

# Notice of meeting and agenda

## Development Management Sub-Committee

**10.00 am Wednesday, 16th June, 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

Email: [jamie.macrae@edinburgh.gov.uk](mailto:jamie.macrae@edinburgh.gov.uk) / [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk)

Tel: 0131 553 8242 / 0131 529 4085

## 1. Order of business

---

### 1.1 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 14 June 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 Declaration of interests

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

9 - 12

Minutes of Previous Meeting of Development Management Sub-Committee of 2 June 2021 – submitted for approval as a correct record

## 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** Report for forthcoming application by AMA (New Town) Ltd. for Proposal of Application Notice at 1 Scotstoun House, South Queensferry, EH30 9SE. Redevelopment of Scotstoun House including conversion and extension of existing buildings to residential use, part demolition of office extension, and erection of new build residential development with associated infrastructure, landscaping, access and parking - application no 21/01798/PAN – Report by the Chief Planning Officer 13 - 20
- 4.2** Report for forthcoming application by CCG Scotland LTD. for Proposal of Application Notice at 1 Waterfront Avenue, Edinburgh, EH5 1SG. Mixed use development to include (approximately) 75 residential units and (approximately) 4 no commercial units. The commercial units will be either Class 1 (Shop), Class 2 (Financial, professional and other services), Class 3 (Food and drink), Class 4 (Business) or Class 10 (Non-residential institution). The development will also include limited parking spaces, access road and pavements, internal courtyard, an energy centre (including an air source heat pump station) and drainage infrastructure. To supersede 21/00793/PAN which has been withdrawn - application no 21/02412/PAN – Report by the Chief Planning Officer 21 - 28

- |   |  |           |
|---|--|-----------|
| <b>4.3</b>  | 2 Buteland Road ,(At The Mill House), Balerno - Erection of 2 x new dwelling houses - application no 21/01053/FUL – report by the Chief Planning Officer   | 29 - 46   |
| It is recommended that this application be <b>REFUSED</b> . |  |           |
| <b>4.4</b>  | 13 Craigleith Road (at Royal Victoria Hospital), Edinburgh - Earthworks and site re-grading and re-profiling (partly in retrospect) (as amended) - application no - 21/00334/FUL – report by the Chief Planning Officer  | 47 - 62   |
| It is recommended that this application be <b>GRANTED</b> . |  |           |
| <b>4.5</b>  | 10 Gilmerton Station Road (At Land 292 Metres West Of), Edinburgh - Section 42 application to amend condition 5 of 14/01649/PPP tree protection measures to require prior to each phase a plan outlining the protective barriers to be submitted to, and approved in writing by, the planning authority - application no 21/01304/FUL – report by the Chief Planning Officer | 63 - 80   |
| It is recommended that this application be <b>GRANTED</b> . |  |           |
| <b>4.6</b>  | 48 Howe Street, Edinburgh, EH3 6TH - Proposed change of use of flat to a short term let - application no 21/01591/FUL  | 81 - 92   |
| It is recommended that this application be <b>GRANTED</b> . |  |           |
| <b>4.7</b>  | 35 Kekewich Avenue, Edinburgh, EH7 6TY - To erect new dwelling - application no 21/01287/FUL – report by the Chief Planning Officer  | 93 - 108  |
| It is recommended that this application be <b>GRANTED</b> . |  |           |
| <b>4.8</b>  | Kirklands Park Street (At Land In The Grounds Of Kirkliston Sports Centre), Kirkliston - Erection of Early Years Nursery and Primary 1&2 School with associated landscaping - application no   | 109 - 132 |

20/05679/FUL – report by the Chief Planning Officer

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

- 4.9** 136A Lasswade Road (At Land 10 Metres South West Of), 133 - 152  
Edinburgh - Proposed development of x 3, 2 bed terraced houses  
(as amended) - application no 21/00067/FUL – report by the  
Chief Planning Officer

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

- 4.10** 54 Main Street, Edinburgh, EH4 5AA - Internal and external 153 - 162  
alterations for a change of use from Class 1 retail to licenced  
restaurant with new flue - application no 20/03527/FUL – report  
by the Chief Planning Officer

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

- 4.11** Victoria Street (1 India Buildings), Edinburgh - Construction of a 163 - 174  
metal balustrade and introduction of planters to the flat roof at  
level 7 to create a roof garden/sanctuary - application no -  
21/01323/FUL – report by the Chief Planning Officer

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** 1 Lauriston Place (At land 100 Metres South of). Edinburgh - 175 - 178  
Application for planning permission proposing the erection of  
residential development and ancillary works together with a mix of  
class 1, 2 and 3 uses at ground floor level (as amended) -

application no 17/00168/FUL – report by the Chief Planning Officer

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

## 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 | 10 Arboretum Road (Edinburgh Academy Prep School), Edinburgh - To erect a temporary outdoor structure to create a concert venue for the Edinburgh International Festival's classical music series on the sports field of Edinburgh Academy Junior School for performances in August 2021. The venue will be a recognised Temporary Structure, regulated under Temporary Demountable Structures V4) - application no 21/02355/FUL – report by the Chief Planning Officer | 179 - 188 |
|     | It is recommended that this application be <b>GRANTED</b> .   |           |
| 7.2 | 108 - 114 Dundas Street (Centrum House), Edinburgh - Proposed demolition of existing office buildings and erection of a mixed-use development comprising 48 flats with 3 commercial units (Class  | 189 - 248 |

1, 2 and 3 uses), amenity space, landscaping, basement level car and cycle parking and other associated infrastructure (as amended) - application no 20/05645/FUL – report by the Chief Planning Officer

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

**7.3** 108 - 114 And 116 Dundas Street (Centrum House), Edinburgh - 249 - 262  
Complete demolition of existing buildings - application no 20/05646/CON – 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](mailto:jamie.macrae@edinburgh.gov.uk) / [blair.ritchie@edinburgh.gov.uk](mailto: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/>

### **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)).