

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 7th December, 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 / 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 5 December 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 9 November 2022 – submitted for approval as a correct record | 25 - 42 |
|-----|---|---------|

- 3.2 Minutes of Previous Meeting of Development Management Sub-Committee of 23 November 2022 – submitted for approval as a correct record 43 - 46

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 14 - 17 Atholl Crescent, Edinburgh, EH3 8HA - Change of Use from office to form 34x residential units with associated works (as amended) - application no. 21/03992/FUL - Report by the Chief Planning Officer 47 - 72

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

- 4.2 14 - 17 Atholl Crescent, Edinburgh, EH3 8HA - Internal and external alterations to facilitate change of use from office to residential (as amended) - application no. – 21/03991/LBC - Report by the Chief Planning Officer 73 - 86

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

- 4.3 Salamander Street/Bath Road, Edinburgh, EH6 7JZ - Demolition of existing buildings and erection of mixed-use development comprising flatted residential, office and commercial floorspace with associated access arrangements, parking, landscaping and ancillary works (as amended scheme 3) - application no. 21/01163/PPP - Report by the Chief Planning Officer 87 - 124

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

- 4.4** 146 Duddingston Road West, Duddingston, Edinburgh - 125 - 136
Application under Section 75A for the Modification of Planning Obligations in relation to affordable housing to provide a commuted sum (As Amended) - application no– 22/02723/OBL - Report by the Chief Planning Officer
It is recommended that this application be **ACCEPTED, and the AGREEMENT BE MODIFIED.**
- 4.5** 94 Nicolson Street, Davie Street , Edinburgh (Site east of) - 137 - 162
Partial demolition of the existing retail store and construction of flatted dwellings and associated infrastructure - application no. 22/01355/FUL - Report by the Chief Planning Officer
It is recommended that this application be **GRANTED.**
- 4.6** 2 Oxfgangs Path, Edinburgh, EH13 9LX - Demolition of existing office building and construction of 11x flats with associated external works (as amended) - application no. 22/02052/FUL - Report by the Chief Planning Officer
It is recommended that this application be **GRANTED.**
- 4.7** 3F2 13 Parkside Terrace, Edinburgh, EH16 5BL - Form separate flat with new access, roof lights and skylight (as amended) - application no. 22/01082/FUL - Report by the Chief Planning Officer
It is recommended that this application be **GRANTED.**
- 4.8** Pennywell Muirhouse, Pennywell Road, Edinburgh (Approval of Matters Specified in Conds Regeneration Masterplan) - Proposed development of a brownfield site for the provision of 94 No. new residential units for private sale including vehicular access, site wide drainage and landscaping (As Amended) - application no. 185 - 206

21/06738/AMC - Report by the Chief Planning Officer

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

- 4.9** 36 Regent Street, Edinburgh, EH15 2AX - Replacement of an existing outbuilding at the rear of the garden with a new garden room structure (as amended) - application no. 21/06643/FUL - Report by the Chief Planning Officer 207 - 216

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

- 4.10** 20 West Shore Road, Edinburgh, EH5 1QD - Mixed-use development comprising creative studio and business incubation space, workshop manufacturing and storage with ancillary retail, events space, indoor and outdoor food market, food outlets, leisure uses and associated landscaping - application no. 22/01726/FUL - Report by the Chief Planning Officer 217 - 236

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

- 4.11** 5 Winton Drive, Edinburgh, EH10 7AL - Demolition of the existing building and erection of a 62-bed care home with associated parking and landscaping - application no. 22/02335/FUL - Report by the Chief Planning Officer 237 - 254

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

- 4.12** 55 Woodhall Road, Edinburgh, EH13 0HD - Form new dwelling (as amended) - application no. 21/06189/FUL - Report by the Chief Planning Officer 255 - 274

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

- 4.13** 20 Dublin Street Lane South, Edinburgh, EH1 3PX - Change of use (retrospective) from residential to short term let (sui generis) - application no. 22/03619/FUL - Report by the Chief Planning Officer 275 - 284

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

- 4.14** 2 Forrest Hill, Edinburgh, EH1 2QL - Change of use (retrospective) from flat to short-term let (Sui Generis) - application no. 22/04263/FUL - Report by the Chief Planning Officer 285 - 294

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

- 4.15** 2F1 1 Frederick Street, Edinburgh, EH2 2EY - Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01698/FUL - Report by the Chief Planning Officer 295 - 304

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

- 4.16** 2F2 1 Frederick Street, Edinburgh, EH2 2EY - Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01700/FUL - Report by the Chief Planning Officer 305 - 314

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

- 4.17** 2F3 1 Frederick Street, Edinburgh, EH2 2EY - Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01701/FUL - Report by the Chief Planning Officer 315 - 324

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

- 4.18** 3F1 1 Frederick Street, Edinburgh, EH2 2EY - Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01702/FUL - Report by the Chief Planning Officer 325 - 334

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

- 4.19** 3F2 1 Frederick Street, Edinburgh, EH2 2EY - Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01703/FUL - Report by the Chief Planning Officer 335 - 344
- It is recommended that this application be **GRANTED**.
- 4.20** 3F3 1 Frederick Street, Edinburgh, EH2 2EY - Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01704/FUL - Report by the Chief Planning Officer 345 - 356
- It is recommended that this application be **GRANTED**.
- 4.21** 30 Grove Street, Edinburgh, EH3 8AZ - Change of Use (retrospective) from house (residential) to short-term let visitor accommodation (sui generis) - application no. 22/03243/FUL - Report by the Chief Planning Officer 357 - 364
- It is recommended that this application be **GRANTED**.
- 4.22** Flat 1 129 High Street, Edinburgh, EH1 1SG - Change of use from residential to short term let (Sui Generis) - application no. 22/01695/FUL - Report by the Chief Planning Officer 365 - 376
- It is recommended that this application be **GRANTED**.
- 4.23** Flat 2 129 High Street, Edinburgh, EH1 1SG - Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01697/FUL - Report by the Chief Planning Officer 377 - 388
- It is recommended that this application be **GRANTED**.
- 4.24** Flat 3 129 High Street, Edinburgh, EH1 1SG - Change of Use (retrospective) from residential to short-term let (Sui Generis) - application no. 22/01682/FUL - Report by the Chief Planning Officer 389 - 400

Officer

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

- 4.25** Flat 4 129 High Street, Edinburgh, EH1 1SG - Change of Use (retrospective) from residential to short-term let (Sui Generis) - application no. 22/01685/FUL - Report by the Chief Planning Officer 401 - 412

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

- 4.26** Flat 5 129 High Street, Edinburgh, EH1 1SG - Change of Use (retrospective) from residential to short-term let (Sui Generis) - application no. 22/01689/FUL - Report by the Chief Planning Officer 413 - 424

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

- 4.27** Flat 6 129 High Street, Edinburgh, EH1 1SG - Change of Use (retrospective) from residential to short-term let (Sui Generis) - application no. 22/01690/FUL - Report by the Chief Planning Officer 425 - 436

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

- 4.28** Flat 7 129 High Street, Edinburgh, EH1 1SG - Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01693/FUL - Report by the Chief Planning Officer 437 - 448

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

- 4.29** Flat 8 129 High Street, Edinburgh, EH1 1SG - Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01692/FUL - Report by the Chief Planning Officer 449 - 460

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

- 4.30** Flat 9 129 High Street, Edinburgh, EH1 1SG - Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01696/FUL - Report by the Chief Planning Officer 461 - 472

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

- 4.31** Flat 10 129 High Street, Edinburgh, EH1 1SG - Change of Use from residential to short term let (sui-generis) (in retrospect) - application no. 22/01801/FUL - Report by the Chief Planning Officer 473 - 484

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

- 4.32** Flat 11 129 High Street, Edinburgh, EH1 1SG - Change of Use from residential to short term let (sui-generis) (in retrospect) - application no. 22/01802/FUL - Report by the Chief Planning Officer 485 - 496

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

- 4.33** Flat 12 129 High Street, Edinburgh, EH1 1SG - Retrospective change of use from residential to Short Term Let (sui-generis) - application no. 22/04537/FUL - Report by the Chief Planning Officer 497 - 508

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

- 4.34** Flat 13 129 High Street, Edinburgh, EH1 1SG - Retrospective change of use from residential to Short Term Let (sui-generis) - application no. 22/04538/FUL - Report by the Chief Planning Officer 509 - 520

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

- 4.35** Flat 1, 5 Hill Street, Edinburgh - Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01729/FUL - Report by the Chief Planning Officer 521 - 530
It is recommended that this application be **GRANTED**.
- 4.36** Flat 2, 5 Hill Street, Edinburgh - Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01736/FUL - Report by the Chief Planning Officer 531 - 540
It is recommended that this application be **GRANTED**.
- 4.37** Flat 3, 5 Hill Street, Edinburgh - Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01737/FUL - Report by the Chief Planning Officer 541 - 550
It is recommended that this application be **GRANTED**.
- 4.38** Flat 4, 5 Hill Street, Edinburgh - Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01738/FUL - Report by the Chief Planning Officer 551 - 560
It is recommended that this application be **GRANTED**.
- 4.39** Flat 5, 5 Hill Street, Edinburgh - Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01739/FUL - Report by the Chief Planning Officer 561 - 570
It is recommended that this application be **GRANTED**.
- 4.40** Flat 6, 5 Hill Street, Edinburgh - Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01740/FUL - Report by the Chief Planning Officer 571 - 580
It is recommended that this application be **GRANTED**.

- 4.41** Flat 7, 5 Hill Street, Edinburgh - Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01741/FUL - Report by the Chief Planning Officer 581 - 590
It is recommended that this application be **GRANTED**.
- 4.42** Flat 8, 5 Hill Street, Edinburgh - Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01742/FUL - Report by the Chief Planning Officer 591 - 600
It is recommended that this application be **GRANTED**.
- 4.43** 5 Melville Street Lane, Edinburgh, EH3 7QB - Retrospective change of use from residential mews to short-term let apartment (Sui Generis) - application no. 22/01939/FUL - Report by the Chief Planning Officer 601 - 610
It is recommended that this application be **GRANTED**.
- 4.44** 17 South Charlotte Street, Edinburgh, EH2 4AS - Change of use (retrospective) from flat to short-term let apartment (Sui Generis) - application no. 22/02650/FUL - Report by the Chief Planning Officer 611 - 620
It is recommended that this application be **GRANTED**.
- 4.45** 50/2 Thistle Street, Edinburgh - Retrospective COU from residential to short-term let visitor accommodation (sui generis) - application no. 22/02135/FUL - Report by the Chief Planning Officer 621 - 630
It is recommended that this application be **GRANTED**.
- 4.46** 50/3 Thistle Street, Edinburgh - Retrospective COU from residential to short-term let visitor accommodation (sui generis) - 631 - 640

application no. 22/02134/FUL - Report by the Chief Planning Officer

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

- 4.47** Flat 1 23 Thistle Street South West Lane, Edinburgh - Proposal: 641 - 650
Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01780/FUL - Report by the Chief Planning Officer

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

- 4.48** Flat 2, 23 Thistle Street South West Lane, Edinburgh - Proposal: 651 - 660
Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01781/FUL - Report by the Chief Planning Officer

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

- 4.49** Flat 3, 23 Thistle Street South West Lane, Edinburgh - Proposal: 661 - 670
Change of use (retrospective) from residential to short term let (sui generis) - application no. 22/01804/FUL - Report by the Chief Planning Officer

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

- 4.50** Flat 4, 23 Thistle Street South West Lane, Edinburgh - Proposal: 671 - 680
Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01785/FUL - Report by the Chief Planning Officer

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

- 4.51** Flat 5, 23 Thistle Street South West Lane, Edinburgh - Proposal: 681 - 690
Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01794/FUL - Report by the Chief

Planning Officer

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

- 4.52** Flat 6, 23 Thistle Street South West Lane, Edinburgh - Proposal: 691 - 700
Change of use from residential to short term let (sui-generis) (in retrospect) - application no. 22/01798/FUL - Report by the Chief Planning Officer

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

- 4.53** Flat 7 23 Thistle Street South West Lane, Edinburgh - Proposal: 701 - 710
Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01675/FUL - Report by the Chief Planning Officer

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

- 4.54** Flat 8 23 Thistle Street South West Lane, Edinburgh, EH2 1EW - 711 - 720
Proposal: Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01679/FUL - Report by the Chief Planning Officer

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

- 4.55** Flat 9 23 Thistle Street South West Lane, Edinburgh, EH2 1EW - 721 - 730
Proposal: Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01683/FUL - Report by the Chief Planning Officer

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

- 4.56** Flat 10 23 Thistle Street South West Lane, Edinburgh, EH2 1EW 731 - 740
- Proposal: Change of Use (retrospective) from residential to short-term let (Sui Generis) - application no. 22/01688/FUL - Report by the Chief Planning Officer

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

- 4.57** Flat 11 23 Thistle Street South West Lane, Edinburgh, EH2 1EW 741 - 750
- Proposal: Change of Use (retrospective) from residential to short-term let (Sui Generis) - application no. 22/01691/FUL - Report by the Chief Planning Officer

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

- 4.58** Flat 1 8 Torphichen Street, Edinburgh, EH3 8JQ - Proposal: 751 - 760
Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01784/FUL - Report by the Chief Planning Officer

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

- 4.59** Flat 2, 8 Torphichen Street, Edinburgh - Proposal: Change of use 761 - 770
from residential to short term let (sui generis) (in retrospect) - application no. 22/01789/FUL - Report by the Chief Planning Officer

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

- 4.60** Flat 3, 8 Torphichen Street, Edinburgh - Proposal: Change of Use 771 - 780
from residential to short term let (sui-generis) (in retrospect) - application no. 22/01790/FUL - Report by the Chief Planning Officer

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

- 4.61** Flat 4 8 Torphichen Street, Edinburgh, EH3 8JQ - Proposal: 781 - 790
Change of use (retrospective) from residential to short term let (Sui-Generis) - application no. 22/01791/FUL - Report by the Chief Planning Officer

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

- 4.62** Flat 5 8 Torphichen Street, Edinburgh, EH3 8JQ - Proposal: 791 - 800
Change of use (retrospective) from residential to short term let
(sui-generis) - application no. 22/01796/FUL - Report by the Chief
Planning Officer
It is recommended that this application be **GRANTED**.
- 4.63** Flat 6 8 Torphichen Street, Edinburgh - Proposal: Change of use 801 - 810
(retrospective) from residential to short term let (sui-generis) -
application no. 22/01792/FUL - Report by the Chief Planning
Officer
It is recommended that this application be **GRANTED**.
- 4.64** Flat 7 8 Torphichen Street, Edinburgh, EH3 8JQ - Proposal: 811 - 820
Change of use (retrospective) from residential to short term let
(sui-generis) - application no. 22/01797/FUL - Report by the Chief
Planning Officer
It is recommended that this application be **GRANTED**.
- 4.65** Flat 8, 8 Torphichen Street, Edinburgh - Proposal: Change of use 821 - 830
(retrospective) from residential to short term let (sui-generis) -
application no. 22/01793/FUL - Report by the Chief Planning
Officer
It is recommended that this application be **GRANTED**.
- 4.66** Flat 9, 8 Torphichen Street, Edinburgh - Proposal: Change of use 831 - 840
(retrospective) from residential to short term let (sui-generis) -
application no. 22/01795/FUL - Report by the Chief Planning
Officer
It is recommended that this application be **GRANTED**.

4.67 Flat 10, 8 Torphichen Street, Edinburgh - Proposal: Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01786/FUL - Report by the Chief Planning Officer 841 - 850

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

4.68 Flat 11 8 Torphichen Street, Edinburgh, EH3 8JQ - Proposal: Change of use (retrospective) from residential to short term let (sui generis) - application no. 22/01787/FUL - Report by the Chief Planning Officer 851 - 860

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

4.69 Flat 12 8 Torphichen Street, Edinburgh, EH3 8JQ - Proposal: Change of use from residential to short term let (sui-generis) (in retrospect) - application no. 22/01788/FUL - Report by the Chief Planning Officer 861 - 870

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

4.70 Flat 1, 9 South St Andrew Street, Edinburgh - Proposal: Change of Use (retrospective) from residential to short-term let (sui generis) - application no. 22/01752/FUL - Report by the Chief Planning Officer 871 - 880

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

4.71 Flat 2, 9 South St Andrew Street, Edinburgh - Proposal: Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01754/FUL - Report by the Chief Planning Officer 881 - 890

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

- 4.72** Flat 3, 9 South St Andrew Street, Edinburgh - Proposal: Change of Use (retrospective) from residential to short-term let (sui generis) - application no. 22/01755/FUL - Report by the Chief Planning Officer 891 - 900
- It is recommended that this application be **GRANTED**.
- 4.73** Flat 4, 9 South St Andrew Street, Edinburgh - Proposal: Change of Use (retrospective) from residential to short-term let (sui generis) - application no. 22/01756/FUL - Report by the Chief Planning Officer 901 - 910
- It is recommended that this application be **GRANTED**.
- 4.74** Flat 5, 9 South St Andrew Street, Edinburgh - Proposal: Change of Use (retrospective) from residential to short-term let (sui generis) - application no. 22/01757/FUL - Report by the Chief Planning Officer 911 - 920
- It is recommended that this application be **GRANTED**.
- 4.75** Flat 6, 9 South St Andrew Street, Edinburgh - Proposal: Change of use from residential to short-term let (sui-generis) (in retrospect) - application no. 22/01758/FUL - Report by the Chief Planning Officer 921 - 930
- It is recommended that this application be **GRANTED**.
- 4.76** Flat 7, 9 South St Andrew Street, Edinburgh - Proposal: Change of Use from residential to short term let (sui-generis) (in retrospect) - application no. 22/01759/FUL - Report by the Chief Planning Officer 931 - 940
- It is recommended that this application be **GRANTED**.
- 4.77** Flat 8 9 South St Andrew Street, Edinburgh, EH2 2AU - Proposal: 941 - 950

Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01760/FUL - Report by the Chief Planning Officer

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

- 4.78** Flat 9 9 South St Andrew Street, Edinburgh, EH2 2AU - Proposal: 951 - 960
Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01762/FUL - Report by the Chief Planning Officer

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

- 4.79** Flat 10 9 South St Andrew Street, Edinburgh, EH2 2AU - 961 - 970
Proposal: Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/05039/FULSTL - Report by the Chief Planning Officer

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

- 4.80** Flat 11 9 South St Andrew Street, Edinburgh, EH2 2AU - 971 - 980
Proposal: Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01753/FUL - Report by the Chief Planning Officer

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

- 4.81** 24A York Place, Edinburgh, EH1 3EP - Change of use 981 - 990
(retrospective) from flat to short-term let apartment (Sui Generis) - application no. 22/02533/FUL – Report by the Chief Planning Officer

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

- 4.82** Flat 1, 24 York Place, Edinburgh - Change of use from residential 991 - 1000
(retrospective) to short term let (sui generis) - application number

– 22/01730/FUL - Report by the Chief Planning Officer

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

- 4.83** Flat 2, 24 York Place, Edinburgh, EH1 3EP - Change of use from residential (retrospective) to short term let (sui generis) - application number – 22/01731/FUL - Report by the Chief Planning Officer 1001 - 1010

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

- 4.84** Flat 3, 24 York Place, Edinburgh - Change of use from residential (retrospective) to short term let (sui generis) - application number – 22/01734/FUL - Report by the Chief Planning Officer 1011 - 1020

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

- 4.85** Flat 4, 24 York Place, Edinburgh - Change of use from residential (retrospective) to short term let (sui generis) - application number – 22/01735/FUL - Report by the Chief Planning Officer 1021 - 1030

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

- 4.86** 24 Young Street North Lane, Edinburgh, EH2 4JD - Change of Use (retrospective) from flat to short-term let (sui generis) - application no. 22/02316/FUL - Report by the Chief Planning Officer 1031 - 1040

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 | 6, New Market Road, Edinburgh (Site 117 Metres Southwest Of) - Mixed-use development including built-to-rent homes and student accommodation with ancillary development including commercial use (Class 1, 2, 3, 4, 10, and 11), demolitions, public realm, landscaping and access - application no. 22/00670/FUL - Report by the Chief Planning Officer | 1041 - 1090 |
| | It is recommended that this application be GRANTED . | |
| 7.2 | 6, New Market Road, Edinburgh (Site 117 Metres southwest of) - Part demolition and alterations of listed buildings in association with proposed mixed-use development - application no. 22/00671/LBC - Report by the Chief Planning Officer | 1091 - 1108 |
| | It is recommended that this application be GRANTED . | |
| 7.3 | New Parliament House, 5 - 7 Regent Road, Edinburgh - Form | 1109 - 1146 |

new premises for St Mary's Music School including revised layout arrangements, new opening within the West Pavilion and proposed glazed floor light to the external portico (as amended) - application no. 22/02449/FUL - Report by the Chief Planning Officer

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

- 7.4** New Parliament House, 5 - 7 Regent Road, Edinburgh - Form new premises for St Mary's Music School including demolition of later ancillary buildings, new residential, teaching and practice facilities, new landscaped public garden, new basement created under Main Hall to provide foyer and associated ancillary works (as amended) - application no. 22/02450/LBC - Report by the Chief Planning Officer 1147 - 1170

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

- 7.5** Proposed Festival Event Space at , St James Square, Edinburgh - Erection of temporary structures and enclosures, including bar, and other associated works to facilitate use of St James Square as an external events space. Permission sought for one year (2022/23) - application no. 22/04715/FUL - Report by the Chief Planning Officer - Report by the Chief Planning Officer 1171 - 1186

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 / 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).