

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 17th August, 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 live webcast on the Council's website.

Contacts

Email: jamie.macrae@edinburgh.gov.uk / blair.ritchie@edinburgh.gov.uk

Tel: 0131 553 8242 / 0131 529 4085

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 15 August 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 29 June 2022 – submitted for approval as a correct record 11 - 20

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 | Report for forthcoming application by Forth Ports Limited. for Proposal of Application Notice at land 240 metres northwest of 26, Bath Road, North Leith - Mixed use development including Residential (Class 9) and sui generis Flats, Retail (Class 1), Financial, Professional and other services (Class 2), Food and Drink (Class 3), Business (Class 4), Industrial (Class 5), Storage and Distribution (Class 6), Hotel (Class 7), Non residential Institutions (Class 10), Assembly and Leisure (Class 11), sui generis car park / mobility hub, public realm works and all associated infrastructure - application no. 22/02855/PAN – Report by the Chief Planning Officer | 21 - 30 |
| 4.2 | Report for forthcoming application by Taylor Wimpey for Proposal of Application Notice at land 222 metres northwest of Ashley Cottage 29, Freelands Road, Ratho - Mixed use development including houses (Class 9), retail (Class 1), commercial uses (Class 2, 3 and Sui Generis), business (Class 4), community facilities (Class 10 and Sui Generis), cemetery extension (Sui Generis), open space landscape, access and associated infrastructure - application no. 22/03205/PAN – Report by the Chief Planning Officer | 31 - 36 |
| 4.3 | Report for forthcoming application by The Board of Trustees of The National Galleries of Scotland for Proposal of Application Notice at land 93 metres west of Madelvic House, Granton Park Avenue, Edinburgh - The development of a sector-leading national centre for the care, conservation, research, storage and distribution of Scotlands collection of artworks, visitor and community-led spaces, active public realm spaces (including potential pop-up cafe use) and bio-diverse landscaping, new/improved access, parking and all other associated works - | 37 - 46 |

application no. 22/02899/PAN – Report by the Chief Planning Officer

- 4.4** 1 Carlton Terrace, Edinburgh - Alterations to existing rear garden, including the construction of paved terraces, re-aligned internal walling, installation of pergola and planting (in part retrospective) - application no. 22/00495/FUL – Report by the Chief Planning Officer 47 - 56

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

- 4.5** 6 Cowan's Close, Edinburgh - Replace the single storey street cleansing office and car park with a 4 storey residential block including amenity space and planting space for both tenants and the nursery opposite - application no. 21/06745/FUL – Report by the Chief Planning Officer 57 - 80

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

- 4.6** 6 Cowan's Close, Street Cleansing Depot, Edinburgh - Complete demolition in a Conservation Area - application no. 22/00841/CON – Report by the Chief Planning Officer 81 - 88

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

- 4.7** Assembly Rooms, 54A George Street, Edinburgh - The installation of 3 temporary performance venues, Box Office and ancillary activities as part of the Edinburgh Festival Fringe. The block of road will be closed to all vehicle traffic in agreement with City of Edinburgh Council, but a 2 way cycle lane will be kept, and allowance for emergency vehicle access. Assembly will present a program of mixed arts and culture, as we have on this block of George Street for the past 6 years, tying in with other activity within the Assembly Rooms - application no. 22/02694/FUL – Report by the Chief Planning Officer 89 - 100

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

- 4.** 3F2, 14 Montpelier Park, Edinburgh - Extension to flat - reinstatement of planning consent 14/03456/FUL. (Proposed extension into attic of flat with velux roof windows and glazed cupola) - application no. 22/02406/FUL – Report by the Chief 101 - 110

Planning Officer

It is recommended that this application no **GRANTED**.

- 4.9** St James Crescent (Proposed Event Space), Edinburgh - 111 - 122
Erection of temporary structures and enclosures, including bar, and other associated works to facilitate use of Calton View as an external events space - application no. 22/02040/FUL – Report by the Chief Planning Officer

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

- 4.10** St James Crescent (Proposed Event Space), Edinburgh - 123 - 134
Erection of temporary structures and enclosures, including bar, and other associated works to facilitate use of Register Square as an external events space - application no. 22/02039/FUL – Report by the Chief Planning Officer

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

- 4.11** Teviot Place (Proposed Fringe Festival Venue Site), Bristo Square, Edinburgh - Temporary change of use and siting of performance units, catering units and other associated moveable structures for the Edinburgh Fringe Festival - application no. 22/02987/FUL – Report by the Chief Planning Officer 135 - 146

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** 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 147 - 148

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

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 30 Canaan Lane (Land to rear of), Edinburgh - New dwelling and driveway (amendment to 18.04505/FUL) - application no. 21/05402/FUL – Report by the Chief Planning Officer 149 - 160

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

7.2 179A Canongate, Edinburgh - Partial demolition of existing buildings and development of purpose-built student accommodation, ancillary uses and associated infrastructure (as amended) - application no. 22/01647/FUL – Report by the Chief Planning Officer 161 - 192

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

7.3 179A Canongate, Edinburgh - Partial demolition of existing buildings (as amended) - application no. 22/01648/CON – Report by the Chief Planning Officer 193 - 206

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 Dalglish, Councillor Neil Gardiner, Councillor Euan Hyslop, Councillor Tim Jones, Councillor Amy McNeese-Mechan, 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. The Develop Management Sub-Committee usually meets 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 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/>

Webcasting of Council meetings

Please note this meeting may be filmed for live and subsequent broadcast via the Council's internet site – at the start of the meeting the Convener will confirm if all or part of the meeting is being filmed.

The Council is a Data Controller under current Data Protection legislation. We broadcast Council meetings to fulfil our public task obligation to enable members of the public to observe the democratic process. Data collected during this webcast will be retained in accordance with the Council's published policy including, but not limited to, for the purpose of keeping historical records and making those records available via the Council's internet site.

Any information presented by individuals to the Council at a meeting, in a deputation or otherwise, in addition to forming part of a webcast that will be held as a historical record, will also be held and used by the Council in connection with the relevant matter until that matter is decided or otherwise resolved (including any potential appeals and other connected processes). Thereafter, that information will continue to be held as part of the historical record in accordance with the paragraphs above.

If you have any queries regarding this, and, in particular, if you believe that use and/or storage of any particular information would cause, or be likely to cause, substantial damage or distress to any individual, please contact Committee Services (committee.services@edinburgh.gov.uk).