

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 10th November, 2021

Virtual Meeting - via Microsoft Teams

This is a public meeting and members of the public are welcome to watch the webcast via the Council's website.

Contacts

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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 8 November 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

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| 3.1 | Minutes | 9 - 16 |
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- Minutes of Previous Meeting of Development Management Sub-Committee of 27 October 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.

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| 4.1 | Report for forthcoming application by Tarmac for Proposal of Application Notice at Land 60 Metres South of 69, Baird Road, Raitho - Proposed mixed use development comprising mixed residential housing, private and affordable dwellings, retirement living apartments, care home, community hub including retail/village, hall/library and tourism lodges - application no. 21/05023/PAN - Report by the Chief Planning Officer – Report by the Chief Planning Officer | 17 - 24 |
| 4.2 | Report for forthcoming application by Watkin Jones Group / New Mart Road Limited for Proposal of Application Notice at Site 117 Metres Southwest of 6, New Market Road, Edinburgh - application no 21/04830/PAN – Report by the Chief Planning Officer | 25 - 32 |
| 4.3 | 3 Brae Park, Edinburgh - Alterations to combine upper and lower properties to form one dwelling, including two storey rear | 33 - 44 |

extension - application no. 21/02977/FUL

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

- 4.4** 46 Dreghorn Link, Edinburgh - New non-illum Starbucks letters fitted centrally over windows, refurbished non-illum Starbucks ali panel - to replace existing on post sign, new int-illum Starbucks 1700m monument sign, refurbished int-illum Starbucks totem cladding, new non-illum Starbucks banner frame (as amended) - application no. 21/04200/ADV- Report by the Chief Planning Officer 45 - 52

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

- 4.5** 19 King's Stables Lane, Edinburgh - Retrospective change of use from residential dwelling to short-term let - application no. 21/04825/FUL – Report by the Chief Planning Officer 53 - 64

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

- 4.6** GF 23 Manor Place, Edinburgh - Alterations to office building including change of rear garage to office space, new windows and cladding to rear mews building - application no. 21/03505/FUL – Report by the Chief Planning Officer 65 - 78

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

- 4.7** GF, 23 Manor Place, Edinburgh - Alterations to existing office building including change of rear garage to office space, new windows and cladding to rear mews building - application no 21/03504/LBC – Report by the Chief Planning Officer 79 - 88

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

- 4.8** 30 Semple Street, Edinburgh - Refurbishment, extensions, new facade treatments and associated works - application no. 89 - 118

21/02830/FUL – Report by the Chief Planning Officer

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

- 4.9** Flat 25, 3 Western Harbour Way, Edinburgh - Subdivide flatted dwelling to form 2x flatted dwellings - application no. 20/05307/FUL – Report by the Chief Planning Officer 119 - 126
- 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** 7 Redhall House Drive, Edinburgh - Alteration and conversion of existing building to form six duplex apartment, 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 127 - 130
- 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 East Princes Street Gardens, Edinburgh - Erection of Edinburgh's Christmas at East Princes Street Gardens and the Mound Precinct including Christmas market stalls, fairground rides associated site office, stores and ancillary facilities (proposed for 1 year 2021-2022 and variation on Ref: 20/03707/FUL) - application no. 21/04953/FUL – Report by the Chief Planning Officer 131 - 154

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

- 7.2 George Street, Edinburgh - Erection of Edinburgh's Christmas at George Street including an ice rink, Christmas market stalls associated site offices, stores and ancillary facilities (Proposed Application for one year 2021 - 2022 & variation on granted planning permission Ref: 20/03708/FUL) - application no. 21/04950/FUL – Report by the Chief Planning Officer 155 - 174

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

- 7.3 West Princes Street Gardens, Edinburgh - Erection of Edinburgh's Christmas at West Princes Street Gardens including Christmas market stalls, fairground rides, Santa's grotto, Christmas tree maze, associated site offices, stores, and ancillary facilities (Proposed for one year 2021 - 2022) - application no. 21/04954/FUL – Report by the Chief Planning Officer 175 - 196

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.

Nick Smith

Service Director – Legal and Assurance

Committee Members

Councillors Councillor Neil Gardiner (Convener), Councillor Maureen Child (Vice-Convener), Councillor Chas Booth, Councillor Lezley Marion Cameron, Councillor Denis Dixon, Councillor George Gordon, Councillor Max Mitchell, Councillor Joanna Mowat, Councillor Hal Osler, Councillor Cameron Rose and Councillor Alex Staniforth

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.

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 , email veronica.macmillan@edinburgh.gov.uk /taylor.ward@edinburgh.gov.uk.

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