

# Notice of meeting and agenda

## Development Management Sub-Committee

**10.00 am Wednesday, 5th May, 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 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 3 May 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 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 April 2021 – submitted for approval as a correct record | 9 - 18 |
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## 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 Hillpark Avenue, Edinburgh - Confirmation of Tree Preservation Order No. 194 – Report by the Chief Planning Officer 19 - 26

It is recommended that the order be **CONFIRMED**.

- 4.2 50 Marine Drive, Edinburgh (Land to the West of) - Erection of changing facilities, storage, retail outlet and café serving hot and cold food and drinks to eat in or take away. Operational times are 10am to 8pm daily over April to September with the structure being dismantled and removed for winter storage - application no 20/05834/FUL – Report by the Chief Planning Officer 27 - 52

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

- 4.3 2, Old Kirk Road, Edinburgh (Garage 8 Metres West Of) - Proposal to clarify roof design of old proposed skylight volume and chimneys (that were disseminated on roof), in order to have only one zinc regular volume, stepped back from main facade, echo sloping roof of neighbouring houses. Contrasting/complimentary material for flat roof extension to be vertical metal cladding in matte metal/grey colour to compliment roughcast and sandstone based precast concrete - application no 20/05883/FUL – Report by the Chief Planning Officer 53 - 66

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

- 4.4 13 Sciennes, Edinburgh - Temporary period of 2 years to permit Sui Generis use of premises as student accommodation and short-stay accommodation for let to non-students at any time of year - application no 21/00878/FUL – Report by the Chief Planning Officer 67 - 76

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

- 4.5** 8 Shandwick Place, Edinburgh, EH2 4RP - Change of use to provide short stay holiday accommodation on 1st and 2nd floors - application no 21/00869/FUL – Report by the Chief Planning Officer 77 - 88

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

- 4.6** 8 Shandwick Place, Edinburgh, EH2 4RP - Alterations to form short stay self-catering units on first and second floor. Internal alterations to third floor flats - application no 21/00867/LBC – Report by the Chief Planning Officer 89 - 98

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

## **5. Returning Applications**

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**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** 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 public realm works - application no 19/03097/PPP – Report by the Chief Planning Officer 99 - 100

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** None.

## 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 20 Meadow Place Road, Edinburgh, EH12 7UQ - Erection of 24 residential apartments including access, parking, landscaping and associated works. (as amended) - application no 20/03461/FUL – Report by the Chief Planning Officer 101 - 136

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)).