

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 21st April, 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 19 April** (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 17 March 2021 – submitted for approval as a correct record 11 - 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.

- | | <u>Pre-Applications</u> | |
|------------|--|---------|
| 4.1 | Report for forthcoming application by Tynecastle Teague Limited. for Proposal of Application Notice at Former Tynecastle High School, 17 McLeod Street, Edinburgh - Redevelopment of the former Tynecastle High School site, incorporating partial demolition and change of use of the school buildings and new build to form student residential development with associated infrastructure, landscaping, access and parking - application no 21/00988/PAN – Report by the Chief Planning Officer | 17 - 24 |
| 4.2 | Report for forthcoming application by VRS Limited. for Proposal of Application Notice at 1 Rennie's Isle, Edinburgh EH6 6QT - Redevelopment of existing office for residential flatted accommodation including affordable housing and ancillary uses - application no 21/00877/PAN – Report by the Chief Planning Officer | 25 - 30 |
| 4.3 | Report for forthcoming application by CCG Scotland Ltd. for Proposal of Application Notice at Land At Waterfront Avenue, Edinburgh EH5 1SG - Residential development of (approximately) 79 units. The development will also include limited parking spaces, access road and pavements, internal courtyard, an air source heat pump station and drainage infrastructure - application no 21/00793/PAN – Report by the Chief Planning Officer | 31 - 38 |
| | <u>Applications</u> | |
| 4.4 | 31 Groathill Road South, Edinburgh (at Land 30 Metres South of) - Amend the design of the consented and commenced development of flatted building (14/00026/FUL and | 39 - 52 |

19/01333/FUL) to split the penthouse apartment into two flats to create one additional unit, extension to 5th floor and alterations to building elevations - application no 20/05478/FUL – Report by the Chief Planning Officer

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

- 4.5** 1 Mentone Terrace, Edinburgh, EH9 2DG - Change of Use from 5 Garages to new dwelling house - application no 19/02822/FUL – Report by the Chief Planning Officer 53 - 82

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

- 4.6** 14 - 15 Minto Street, Edinburgh EH9 1RQ - Formation of new hotel bedrooms in the rear grounds of 14 Minto Street - application no 20/04317/FUL – Report by the Chief Planning Officer 83 - 102

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

- 4.7** 14 - 15 Minto Street, Edinburgh EH9 1RQ - Formation of new hotel bedrooms in the rear grounds of 14 Minto Street - application no 20/04316/LBC – Report by the Chief Planning Officer 103 - 116

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

- 4.8** 13 St Fillan's Terrace, Edinburgh EH10 5NH - Single storey rear extension and attic conversion, including front and rear dormers and erect new garden room in rear garden (as amended) - application no 21/00158/FUL – Report by the Chief Planning Officer 117 - 128

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** Brunswick Street, Edinburgh (at Advertising Drum) - Arts and 129 - 132

Culture Advertising Structure - application no 20/03658/ADV –
Report by the Chief Planning Officer

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

- 5.2** Commercial Street, Edinburgh (at Advertising Drum) - Display of Arts and Culture Advertising Structure - application no 20/03664/ADV – Report by the Chief Planning Officer 133 - 134

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

- 5.3** 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 135 - 138

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

- 5.4** 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 139 - 140

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

- 5.5** 194 Fountainbridge, Edinburgh (at Land Adjacent To) - Approval of matters specified in conditions 1, 5, 6, 7, 8, 12 & 13 of 15/02892/PPP for Building E including form & massing; design & materials, daylight & sunlight, design & operation of private/public open spaces; roads, footways/cycleway/access/servicing & parking; venting & electric vehicle charging, drainage, waste management operational requirements for commercial uses/ sustainability/floor levels/lighting, site investigation/hard & soft landscaping details & noise mitigation (as amended) - application no 19/02993/AMC – Report by the Chief Planning Officer 141 - 144

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

- 5.6** 199, Fountainbridge, Edinburgh (at Site 60 Metres South Of) - Proposed mixed use development comprising retail (Class 1), financial services (class 2), food and drink (class 3), office/light industrial (class 4), hotel (class 7), housing (class 9), community use (class 10), leisure (class 11), public house (non-classified use) and associated parking, open space, infrastructure and 145 - 146

public realm works - application no 19/03097/PPP – Report by the Chief Planning Officer

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

- 5.7** Granton Harbour, West Harbour Road, Edinburgh - Approval of matters specified in condition 2 of outline application 01/00802/OUT covering siting and height of development, design, and configuration of public and open spaces, access, road layouts, footpaths and cycle routes at Granton Harbour, West Harbour Road - application no 17/02484/AMC – Report by the Chief Planning Officer 147 - 152

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

- 5.8** Lindsay Road, Edinburgh (at Advertising Drum) - Arts and Culture Advertising Structure - application no 20/03675/ADV – Report by the Chief Planning Officer 153 - 154

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

- 5.9** 37A 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 Officer 155 - 158

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

- 5.10** 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 159 - 160

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

- 5.11** 43 Main Street, Edinburgh EH4 5BZ - Planning application for residential development including associated access, parking, infrastructure, and landscaping - application no 20/01410/PPP – Report by the Chief Planning Officer 161 - 164

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

- 5.12** 94 Ocean Drive, Edinburgh (at Land 143 Metres Southeast Of) - Residential development of 245 flats over 4 apartment buildings 165 - 168

with heights of 7 storeys (Block A), 13 storeys (Block B), 11 storeys (Block C) and 9 storeys (Block D) with a commercial unit, car parking and associated landscaping (as amended) - application no 18/00846/FUL – Report by the Chief Planning Officer

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

- 5.13** 7 Redhall House Drive, Edinburgh EH14 1JE - Alteration and conversion of existing building to form six duplex apartments; the erection of a detached garage block accommodating six garages and the erection of two detached dwelling houses with all associated site development works and landscaping - application no 18/09642/FUL – Report by the Chief Planning Officer 169 - 172

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

- 5.14** Torphin Road, Edinburgh (at Car Park) - Application for a new residential building, comprising 9 flats and 2 houses, with associated infrastructure, landscaping and engineering works (as amended) - application no 19/01036/FUL – Report by the Chief Planning Officer 173 - 176

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

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 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.

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