, EH3 6LX - Change of use from funeral parlour to holiday lets (ground floor) - application no 20/05421/FUL – Report by the Chief Planning Officer 201 - 214
- It is recommended that this application be **GRANTED**.
- 4.12** 39 London Street, Edinburgh, EH3 6LX - Change of use from derelict property to holiday lets (basement and sub-basement) - application no 20/05425/FUL – Report by the Chief Planning 215 - 228

Officer

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

- 4.13** Melville Statue, St Andrew Square, Edinburgh - A new A3 brass plaque on the Melville Monument - application no 20/03382/LBC – Report by the Chief Planning Officer 229 - 238

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

- 4.14** 45 Old Dalkeith Road, Edinburgh (at Land 447 Metres Northeast Of) - Proposed residential development Section 42 Application to vary condition 8 (noise reduction measures) and delete conditions 6 (surface water drainage scheme) and 10 (landowner agreements) of planning permission in principle 14/01057/PPP - application no 21/00284/FUL – Report by the Chief Planning Officer 239 - 260

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

- 4.15** Police Box, Heriot Row, Edinburgh - Change of use of police callbox to a coffee and food sale point - application no 20/02262/FUL – Report by the Chief Planning Officer 261 - 272

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

- 4.16** St Mary's Place Lane, Edinburgh (Land at) - Construction of new single dwelling - application no 19/06114/FUL – Report by the Chief Planning Officer 273 - 286

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

- 4.17** 1 West Clifton Road, Newbridge - Change of Use from Class 6 to Sui Generis Industrial (indoor waste recycling centre) - application no 20/03981/FUL – Report by the Chief Planning Officer 287 - 298

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** 25 Milton Link, Edinburgh, EH15 3QH - Variation of condition (ii) imposed on planning permission TP/5/M/2264/85 to enable the sale of food for up to 743 sq.m. - application no 18/09995/FUL – Report by the Chief Planning Officer 299 - 302

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

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** None.

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 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 / martin.scott@edinburgh.gov.uk.

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