

# Notice of meeting and agenda

## Development Management Sub-Committee

**10.00 am Wednesday, 15th June, 2022**

Dean of Guild Court Room – City Chambers

This is a public meeting and members of the public are welcome to attend or watch the webcast live on the Council's website.

### 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 13<sup>th</sup> June 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 30 March 2022 – submitted for approval as a correct record 11 - 18

## 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.

- |            | <b><u>Pre-Applications</u></b>   |         |
|------------|--|---------|
| <b>4.1</b> | Report for forthcoming application by City Of Edinburgh Council. for Proposal of Application Notice at 165 Broughton Road, Edinburgh. Residential led development comprising housing of mixed tenure (social rent, mid-market rent and private sale) with associated Energy Centre, substation, roads and landscaping - application no. 22/02348/PAN - Report by the Chief Planning Officer  | 19 - 26 |
| <b>4.2</b> | Report for forthcoming application by City Of Edinburgh Council for Proposal of Application Notice at Liberton High School, 328 Gilmerton Road, Edinburgh. Erection of a three storey secondary school, a GP practice and community facilities with associated landscaping, external sports provision & car parking. The existing sports block on the eastern edge is to be retained. The masterplan will include a zone for a second three storey secondary school in the event the council decides to build a GME secondary school in the future - application no. 22/01232/PAN - Report by the Chief Planning Officer | 27 - 34 |
| <b>4.3</b> | Report for forthcoming application by Cruden Homes (East) Limited. for Proposal of Application Notice at 124 Salamander Street, 1 - 3 Salamander Yards, South Leith, Edinburgh. 5-6 storey building providing 99 residential apartments with associated access, parking and landscape - application no. 22/01181/PAN - Report by the Chief Planning Officer  | 35 - 40 |

### **Applications**

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|------------|--|---------|
| <b>4.4</b> | 17 Ashley Terrace, Edinburgh - Change of Use (retrospective) from residential to short-term let - application no. – 22/00803/FUL | 41 - 50 |
|------------|--|---------|

- Report by the Chief Planning Officer

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

- 4.5** Bristo Square (Proposed Fringe Festival Venue Site Teviot Place), Edinburgh - Edinburgh Festival Fringe venue site comprising one temporary performance venue, bar, toilets and ancillary offices and storage - application no. 22/01359/FUL - Report by the Chief Planning Officer 51 - 60

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

- 4.6** Bristo Square (Proposed Fringe Festival Venue Site Teviot Place), Edinburgh - Edinburgh Festival Fringe venue site comprising one bar and ancillary storage - application no. 22/01360/FUL - Report by the Chief Planning Officer 61 - 70

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

- 4.7** Bristo Square (Proposed Fringe Festival Venue Site Teviot Place), Edinburgh - Edinburgh Festival Fringe venue site comprising a box office, bars, food traders and ancillary office and storage - application no. 22/01362/FUL - Report by the Chief Planning Officer 71 - 80

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

- 4.8** 13 - 17 Forth Street & 6 Broughton Street Lane, Edinburgh - Change of use from offices to apart hotel including alteration and extension of existing premises - application no. 22/00147/FUL - Report by the Chief Planning Officer 81 - 98

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

- 4.9** 13 - 17 Forth Street & 6 Broughton Street Lane, Edinburgh - Internal and external alterations relating to the reconfiguration and refurbishment of Forth House to accommodate the redevelopment of the site for the change of use from office to apart hotel - application no. 22/00148/LBC - Report by the Chief Planning Officer 99 - 108

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

- 4.10** 62 George Square (George Square Gardens), Edinburgh - 109 - 118  
Edinburgh Festival Fringe venue site comprising two performance venues, a box office, bars, food traders and ancillary office and storage - application no. 22/01363/FUL - Report by the Chief Planning Officer
- It is recommended that this application be **GRANTED**.
- 4.11** George Square (George Square Gardens) (Proposed Fringe Festival Venue Site), Edinburgh - 119 - 128  
Temporary installation of 2 performance venues, an event space and supporting infrastructure, to be used as part of Edinburgh Blues and Jazz Festival, Edinburgh Food Festival and Edinburgh Festival Fringe. The applicant have used the site since 2011 for same purpose but site has a festival history going back over 20 years. The site is a green space owned by University of Edinburgh, they are looking for permission to cover change of use of land and associated temporary structures - application no. 22/01893/FUL - Report by the Chief Planning Officer
- It is recommended that this application be **GRANTED**.
- 4.12** 9 (GF) Haymarket Terrace, Edinburgh - 129 - 136  
Proposed erection of hoarding on site boundary - application no. 21/06588/FUL - Report by the Chief Planning Officer
- It is recommended that this application be **GRANTED** (subject to referral to Scottish Ministers).
- 4.13** 11A James' Court, 493 Lawnmarket, Edinburgh - 137 - 150  
Proposed refurbishment of and extension to the existing retail/store unit at 11A James Court including provision of ancillary coffee bar, external seating area and formation of a connection to the existing retail unit at 497 Lawnmarket - application no. 21/04237/FUL - Report by the Chief Planning Officer
- It is recommended that this application be **GRANTED**.
- 4.14** 11A James' Court, 493 Lawnmarket, Edinburgh - 151 - 158  
Proposed refurbishment of and extension to the existing retail/store unit at 11A James Court including provision of ancillary coffee bar, external seating area and formation of a connection to the

existing retail unit at 497 Lawnmarket - application no. 21/04238/LBC - Report by the Chief Planning Officer

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

- 4.15** 1 Middle Meadow Walk, Edinburgh - Edinburgh Festival Fringe venue site comprising two temporary performance venues, box office, bar, food trader's toilets and ancillary offices and storage - application no. 22/01364/FUL - Report by the Chief Planning Officer 159 - 168

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

- 4.16** 46 (PF2) Northfield Broadway, Edinburgh - Replacing existing uPVC window with triple glazed french doors to allow access to garden & replacing uPVC window with triple glazed timber window in existing opening - application no. 22/00956/FUL - Report by the Chief Planning Officer 169 - 174

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

- 4.17** 12 Park Road, Edinburgh - Confirmation of Tree Preservation Order No. 199 - Report by the Chief Planning Officer 175 - 184

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

- 4.18** 16 Robertson's Close, Edinburgh - Change of use (retrospective) from residential to short-term let apartment (Sui Generis) - application no. 22/00535/FUL - Report by the Chief Planning Officer 185 - 196

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

- 4.19** 1 Salisbury Mews, Edinburgh - Change of use of residential mews building to short term let (in retrospect) - application no. 22/01415/FUL - Report by the Chief Planning Officer 197 - 208

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

- 4.20** 78 Spring Gardens, Edinburgh - Change of Use (retrospective) from residential to short-term let - application no. 22/00884/FUL - Report by the Chief Planning Officer 209 - 216

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** 126 - 130 Raeburn Place, Edinburgh - Section 42 Application 217 - 218  
seeking variation to condition No.9 of Planning Permission  
12/03567/FUL, to allow the use of acoustic glazing on the  
elevation fronting onto Comely Bank Road - application no.  
21/01222/FUL - Report by the Chief Planning Officer  
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** 47 - 52 Princes Street, Edinburgh - Change of Use from retail to 219 - 246  
mixed-use development including retail and hotel with ancillary  
uses and restaurant/bar spaces with associated alterations and  
extensions - application no. 22/00326/FUL - Report by the Chief  
Planning Officer

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

- 7.2** 47 - 52 Princes Street, Edinburgh - Internal and external alterations, extensions and restoration works to facilitate Change of Use from retail to mixed-use development (including retail and hotel with ancillary uses and restaurant/bar spaces) including roof-top extensions - application no. 22/00327/LBC - Report by the Chief Planning Officer 247 - 268

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 Hal Osler (Convener), Councillor Alan Beal, Councillor Chas Booth, Councillor Lezley Marion Cameron, Councillor James Dalgleish, Councillor Neil Gardiner, Councillor Euan Hyslop, Councillor Tim Jones, Councillor David Key, Councillor Joanna Mowat and Councillor Kayleigh O'Neill.

## **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. This meeting of the Development



Management Sub-Committee is being held in the Dean of Guild Court Room in the City Chambers on the High Street in Edinburgh and remotely by Microsoft Teams.

## **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).

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