

# Notice of meeting and agenda

## Development Management Sub-Committee

**10.00 am Wednesday, 21st September, 2022**

Dean of Guild Court Room - City Chambers / Microsoft Teams

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

### Contacts

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## 1. Order of business

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### 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 Friday 16 September** (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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<b>3.1</b>	Minutes of Previous Meeting of Development Management Sub-Committee of 10 August 2022 – submitted for approval as a correct record	9 - 24
<b>3.2</b>	Minutes of Previous Meeting of Development Management Sub-Committee of 17 August 2022 – submitted for approval as a correct record	25 - 34
<b>3.3</b>	Minutes of Previous Meeting of Development Management Sub-Committee of 24 August 2022 – submitted for approval as a correct record	35 - 40

## **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**

<b>4.1</b>	Report for forthcoming application by Scottish Widows Unit Trust Managers Ltd. for Proposal of Application Notice at 15 Dalkeith Road, Edinburgh, EH16 5BH - The selective demolition, adaptation, extension and upgrading of a Class 4 office building, demolition of car park and ancillary buildings, and the proposed development of standalone residential accommodation with associated landscaping, parking and infrastructure - application no. 22/02659/PAN - Report by the Chief Planning Officer	41 - 48
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### **Applications**

<b>4.2</b>	58 Gogarloch Road (Land 39 metres west of), South Gyle - application no. 22/02375/FUL - Report by the Chief Planning Officer	49 - 60
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It is recommended that this application be **REFUSED**.

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| <b>4.3</b>  | 43 Northumberland Street, Edinburgh - Construct new residential mews incorporating part of existing boundary wall - application no. 22/01348/FUL - Report by the Chief Planning Officer  | 61 - 78  |
| It is recommended that this application be <b>GRANTED</b> . |  |          |
| <b>4.4</b>  | 43 Northumberland Street, Edinburgh - Alter existing boundary wall to incorporate it into new residential mews building - application no. 22/01345/LBC - Report by the Chief Planning Officer  | 79 - 88  |
| It is recommended that this application be <b>GRANTED</b> . |  |          |
| <b>4.5</b>  | 98 Ocean Drive (Ocean Terminal), Edinburgh - Part demolition of existing shopping centre, remodelling and re-facing of facade to provide reconfigured commercial units (Class 1/2/3) at ground floor level, reconfigured visitor attraction space (Class 10) and potential co-working office space (Class 4), commercial units (Class 1/2/3) and/or leisure uses (Class 11) on upper floors, relocation of access bridge to Royal Yacht Britannia, temporary landscaping on the cleared site, and associated works - application no. 22/01372/FUL - Report by the Chief Planning Officer | 89 - 110 |
| It is recommended that this application be <b>GRANTED</b> . |  |          |

## 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.**

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| <b>5.1</b>  | 126 - 130 Raeburn Place, Edinburgh - Section 42 Application 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 | 111 - 112 |
| It is recommended that this application be <b>GRANTED</b> . |   |           |

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|---|---|-----------|
| <b>5.2</b>  | Scotstoun Avenue (at 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 | 113 - 116 |
| It is recommended that this application be <b>REFUSED</b> . |   |           |

## 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.**

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| <b>6.1</b>  | 17 Mcleod Street (Former Tynecastle High School), Edinburgh - application nos. 21/04469/FUL, 21/05152/FUL and 21/04468/LBC - Protocol Note by the Chief Executive   | 117 - 120 |
| <b>6.2</b>  | 17 Mcleod Street (Former Tynecastle High School), Edinburgh - Partial demolition, change of use and new build to form student residential development and community facilities with associated infrastructure, landscaping, and access (as amended) - application no. 21/04469/FUL - Report by the Chief Planning Officer   | 121 - 146 |
| It is recommended that this application be <b>GRANTED</b> . |   |           |
| <b>6.3</b>  | 17 Mcleod Street (Former Tynecastle High School), Edinburgh - Proposed alterations to land to provide landscaping and planting beds as part of a community garden - application no. 21/05152/FUL - Report by the Chief Planning Officer   | 147 - 156 |
| It is recommended that this application be <b>GRANTED</b> . |   |           |
| <b>6.4</b>  | 17 Mcleod Street (Former Tynecastle High School), Edinburgh - Selective demolitions to enable adaptation of original school building to long-term future use including preservation of essential special architectural and historic interest of the listed building and its setting (as amended)- application no. 21/04468/LBC - Report by the Chief Planning Officer | 157 - 168 |

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

## **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**      St James Square (Proposed Festival Event Space at), Edinburgh      169 - 182  
- Erection of temporary structures and enclosures, including  
Spiegeltent and bar, and other associated works to facilitate use  
of St James Square as an external events space - application no.  
22/02035/FUL - Report by the Chief Planning Officer

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

## **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**      30 Canaan Lane (land to rear of), Edinburgh - New dwelling and      183 - 194  
driveway (amendment to 18/04505/FUL) - application no.  
21/05402/FUL - Report by the Chief Planning Officer

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

**Nick Smith**

Service Director – Legal and Assurance

## **Committee Members**

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Councillors 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**

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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 or Blair Ritchie, 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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