

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 24th November, 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 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 22 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 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 10 November 2021 – submitted for approval as a correct record 9 - 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.

- 4.1** 13 Ashville Terrace, Edinburgh - To form hard standing in the front garden to create a driveway with entrance gates (in part retrospect) - application no. 21/02915/FUL - Report by the Chief Planning Officer
- 4.2** 1B Fingal Place, Edinburgh - Change of the use from a residential property to a commercial short term visitor self-catering accommodation - application no. 21/04512/FUL - Report by the Chief Planning Officer 17 - 28
- It is recommended that this application be **REFUSED**.
- 4.3** 43 - 45 Salisbury Road, Edinburgh - Installation of external ducts - application no. 21/02182/FUL - Report by the Chief Planning Officer 29 - 42
- It is recommended that this application be **GRANTED**.
- 4.4** 43 - 45 Salisbury Road, Edinburgh - Installation of external ducts - application no. 21/02181/LBC - Report by the Chief Planning Officer 43 - 52
- It is recommended that this application be **GRANTED**.
- 4.5** St James Square (Proposed Festival Event Space At), Edinburgh - Use of St James Square as a festive events space, including erection of temporary structures, stage, enclosures and other associated works. Permission sought for four years (2021/22, 2022/23, 2023/24 and 2024/25) - application no. 21/05177/FUL - Report by the Chief Planning Officer 53 - 68

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** 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 69 - 72
- 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** 35-36 St Andrew Square, Edinburgh - application no. 18/04657/FUL, 18/07730/LBC and 18/07127/LBC - Protocol Note by the Service Director, Legal and Assurance – Report by 73 - 76
- 6.2** 35 - 36 St Andrew Square, Edinburgh - Erection of music and performing arts venue with licensed café/restaurant and bar facilities, and related arrangements for infrastructure, demolitions, and other works. (See Cover Letter for full statutory description) (amended) - application no. 18/04657/FUL - Report by the Chief Planning Officer 77 - 202
- It is recommended that this application be **GRANTED**.
- 6.3** 35 - 36 St Andrew Square, Edinburgh - Proposed demolitions, alterations, remodelling and erection of extension to the listed 203 - 274

building - application no. 18/07730/LBC - Report by the Chief Planning Officer

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

- 6.4** 35 St Andrew Square, Edinburgh - Demolition of boundary wall, modern basement kitchen, rear extension, and outbuilding within existing rear garden, regrading of land, erection of new boundary features and public realm - application no. 18/07127/LBC - Report by the Chief Planning Officer 275 - 332

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

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.

Service Director – Legal and Assurance

Committee Members

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. 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 529 4283 / 0131 529 4237, e-mail 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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