

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 16th December, 2020

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 14 December 2020** (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 9 December 2020 – 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.

Pre-Applications

- 4.1 Report for forthcoming application by CB Edinburgh Investment LLP. for Proposal of Application Notice at 5 Bankhead Avenue, Edinburgh - Demolition of all Buildings and Structures and erection of 24x Units Use Class 4 (c) (Business), Class 5 (General Industrial) and Class 6 (Storage or Distribution), with access and servicing arrangements, car parking, landscaping, and associated works - application no. 20/04811/PAN – Report by the Chief Planning Officer 17 - 22
- 4.2 Report for forthcoming application by Barratt & David Wilson Homes & Trustees Of The Catcherlaw for Proposal of Application Notice at Land 200 Metres South Of 4, Mortonhall Park Gardens, Edinburgh - Residential and commercial development with associated roads, landscaping and open space - application no. 20/04554/PAN – Report by the Chief Planning Officer 23 - 28

Applications

- 4.3 Dimma Park, South Queensferry (At Land 100 Metres South Of) - Erect 72x dwellings with associated roads and parking spaces (as amended) - application no. - 20/00802/FUL - Report by the Chief Planning Officer 29 - 70

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

- 4.4 Dreghorn Link, Edinburgh (Advertising Hoardings on Roundabout at) - Install and display 3 non-illuminated roundabout sponsorship signs on the roundabout facing 3 entrance roads. EDB028 - Straiton, 4 signs, Easting 327451, Northing 666977. EDB029 (as amended) - application no. 20/02461/ADV – Report by the Chief 71 - 78

Planning Officer

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

- 4.5** 2A Easter Belmont Road, Edinburgh - Alter existing garden fence to provide sliding gate and provide dropped kerb along gate line, to provide car parking for a single car on existing paved surface - application no. 20/03983/FUL – Report by the Chief Planning Officer 79 - 86

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

- 4.6** 65 London Road, Edinburgh - Demolition of existing buildings and erection of purpose built student accommodation and associated landscaping and infrastructure - application no. 20/03478/FUL – Report by the Chief Planning Officer 87 - 106

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

- 4.7** 200 Mayfield Road, Edinburgh - Erection of 112 bed spaces of student accommodation (amendment to planning permission 16/04158/FUL) (as amended) - application no. 20/02489/FUL – Report by the Chief Planning Officer 107 - 146

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

- 4.8** 11 Moray Park, Edinburgh (At Land 71 Metres North East Of) - Proposed coffee shop with drive through facility and associated works - application no. 20/03545/FUL – Report by the Chief Planning Officer 147 - 162

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

- 4.9** 103 Newcraighall Road, Edinburgh - Alterations to listed building to convert to residential use including raising wallhead and roof level, new windows and doors and harling of masonry - application no. 20/03756/LBC – Report by the Chief Planning Officer 163 - 174

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** 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 175 - 178
- It is recommended that this application be **APPROVED**.
- 5.2** 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 179 - 182
- It is recommended that this application be **GRANTED**.
- 5.3** 23 - 27 Gylemuir Road, Edinburgh - Residential development comprising 126 units, associated landscaping, access and other ancillary works (as amended) - application no. 20/01854/FUL – Report by the Chief Planning Officer 183 - 186
- It is recommended that this application be **GRANTED**.
- 5.4** 69 -71 Marionville Road, Edinburgh - Demolition of two existing business units and erection of a residential development comprising four apartment buildings, a terrace of mews houses, associated car parking, car port and associated landscaping - 187 - 188

application no. 19/04508/FUL – Report by the Chief Planning Officer

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

- 5.5** 7 Redhall House Drive, Edinburgh - 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

189 - 192

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** 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

193 - 224

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

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 Rob Munn, Councillor Hal Osler and Councillor Cameron Rose

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.

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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