

# Notice of meeting and agenda

## Development Management Sub-Committee

**10.00 am Wednesday, 2nd June, 2021**

Virtual Meeting - via Microsoft Teams

This is a public meeting and members of the public are welcome to view the meeting via the webcast.

### Contacts

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

Tel: 0131 529 4283 / 0131 529 4237

## 1. Order of business

---

- 1.1 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 31 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

---

- 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 19 May 2021 – submitted for approval as a correct record 9 - 14

## 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 2F4 3 Albert Street, Edinburgh EH7 5HL - Change of use from residential to short stay lets use - application no 21/01109/FUL – Report by the Chief Planning Officer 15 - 24
- 4.2 2F1 5 Albert Street, Edinburgh EH7 5HL - Change of use from residential to short stay let use - application no 21/01108/FUL – Report by the Chief Planning Officer 25 - 34
- 4.3 84N Barnton Park View, Edinburgh - Conversion of existing lock-up garage (formerly a railway bridge) into a three bedroom dwelling - application no 18/02021/FUL – Report by the Chief Planning Officer 35 - 54
- 4.4 1F1 37 and 33 1F Queensferry Street, Edinburgh EH2 4QS - Change of use from offices and workshops to form two short term lease properties and associated alterations - application no 21/00750/FUL – Report by the Chief Planning Officer 55 - 66
- 4.5 1F1 37 and 1F 33 Queensferry Street, Edinburgh EH2 4QS - Internal alterations to form two properties for short term residential accommodation use - application no 21/00749/LBC – Report by the Chief Planning Officer 67 - 76

## 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.**

<b>7.1</b>	106 – 162 Leith Walk, Edinburgh EH6 5DX - Retention of and refurbishment of existing sandstone frontage building and change of use of units within it to Class 1 (shops), Class 2 (Financial, Professional and Other Services) , Class 3 (Food and Drink) and Class 4 (Business), demolition of industrial warehouse buildings and erection of two flatted buildings comprising a total of 148 flats, and provision of associated infrastructure, car parking, open space and landscaping – application no 20/05553/FUL	77 - 154
------------	---	----------

- |            |  |           |
|------------|--|-----------|
| <b>7.2</b> | 109, 110 and 111 Princes Street and 144-150 Rose Street (Debenhams) - Proposed redevelopment + change of use of existing premises to form hotel with rooftop bar/restaurant, active uses at lower floors including restaurant/bar/retail/flexible meeting/event/venue space, health suite/gym, together with ancillary uses, associated works/alterations/demolitions (use classes 1/2/3/4/7/11 and sui generis) – application no 20/05554/FUL | 155 - 192 |
| <b>7.3</b> | 109, 110 and 111 Princes Street, 112 Princes Street and 144-150 Rose Street (Debenhams) - Application for listed building consent proposing the selective demolition of department store structure (Debenhams) behind retained listed facade, external and internal alterations including extensions, to form hotel and associated uses together with ancillary works – application no 20/05442/LBC  | 193 - 212 |

## **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**

## **Committee Members**

---

Councillors 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 usually meets twice a month.

## **Further information**

---

A summary of the recommendations on each planning application is shown on the agenda. Please refer to the circulated reports by the Chief Planning Officer or other Chief Officers for full details. Online Services – planning applications can be viewed online by going to [view planning applications](#) – this includes letters of comments received.

The items shown in part 6 on this agenda are to be considered as a hearing. The list of organisations invited to speak at this meeting are detailed in the relevant Protocol Note. The Development Management Sub-Committee does not hear deputations.

If you have any questions about the agenda or meeting arrangements, please contact Committee Services, City of Edinburgh Council, Business Centre 2:1, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG, 0131 529 4240, email [committee.services@edinburgh.gov.uk](mailto:committee.services@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 [www.edinburgh.gov.uk/meetings](http://www.edinburgh.gov.uk/meetings).

## **Webcasting of Council meetings**

---

Please note this meeting may be filmed for live and subsequent broadcast via the Council's internet site – at the start of the meeting the Convener will confirm if all or part of the meeting is being filmed.

The Council is a Data Controller under current Data Protection legislation. We broadcast Council meetings to fulfil our public task obligation to enable members of the public to observe the democratic process. Data collected during this webcast will be retained in accordance with the Council's published policy including, but not limited to,

for the purpose of keeping historical records and making those records available via the Council's internet site.

Any information presented by individuals to the Council at a meeting, in a deputation or otherwise, in addition to forming part of a webcast that will be held as a historical record, will also be held and used by the Council in connection with the relevant matter until that matter is decided or otherwise resolved (including any potential appeals and other connected processes). Thereafter, that information will continue to be held as part of the historical record in accordance with the paragraphs above.

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)).