

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 26th January, 2022

Virtual Meeting - via Microsoft Teams

This is a public meeting and members of the public are welcome to attend

The law allows the Council to consider some issues in private. Any items under “Private Business” will not be published, although the decisions will be recorded in the minute.

Contacts

Email: veronica.macmillan@edinburgh.gov.uk / taylor.ward@edinburgh.gov.uk

Tel: 0131 529 4283

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 24 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 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

3.1 Minutes

None.

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 Lady Road Investment SARL. for Proposal of Application Notice at Cameron Toll Shopping Centre, 6 Lady Road, Edinburgh - Proposed redevelopment of Cameron Toll neighbourhood centre, to include residential and hotel uses along with improvements to public realm and improved pedestrian, cyclist routes within the site and associated landscaping - application no. 21/06125/PAN – Report by the Chief Planning Officer | 9 - 16 |
| 4.2 | Report for forthcoming application by Wallace Land Investment and Management Ltd for Proposal of Application Notice at 10 Gilmerton Station Road, Edinburgh (Land 292 metres of) - Residential development, access, landscaping, engineering and associated works - application no. 21/06302/PAN – Report by the Chief Planning Officer | 17 - 22 |
| 4.3 | Report for forthcoming application by Elgin Haymarket Limited C/o Agent for Proposal of Application Notice at 20 Haymarket Yards, Edinburgh - Redevelopment of site for mixed-use development (two buildings) comprising hotel (class 7), office (class 4) and cafe (class 3) use, with associated public realm, active travel links, landscaping, EV charging infrastructure, cycle and car parking, servicing, and access - application no. 21/05661/PAN – Report by the Chief Planning Officer | 23 - 28 |

- 4.4** Report for forthcoming application by Places For People for Proposal of Application Notice at Saltire Street, Edinburgh (Land 80 metres West and East of) - Proposed phase 4 development at Waterfront Avenue with associated infrastructure and landscape - application no. 21/05960/PAN – Report by the Chief Planning Officer 29 - 36
- 4.5** 111-115 Constitution Street, Edinburgh - Proposed change of use and redevelopment of 111 Constitution Street and the existing derelict warehouse at 18-25 John's Lane to create an overall development comprising 35 residential units and one class 1 retail unit (as amended) - application no. 19/05184/FUL 37 - 78
It is recommended that this application be **GRANTED**.
- 4.6** 111-115 Constitution Street, Edinburgh - Substantial demolition in a conservation area - application no. 19/05187/CON 79 - 90
It is recommended that this application be **GRANTED**.
- 4.7** 173 Gilberstoun, Edinburgh - Demolition of the existing dilapidated farm buildings and erection of 10 new houses with associated roads, garages and parking (as amended from 19 houses) - application no. 19/01796/FUL 91 - 112
It is recommended that this application be **GRANTED**.
- 4.8** 8A Napier Road, Edinburgh - New three bedroom, two storey house within the garden of 8A Napier Road, including minor alterations to the existing house - application no. 21/05149/FUL 113 - 134
It is recommended that this application be **GRANTED**.
- 4.9** 94 Ocean Drive, Edinburgh (Land 143 metres Southeast of) - Application under S75A for the modification of a planning obligation relating to the land 143 metres south-east of 94 Ocean 135 - 150

Drive - application no. 21/05744/OBL

It is recommended that this application be **ACCEPTED** and the agreement **MODIFIED**.

- 4.10** 211A Portobello High Street, Edinburgh - Change of use of class 1 shop to class 3 restaurant with alterations to shop and front and flue - application no. 21/01673/FUL 151 - 164

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

- 4.11** 17 Spey Street Lane, Edinburgh - Demolish the existing garage structure and erect a two-storey residential dwelling house (as amended) - application no. 20/04132/FUL 165 - 192

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

- 4.12** 17 Spey Street Lane, Edinburgh - Demolish the existing garage structure - application no. 20/04133/CON 193 - 202

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** 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 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 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 8.1
None.

Nick Smith

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 Jamie Macrae, Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, email veronica.macmillan@edinburgh.gov.uk / taylor.ward@edinburgh.gov.uk.

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