

# Notice of meeting and agenda

## Development Management Sub-Committee

**10.00 am Wednesday, 9th November, 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](mailto:martin.scott@edinburgh.gov.uk) / [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@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 7 November 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 21 September 2022 – submitted for approval as a correct record | 11 - 26 |
|-----|---|---------|

- 3.2 Minutes of Previous Meeting of Development Management Sub-Committee of 26 October 2022 – submitted for approval as a correct record 27 - 30

## 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 Inverdunning (Hatton Mains) Ltd & W & S Crawford for Proposal of Application Notice at land 320 metres north of Ratho Park Hotel, 1A Dalmahoy, Edinburgh - New village incorporating new market and affordable homes, neighbourhood centre, public and active transport hub, community facilities, site for a primary school, site for sports use, new public park and associated new open space, woodland planting, roads, paths and infrastructure - application no. 22/04891/PAN – Report by the Chief Planning Officer 31 - 38
- 4.2 Report for forthcoming application by CCG Limited. for Proposal of Application Notice at land 20 metres north of 82, Niddrie Mains Road, Craigmillar - Removal of existing partly vacant retail parade and new build development of circa 110 residential units over ground floor retail business and leisure units (Use Classes 1, 2, 3 and 4) - application no. 22/04481/PAN – Report by the Chief Planning Officer 39 - 48
- 4.3 Report for forthcoming application by Bellway Homes Scotland East & Roseberry Estates for Proposal of Application Notice at land at, Turnhouse Road, Cammo - Residential development, access, landscaping and associated works - application no. 49 - 54

**Pre-Applications**

- 4.4** 27 & 29 Beaverhall Road, Edinburgh, EH7 4JE - Demolition of existing buildings and erection of mixed-use development comprising residential and other commercial uses, with associated private amenity and open space, landscaping /public realm, car parking, access arrangements, and associated infrastructure (205 units) (as amended) - application no. 22/01654/FUL – Report by the Chief Planning Officer 55 - 80  
It is recommended that this application be **GRANTED**.
- 4.5** 29B Blair Street, Edinburgh, EH1 1QR - Retrospective COU from residential to short-term let visitor accommodation (sui generis) - application no. 22/02338/FUL – Report by the Chief Planning Officer 81 - 90  
It is recommended that this application be **GRANTED**.
- 4.6** 3 King's Place, Edinburgh, EH15 1DU - Proposed alterations and extension of a public house with restaurant - application no. 21/05935/FUL – Report by the Chief Planning Officer 91 - 102  
It is recommended that this application be **GRANTED**.
- 4.7** Flat 1, 140 Princes Street, Edinburgh - Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01744/FUL – Report by the Chief Planning Officer 103 - 114  
It is recommended that this application be **GRANTED**.
- 4.8** Flat 2 140 Princes Street, Edinburgh, EH2 4BL - Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01745/FUL – Report by the Chief Planning Officer 115 - 124

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

- 4.9** Flat 2A, 140 Princes Street, Edinburgh - Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01746/FUL – Report by the Chief Planning Officer 125 - 134

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

- 4.10** Flat 3, 140 Princes Street, Edinburgh - Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01747/FUL – Report by the Chief Planning Officer 135 - 144

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

- 4.11** Flat 4, 140 Princes Street, Edinburgh - Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01743/FUL – Report by the Chief Planning Officer 145 - 156

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

- 4.12** Flat 4A, 140 Princes Street, Edinburgh - Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01748/FUL – Report by the Chief Planning Officer 157 - 166

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

- 4.13** Flat 5, 140 Princes Street, Edinburgh - Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01750/FUL – Report by the Chief Planning Officer 167 - 176

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

- 4.14** Flat 6, 140 Princes Street, Edinburgh - Change of Use (retrospective) from residential to short-term let (sui-generis) - application no. 22/01751/FUL – Report by the Chief Planning Officer 177 - 186

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** 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** 34 Cramond Road North, Edinburgh (at land adjacent to former) - application no. 20/02916/FUL – Protocol Note by the Interim Executive Director of Corporate Services 187 - 190
- 6.2** 34 Cramond Road North, Edinburgh (at land adjacent to former) - 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 & operating the approved sports pavilion & sports pitches for a further five year period - application no. 20/02916/FUL – Report by the Chief Planning 191 - 198

Officer

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

## **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** East Princes Street Gardens, Princes Street, Edinburgh - 199 - 216  
Temporary use of public gardens/hardstanding for big wheel associated rides/attractions (5 No.) including carousels, fun flyer, techno base, food, craft concession stall, public toilet, waste facilities, entrance features, boundary treatment, ancillary offices, stores info signage. Maintenance of pedestrian routes.  
Temporary recurring for 5 years - application no. 22/04917/FUL – Report by the Chief Planning Officer  
It is recommended that this application be **GRANTED**.
- 7.2** Christmas Market, George Street, Edinburgh - Erection of ice rink 217 - 230  
including viewing /seating, sculpture, star flyer, bar and covered seating area, 5 food trader stalls, offices, first aid area and toilets, ancillary storage and generator. Pedestrian walkway retained to southern edge of site. Temporary Period (5 Years) - application no. 22/04920/FUL – Report by the Chief Planning Officer  
It is recommended that this application be **GRANTED**.
- 7.3** West Princes Street Gardens, Princes Street, Edinburgh - 231 - 246  
Temporary change of use and siting of performance units, catering units and other associated moveable structures for Edinburgh's Christmas Festival. Recurring Period of 5 Years - application no. 22/04921/FUL – 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 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. 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, 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](mailto:martin.scott@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/>

## **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](mailto:committee.services@edinburgh.gov.uk)).