

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 29th 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: martin.scott@edinburgh.gov.uk / taylor.ward@edinburgh.gov.uk

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 27th 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

- 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 15 th June 2022 – submitted for approval as a correct record | 11 - 18 |
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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.

Pre-Applications

- 4.1** Report for forthcoming application by Shelborn Edinburgh Limited. for Proposal of Application Notice at 1 & 3 Redheughs Avenue, Edinburgh. Redevelopment of site for office development (Class 4), including selected demolitions, retention and refurbishment of the Younger Building, provision of a mobility hub, ancillary retail (Class 1) food and drink (Class 3/Sui Generis) and leisure (Class 11) uses, landscaping, car parking, access, infrastructure and associated works - 22.01063/PAN – Report by the Chief Planning Officer 19 - 26
- 4.2** Report for forthcoming application by West Town Edinburgh Ltd. for Proposal of Application Notice at land 500 metres North East of Ingliston Park and Rise, 2 Eastfield Road, Edinburgh. Relates to PPP for new neighbourhood comprising residential-led mixed use development including residential (Class 9) and sui generis flatted development (including student housing, build to rent and affordable housing), business and employment uses (Class 4), general industrial uses (Class 5), storage or distribution uses (Class 6), hotels (Class 7), residential institutions (Class 10), retail (Class 1), financial, professional and other services uses (Class 2), food and drink uses (Class 3), assembly and leisure uses (Class 11), other sui generis uses and other related infrastructure and associated works including car parking, servicing, access arrangements, formation of new roads and active travel networks, sustainable urban drainage and open space/public realm - application no. 22/01625/PAN – Report by 27 - 38

the Chief Planning Officer

- 4.3** Report for forthcoming application by West Town Edinburgh Ltd. for Proposal of Application Notice at land 500 metres North East of Ingliston Park and Ride 2, Eastfield Road, Edinburgh. Relates to Phase 1 of new neighbourhood comprising residential-led mixed use development including residential (Class 9) and sui generis flatted development (including student housing, build to rent and affordable housing), business and employment uses (Class 4), general industrial uses (Class 5), storage or distribution uses (Class 6), hotels (Class 7), residential institutions (Class 8), non-residential institution uses/education (Class 10), retail (Class 1), financial, professional and other services uses (Class 2), food and drink uses (Class 3), assembly and leisure centres (Class 11), other sui generis uses and other related infrastructure and associated works including car parking, servicing, access arrangements, formation of new roads and active travel networks, sustainable urban drainage and open – Report by the Chief Planning Officer 39 - 50

Applications

- 4.4** 6 Blackford Road, Edinburgh - Confirmation of Tree Preservation Order No. 201 - Report by the Chief Planning Officer 51 - 62
It is recommended that the order be **CONFIRMED**.
- 4.5** 134 Constitution Street, Edinburgh - Change of use from office to form dwelling including timber clad first floor extension (as amended) - application no. 21/05544/FUL - Report by the Chief Planning Officer 63 - 72
It is recommended that this application be **GRANTED**.
- 4.6** 42 Craigtenny Road, Edinburgh - Change of use of existing Class 1 shop to form hot food shop including external extract duct (as amended) - application no. 20/04483/FUL - Report by the Chief Planning Officer 73 - 82
It is recommended that this application be **REFUSED**.
- 4.7** 46 Cumberland Street, Edinburgh - Change of use from 83 - 94

residential to short-term let (Sui Generis) (In retrospect) -
22/01239 - Report by the Chief Planning Officer

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

- 4.8** 162 Ferry Road, Edinburgh - S42 variation to planning condition 95 - 102
to extend opening hours from 8.00pm to 11.00pm - 21/06362/FUL
- Report by the Chief Planning Officer

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

- 4.9** Gateside, Kirkliston - Confirmation of Tree Preservation Order 103 - 112
No. 200 - Report by the Chief Planning Officer

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

- 4.10** 84 Joppa Road, Edinburgh - Alteration to form small window 113 - 122
extensions - application no. 22/00181/FUL - Report by the Chief
Planning Officer

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

- 4.11** 35A Moray Place, Edinburgh - Change of use (retrospective) from 123 - 132
residential to short-term let apartment (Sui Generis) - application
no. 22/00672/FUL - Report by the Chief Planning Officer

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

- 4.12** The Grange Club, 7 Portgower Place, Edinburgh - Installation of 2 133 - 154
tennis courts covered by an air supported dome; 2 padel tennis
courts covered by steel frame structures with associated works to
provide new access paths, fencing, landscaping and tree removal
work (as amended) - application no. 21/06513/FUL - Report by
the Chief Planning Officer

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

- 4.13** 6 Rutland Court Lane, Edinburgh - Change of use (retrospective) 155 - 164
from residential to short-term let apartment (Sui Generis) -
application no. 22/00881/FUL - Report by the Chief Planning
Officer

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

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| 4.14 | 11 Stafford Street, New Town, Edinburgh - Change of Use from Class 4 (Offices) to Class 7 (Hotel) - application no. 22/00982/FUL - Report by the Chief Planning Officer

It is recommended that this application be GRANTED . | 165 - 174 |
| 4.15 | 11 Stafford Street, Edinburgh - Conversion of Class 4 Offices to Class 7 Hotel, including replacement roof dormers - application no. 22/00977/LBC - Report by the Chief Planning Officer

It is recommended that this application be GRANTED . | 175 - 182 |
| 4.16 | 34A William Street, Edinburgh - Change the use from residential to commercial short-term let (in retrospect) - application no. 22/01193/FUL - Report by the Chief Planning Officer

It is recommended that this application be GRANTED . | 183 - 192 |

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 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 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** 10 Orchard Brae, Edinburgh - Proposed residential and office development comprising the change of use, extension and alteration of the existing office building to form residential accommodation and office/co-working space, demolition of the existing rear extension and erection of a new build residential development, with associated active travel routes, open space, parking and other infrastructure (as amended) - application no. 21/06512/FUL - Report by the Chief Planning Officer 193 - 226
- It is recommended that this application be **GRANTED**.
- 7.2** The Forts, 3 Hawes Brae, South Queensferry - The development of a Forth Bridge Walk Reception Hub building, new sections of bridge access system, new viewing platforms, alterations to Dalmeny Battery, demolition of 2 No. outbuildings, associated car parking, landscaping, servicing and alterations to existing vehicular and pedestrian accesses - application no. 22/00358/FUL - Report by the Chief Planning Officer 227 - 258
- It is recommended that this application be **GRANTED**.
- 7.3** The Forts, 3 Hawes Brae, South Queensferry - Installation of access system on Forth Bridge and replacement of existing wire mesh on Dalmeny Battery - application no. 22/00360/LBC - Report by the Chief Planning Officer 259 - 266
- It is recommended that this application be **GRANTED**.
- 7.4** The Forts, 3 Hawes Brae, South Queensferry - Complete Demolition in a Conservation Area - application no. 22/00359/CON - Report by the Chief Planning Officer 267 - 274
- It is recommended that this application be **GRANTED**.
- 7.5** Site 100 Metres East of 194 Glasgow Road, Edinburgh - Proposed Gogar Link Road and active travel route (as amended) 275 - 306

- 21/02941/PPP - Report by the Chief Planning Officer

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 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

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

If you have any questions about the agenda or meeting arrangements, please contact Martin Scott / Taylor Ward, Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, email martin.scott@edinburgh.gov.uk / taylor.ward@edinburgh.gov.uk.

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