

Notice of meeting and agenda

Development Management Sub-Committee

10.00am, Wednesday, 23rd 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

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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 21 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 None.

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

9 - 16

4.1 Report for forthcoming application by Artisan Real Estate. for Proposal of Application Notice at 525 Ferry Road, Edinburgh - Proposed demolition of office building and development of residential development with associated commercial and ancillary uses, landscaping and parking - application no. 22/05019/PAN – Report by the Chief Planning Officer

4.2 Report for forthcoming application by Dundas Estates and Development Company Limited for Proposal of Application Notice at 499 Gorgie Road, Edinburgh - Demolition of yard buildings and 16 no. garages serving existing tenement properties, construction of replacement parking court comprising 12 no. garages and 4 no. parking spaces to serve existing tenement properties and erection of 63 new homes with associated access, landscaping, parking and services - application no. 22/04983/PAN – Report by the Chief Planning Officer

17 - 24

Applications

25 - 32

4.3 143 Buccleuch Street, Edinburgh - Retrospective change of use from residential to short-term let visitor accommodation (Sui Generis) - application no. 22/03026/FUL – Report by the Chief Planning Officer

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

4.4 1 & 4 Gilmerton Station Road, Edinburgh - Approval of Matters specified in Conditions (amsc) Application for the Discharge of Conditions 1 a, b, c, d, e, f, g, h, i, and j, condition 3, condition 4, condition 6, condition 7, condition 9, condition 10 and condition 11 associated with Planning Consent: 19/02122/PPP (phase 1) (as amended) - application no. 21/05498/AMC – Report by the Chief Planning Officer

33 - 56

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

4.5 18 Grindlay Street, Edinburgh - Retrospective change of use from residential to short-term let visitor accommodation (Sui Generis) -

57 - 66

application no. 22/03025/FUL – Report by the Chief Planning Officer

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

- 4.6** 1 Linksvie House, 26 Tolbooth Wynd, Edinburgh - 25 garage lock ups and plinth area with under croft parking. The construction of 35 new build residential units and amenity space, communal external space with associated roads, footpaths and landscaping which includes updated public space/landscaping in the surrounding area. Alterations to be made to the base of the Grade A listed Links View House (as amended) - application no. 18.08051/FUL – Report by the Chief Planning Officer 67 - 90

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** 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** Land South of 26 Cleikiminrig, Edinburgh - Residential development with associated landscaping, SUDS, infrastructure, engineering works including removal of on-site material, and other ancillary works - application no. 22/03291/PPP – Report by the Chief Planning Officer 91 - 120

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 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, email jamie.macrae@edinburgh.gov.uk / taylor.ward@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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