

# Notice of meeting and agenda

## Development Management Sub-Committee

**10.00 am Wednesday, 9th February, 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 Any items under “Private Business” will not be published, although the decisions will be recorded in the minute.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: [jamie.macrae@edinburgh.gov.uk](mailto:jamie.macrae@edinburgh.gov.uk) / [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk)

Tel: 0131 553 8242 / 0131 529 4085

## 1. Order of business

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- 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 7 February 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

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- 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

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| 3.1 | Minutes of Previous Meeting of Development Management Sub-Committee of 12 January 2022 – submitted for approval as a correct record | 11 - 28 |
| 3.2 | Minutes of Previous Meeting of Development Management Sub-Committee of 19 January 2022 – submitted for approval as a correct record | 29 - 32 |

- 3.3 Minutes of Previous Meeting of Development Management Sub-Committee of 26 January 2022 – submitted for approval as a correct record 33 - 38

## 4. General Applications, Miscellaneous Business and Pre-Application Reports

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**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 Breedon Trading Limited. for Proposal of Application Notice at land 177 metres west of Bonnington Mains Quarry, Cliftonhall Road, Newbridge - Development of field located immediately West of Bonnington Mains Quarry for ancillary quarry operations including formation of Screening Bund and Overburden Storage, Water Settlement Ponds, Construction of Workshop and Aggregate Storage Sheds, Aggregate Processing and Storage Area and formation of Carpark and Weighbridge - application no. 21/06730/PAN - Report by the Chief Planning Officer 39 - 44
- 4.2 Report for forthcoming application by CASL Eyre Place (Edinburgh) Property Owner Ltd. for Proposal of Application Notice at 72 - 74 Eyre Place, Edinburgh - Proposed demolition of existing buildings and structures and erection of a purpose-built student accommodation development, with associated amenity space, access, cycle parking and landscaping - application no. 21/06729/PAN - Report by the Chief Planning Officer – Report by 45 - 52
- 4.3 Report for forthcoming application by Cinnamon Sledge LLP. for Proposal of Application Notice at Royal Elizabeth Yard Industrial Estate, Kirkliston - Proposed erection of bonded warehouses, cask filling and disgorging facility with associated tank farm, tanker filling bay, welfare facilities and associated work - 53 - 58

application no. 21/06675/PAN - Report by the Chief Planning Officer

- 4.4** Report for forthcoming application Host Student Housing Management (UK) & McKay Ltd. for Proposal of Application Notice at 36 - 44 Westfield Road, Edinburgh - Student accommodation (up to 303 bedrooms ) including communal amenity space and allotments/green space along with ancillary facilities - application no. 21/06684/PAN - Report by the Chief Planning Officer 59 - 64

### **Applications**

- 4.5** 10 Builyeon Road (Land 288 metres southwest of), South Queensferry - Construction of Retail Foodstore (Class 1), Drive-Thru Food and Drink (Class 1+3/Sui Generis) and Petrol Filling Station/Retail Kiosk/Carwash (Class 1/ Sui Generis) together with access, landscaping, parking and associated works - application no. 21/04016/PPP - Report by the Chief Planning Officer 65 - 100

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

- 4.6** 10, Builyeon Road (At land 288 metres southwest of), South Queensferry - Approval of matters specified in condition 1 including the masterplan for 980 new homes, and discharge of conditions 6, 7, 9, 10 and the approval of associated infrastructure to facilitate Masterplan Planning Consent (16/01797/PPP) (as amended) - application no. 21/04019/AMC - Report by the Chief Planning Officer 101 - 140

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

- 4.7** 146 Duddingston Road West (At Unit 1), Edinburgh - Application to approve matters (a-e) (h-m) (o-r) specified in condition 2 of planning permission in principle 18/07736/PPP as amended by 20/01340/FUL - application no. 21/01334/AMC - Report by the Chief Planning Officer 141 - 172

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

- 4.8** Festival Square (Land at), Edinburgh - The erection of a temporary building structure and associated infrastructure for the 173 - 184

purpose of hosting an art exhibition for a period of 6 months - application no. 21/06532/FUL - Report by the Chief Planning Officer

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

- 4.9** 6 Hugh Russell Place, South Queensferry - Proposed change of access to provide pedestrian and cycle access at Russell Place and change house type (as amended) - application no. 21/04116/FUL - Report by the Chief Planning Officer 185 - 200

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

- 4.10** Royal Botanic Garden, 20A Inverleith Row, Edinburgh - Introduction of 3 No. prefabricated cabins and associated works to provide temporary WC facilities due to the closure of existing toilet facilities (as amended) - application no 21/05670/FUL 201 - 214

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

- 4.11** 25 Marine Drive, Edinburgh - Proposed pavilion including changing rooms and club room, container for goal storage, access road and car park for Craigroyston Community Youth Football Club - application no. 21/05175/FUL - Report by the Chief Planning Officer 215 - 234

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

- 4.12** 5 Mill Lane (Mill Lane Clinic), Edinburgh - Change of use from dwelling (class 9) to residential institution (class 8) application no. 21/04912/FUL - Report by the Chief Planning Officer 235 - 246

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

- 4.13** 10 Sciennes Road (Sciennes Primary School), Edinburgh - Erect classroom extension in existing school grounds (as amended) - application no. 21/03389/FUL - Report by the Chief Planning Officer 247 - 268

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

- 4.14** 19 Watertoun Road (St Crispins Special School), Edinburgh - Demolition of existing school building and construction of new 269 - 292

dwellings, a mix of flatted blocks and terraced houses, with associated access roads, carparking and landscaping (as amended) - application no. 21/03813/FUL - Report by the Chief Planning Officer

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

- 4.15** Western Harbour, Western Harbour Drive, Edinburgh - Go Green hub and education centre including EV enabled parking, cycle parking, e-bike hire, public transport information displays, public realm and associated infrastructure - application no. 21/03757/PPP - Report by the Chief Planning Officer 293 - 316

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

## **5. Returning Applications**

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**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** 4 Barnton Avenue West (At site 90 metres east of), Edinburgh - Erection of retirement accommodation comprising 44 apartments and 4 dwelling houses with associated parking, drainage and landscaping arrangements - application no. 21/00461/FUL - Report by the Chief Planning Officer 317 - 318

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

- 5.2** Scotstoun Avenue (Former Agilent Technologies), South Queensferry - Residential development comprising 16 flats with associated car and cycle parking, infrastructure and landscaping (as amended) - application no. 21/00518/FUL - Report by the Chief Planning Officer 319 - 320

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

## 6. Applications for Hearing

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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

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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 543A, Lanark Road (Land south of), Edinburgh - Residential development of 4 dwellings, associated roads and infrastructure - application no. 21/01983/FUL - Report by the Chief Planning Officer 321 - 362

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

## 8. Returning Applications Following Site Visit

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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**

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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**

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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**

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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](mailto:jamie.macrae@edinburgh.gov.uk) / [blair.ritchie@edinburgh.gov.uk](mailto: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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other connected processes). Thereafter, that information will continue to be held as part of the historical record in accordance with the paragraphs above.

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