

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 2nd March, 2022

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 28 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

- 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 9 February 2022 – submitted for approval as a correct record 11 - 22

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 Pre-Applications 23 - 28

Report for forthcoming application by E&A Partnerships Ltd & Niddrie Development Company Ltd. for Proposal of Application Notice at 26 Cleikiminrig (At land south of), Edinburgh - Residential development with associated landscaping, vehicular link route, active travel route, SUDS, infrastructure, engineering works including removal of on site material, and other ancillary works - application no. 22/00112/PAN - Report by the Chief Planning Officer

4.2 29 - 36

Report for forthcoming application by Crosslane Co-Living SPV 2 Ltd. for Proposal of Application Notice at 94 Ocean Drive (At land 143 metres southeast of), Edinburgh - Residential development and associated co-working and amenity space, with landscaping, public realm, infrastructure, and access arrangements - application no. 22/00096/PAN - Report by the Chief Planning Officer

Applications

4.3 37 - 46

59 Belford Road, Edinburgh - Change of use from commercial to residential - application number – 21/06632/FUL - Report by the Chief Planning Officer

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

- 4.4** 34 Blackford Avenue, Edinburgh - Demolition of existing and erection of new dwelling - application no. 21/03066/FUL - Report by the Chief Planning Officer 47 - 62
- It is recommended that this application be **GRANTED**.
- 4.5** 31 Dolphin Avenue (Currie High School), Currie - Construction of a new ultra-low energy community high school, swimming pool and sports facilities plus associated landscaping and parking; demolition of existing school building (as amended) - application no. 21/04443/FUL - Report by the Chief Planning Officer 63 - 92
- It is recommended that this application be **GRANTED**.
- 4.6** 23 Elm Row, Edinburgh - External seating area - application no. 21/05858/FUL - Report by the Chief Planning Officer 93 - 104
- It is recommended that this application be **REFUSED**.
- 4.7** 25 Lasswade Road, Edinburgh - Alterations and change of use of existing class 1 convenience store with hot food takeaway counter to form class 3 cafe / restaurant - application no. 21/03154/FUL - Report by the Chief Planning Officer 105 - 116
- It is recommended that this application be **GRANTED**.
- 4.8** 69 - 71 Marionville Road, Edinburgh - Demolition of two existing business units and erection of a residential development comprising two apartment buildings, a terrace of mews houses, car parking, landscaping, and other associated works (amendment to 19/04508/FUL) as amended - application no. 21/04703/FUL - Report by the Chief Planning Officer 117 - 144
- It is recommended that this application be **GRANTED**.

- 4.9** 9-11 Maritime Street, Edinburgh - Proposed upwards extension and change of use from office to residential to form 22 flats, with associated infrastructure, landscaping, and cycle parking (as amended) - application no. 21/04479/FUL - Report by the Chief Planning Officer 145 - 172
- It is recommended that this application be **GRANTED**.
- 4.10** 9-11 Maritime Street, Edinburgh - Proposed internal alterations and upwards extension to facilitate change of use from office to residential (as amended) - application no. 21/04480/LBC - Report by the Chief Planning Officer 173 - 186
- It is recommended that this application be **GRANTED**.
- 4.11** 65 Ravelston Dykes Road, Edinburgh - Add sunroom, bedroom and garden storage to ground - application no. 21/03298/FUL - Report by the Chief Planning Officer 187 - 200
- It is recommended that this application be **GRANTED**.
- 4.12** 65 Ravelston Dykes Road, Edinburgh - Extend on the ground floor to add a sunroom, bedroom and outdoor storage - application no. 21/03296/LBC - Report by the Chief Planning Officer 201 - 212
- It is recommended that this application be **GRANTED**.
- 4.13** 13 St Fillan's Terrace, Edinburgh - Single storey rear extension and attic conversion, including rear dormer. New ancillary garden room. (As amended) - application no. 21/06137/FUL - Report by the Chief Planning Officer 213 - 224
- 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** 2-4, 6, 14 Bonnington Road Lane and, 200 Bonnington Road, Edinburgh - Demolition of existing buildings and redevelopment comprising build to rent residential accommodation, commercial uses, associated landscaping and infrastructure (As Amended) - application no. 20/01932/FUL - Report by the Chief Planning Officer 225 - 226

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

- 5.2** 34 Cramond Road North (At land adjacent to former), Edinburgh - Section 42 application to vary condition 1 of planning permission reference 13/01843/FUL (which modified consent 05/02947/FUL, which previously modified consent 01/01881/FUL), to extend the proposed timescale for laying out and operating the approved sports pavilion and sports pitches for a further five year period - application no. 20/02916/FUL - Report by the Chief Planning Officer 227 - 230

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

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** 210 Craigs Road, Edinburgh (at land 369 metres Northeast of) – application no 21/04210/PPP - Protocol Note by the Service Director, Legal and Assurance 231 - 234

- 6.2** 210 Craigs Road, Edinburgh (at land 369 metres Northeast of) - Residential development, ancillary retail use, active travel route, 235 - 294

open space, landscaping, access, services and all associated infrastructure - application no. 21/04210/PPP - Report by the Chief Planning Officer

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** 21 - 24 Joppa Terrace (At land opposite), Edinburgh - Erection of dwelling with landscaping, boundary treatment and parking, formation of two community gardens - application no. 21/06429/FUL - Report by the Chief Planning Officer

295 - 324

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

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. 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 553 8242 / 0131 529 4085, email 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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