

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 4th August, 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 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 2 August 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 | Minutes of Previous Meeting of Development Management Sub-Committee of 16 June 2021 – submitted for approval as a correct | 11 - 18 |
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record

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| 3.2 | Minutes of Previous Meeting of Development Management Sub-Committee of 23 June 2021 – submitted for approval as a correct record | 19 - 22 |
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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.

Pre-Applications

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| 4.1 | Report for forthcoming application by Bankfoot APAM. for Proposal of Application Notice At Gyle Centre, Gyle Avenue, Edinburgh - Proposed mixed use redevelopment of centre including new/relocated commercial and retail floorspace, transport interchange infrastructure, car parking, access, servicing and associated works, Class 9 houses /sui generis flats, community facilities (Class 10), leisure (Class 11), public realm, commercial (Classes 1, 2 and 3), business (Class 4), hotel (Class 7), senior living accommodation (Class 8) - application no. 21/03130/PAN – Report by the Chief Planning Officer | 23 - 30 |
| 4.2 | Report for forthcoming application by Edinburgh Marina Holdings Limited. for Proposal of Application Notice at Granton Harbour, West Harbour Road, Edinburgh - Mixed use development containing residential flats, houses and commercial/retail units - application no. 21/03177/PAN – Report by the Chief Planning Officer | 31 - 38 |
| 4.3 | Report for forthcoming application by CALA Management Ltd. for Proposal of Application Notice at Land North of, Newmills Road, Currie/Balerno - Mixed use development including houses (Class 9), flats (Sui Generis), care home (Class 8), retail (Class 1), commercial (Classes 2, 3 and sui generis), business (Class 4), education and community facilities (Class 10), mobility hub, open | 39 - 46 |

space and landscaping, access and all associated infrastructure - application no. 21/03334/PAN – Report by the Chief Planning Officer

Applications

- 4.4** 2 - 4 Abbey Mount, Edinburgh - Change of use and alterations to form 11 short term let studio apartments and cafe - application no. 20/05581/FUL – Report by the Chief Planning Officer 47 - 64
- It is recommended that this application be **GRANTED**.
- 4.5** 2 - 4 Abbey Mount, Edinburgh - Conversion and alterations of existing tenement building to form two short-term let studio apartments and community cafe/restaurant. Demolition works/alterations of un-listed rear hall building to form 9 short-term let studios apartments - application no. 20/05603/LBC – Report by the Chief Planning Officer 65 - 74
- It is recommended that this application be **GRANTED**.
- 4.6** 41 Barony Street, Edinburgh - Change of use from a residential property to short term commercial visitor accommodation - application no. 21/02615/FUL – Report by the Chief Planning Officer 75 - 88
- It is recommended that this application be **GRANTED**.
- 4.7** 38 Castle Terrace (Castle Terrace Car Park), Edinburgh - Erection of temporary stage and raised seating area - application no. 21/03418/FUL – Report by the Chief Planning Officer 89 - 100
- It is recommended that this application be **GRANTED**.
- 4.8** 4 Clifton Road, Newbridge - Replacement dwelling house - application no. 21/00674/FUL – Report by the Chief Planning Officer 101 - 116
- It is recommended that this application be **GRANTED**.
- 4.9** 62 George Square (George Square Gardens), Edinburgh - The installation of 2x temporary venues and ancillary activities as part of Edinburgh Festival Fringe - application no. 21/03380/FUL – 117 - 130

Report by the Chief Planning Officer

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

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| 4.10 | 10 Gilmerton Station Road (At land 292 metres west of),
Edinburgh - Site remix and erection of 2 additional dwelling
houses to development consented under planning permission
17/05883/AMC (as amended) - application no. 20/05668/FUL –
Report by the Chief Planning Officer | 131 - 140 |
| It is recommended that this application be GRANTED . | | |
| 4.11 | 68B (1F2) Grassmarket, Edinburgh - Change of use from
residential to short term business/holiday accommodation -
application no. 21/02351/FUL – Report by the Chief Planning
Officer | 141 - 156 |
| It is recommended that this application be REFUSED . | | |
| 4.12 | 49 Mitchell Street, Edinburgh - Extension to hotel - application no.
21/00880/FUL – Report by the Chief Planning Officer | 157 - 172 |
| It is recommended that this application be GRANTED . | | |
| 4.13 | 49 Mitchell Street, Edinburgh - Extension to hotel - application no.
21/03006/LBC – Report by the Chief Planning Officer | 173 - 182 |
| It is recommended that this application be GRANTED . | | |
| 4.14 | 2 Mortonhall Park Terrace, Edinburgh - To create a 2 bedroom
level access house in the garden of 2 Mortonhall Park Terrace -
application no. 21/01786/FUL – Report by the Chief Planning
Officer | 183 - 202 |
| It is recommended that this application be REFUSED . | | |
| 4.15 | 82 Newbattle Terrace, Edinburgh - Confirmation of Tree
Preservation Order No. 195 – Report by the Chief Planning
Officer | 203 - 214 |
| It is recommended that the order be CONFIRMED . | | |
| 4.16 | 126 - 130 Raeburn Place, Edinburgh - Section 42 Application
seeking variation to condition No.9 of Planning Permission | 215 - 228 |

12/03567/FUL, to allow the use of acoustic glazing on the elevation fronting onto Comely Bank Road - application no. 21/01222/FUL – Report by the Chief Planning Officer

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

- 4.17** 17 Spring Gardens, Edinburgh - Change of Use from dwelling to holiday-let (in retrospect) - application no. 21/01541/FUL – Report by the Chief Planning Officer 229 - 238

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

- 4.18** 24 Westfield Road, Edinburgh - Application under Section 42 to vary condition 3 of consent 19/01970/FUL for erection of student accommodation, ancillary uses and associated landscaping and infrastructure - application no. 20/05008/FUL – Report by the Chief Planning Officer 239 - 256

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** 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.

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

Councillors Councillor Neil Gardiner (Convener), Councillor Maureen Child (Vice-Convener), Councillor Chas Booth, Councillor Lezley Marion Cameron, Councillor George Gordon, Councillor Max Mitchell, Councillor Joanna Mowat, Councillor Hal Osler, Councillor Cameron Rose, Councillor Alex Staniforth 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, 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 4085, email veronica.macmillan@edinburgh.gov.uk / 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 www.edinburgh.gov.uk/cpol.

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