

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 12th January, 2022

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.

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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 10th January 2022** (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 8 December 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.

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| | <u>Pre-Applications</u> | 17 - 22 |
| 4.1 | Report for forthcoming application by City Of Edinburgh Council Housing Services for Proposal of Application Notice at 7 Murrayburn Gate, Edinburgh - Proposed affordable housing development with associated infrastructure and landscape - application no. 21/06024/PAN - Report by the Chief Planning Officer | |
| | <u>Applications</u> | 23 - 32 |
| 4.2 | 44 Arthur Street, Edinburgh - Conversion of existing garages and change of use of existing apartments to form three short stay lets - application no. 21/04620/FUL - Report by the Chief Planning Officer

It is recommended that this application be GRANTED . | |
| 4.3 | 265 Morningside Road, Edinburgh - Form ground floor retail unit and 11x flats in upper floors with associated cycle parking and infrastructure - application no. 21/03622/FUL - Report by the Chief Planning Officer

It is recommended that this application be GRANTED . | 33 - 68 |
| 4.4 | 358 - 364 Morningside Road, Edinburgh - Partial demolition of existing ground floor retail unit, alterations and extension to form replacement ground floor and basement retail unit (class 1) and erection of 10 flats in the upper floors, with associated cycle parking and infrastructure (as amended) - application no. | 69 - 100 |

21/03620/FUL - Report by the Chief Planning Officer

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

- 4.5** 14 Muirhouse Parkway (Silverlea Old Peoples Home), Edinburgh 101 - 162
- Proposed residential development comprising 142 flats including colonies with associated roads, parking and greenspace - application no. 21/05056/FUL - Report by the Chief Planning Officer

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

- 4.6** 1 Waterfront Avenue (At land 199 Metres southeast of), 163 - 208
Edinburgh - Mixed use development to include (approximately) 75 residential units and (approximately) 3 commercial units. The commercial units will be either class 1 (shop), class 2 (financial, professional and other services), class 3 (food and drink) or class 4 (business). The development will include limited parking spaces, access road and pavements, internal courtyard, an energy centre (including an air source heat pump station) and drainage infrastructure. (As Amended) - application no. 21/04049/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** 50 Pilrig Street, Edinburgh - Demolition of house and 209 - 240
redevelopment to form apartment building with associated garden ground and bin/cycle storage (as amended) - application no. 21/00246/FUL - Report by the Chief Planning Officer

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

- 5.2** 50 Pilrig Street, Edinburgh - Complete demolition in a Conservation Area - demolition of house and redevelopment to form apartment building with associated garden ground and bin/cycle storage - application no. 21/00248/CON - Report by the Chief Planning Officer 241 - 254

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** 14 Bath Street, Edinburgh - application no. 20/05800/FUL and 20/05799/LBC - Protocol Note by the Service Director, Legal and Assurance 255 - 258

- 6.2** 14 Bath Street, Edinburgh - Demolition of auditorium and retention and partial restoration of principal external elements of the Art Deco facade, erection of 21 residential flats with associated car parking and landscaping - application no. 20/05800/FUL - Report by the Chief Planning Officer 259 - 298

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

- 6.3** 14 Bath Street, Edinburgh - Demolition of auditorium and retention and partial restoration of principal external elements of the Art Deco facade, erection of 20 residential flats with associated car parking and landscaping - application no. 20/05799/LBC - Report by the Chief Planning Officer 299 - 324

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

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 9 Haymarket Terrace, Edinburgh - Demolition of existing and proposed new-build office development (class 4) with associated ancillary uses, public realm, landscaping and car parking - application no. 21/03756/FUL - Report by the Chief Planning Officer 325 - 370

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

- 7.2 22 Haymarket Yards (At land 175 metres north of), Edinburgh - Student accommodation with associated ancillary development, landscaping and access - application no. 21/04413/FUL - Report by the Chief Planning Officer 371 - 404

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

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 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.

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