

# Notice of meeting and agenda

## Development Management Sub-Committee

**10.00 am Wednesday, 11th January, 2023**

Dean of Guild Court Room - City Chambers

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

### Contacts

Email: [jamie.macrae@edinburgh.gov.uk](mailto:jamie.macrae@edinburgh.gov.uk) / [taylor.ward@edinburgh.gov.uk](mailto:taylor.ward@edinburgh.gov.uk)

Tel: 0131 553 8242

## 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 9<sup>th</sup> January 2023** (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 7th December 2022 – submitted for approval as a correct record 11 - 34

## 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 City Of Edinburgh Council. 35 - 42  
for Proposal of Application Notice at 103 Newcraighall Road, Edinburgh (at Land 445 Metres North Of) - Proposal is for a replacement School for Newcraighall Primary School (3-stream, 630 pupils) - a new Passivhaus, ultra-low energy school, with an adjoining Nursery (128 children). All accommodation will be within the one, two-storey building and exceed a total gross external floor area (GEFA) of 5,000sqm. The development also includes landscaped school grounds and sports pitch. The school is situated in the centre of the wider new Brunstane Masterplan development (reference 16/04122/PPP) - application no. 22/05563/PAN – Report by the Chief Planning Officer
- It is recommended that the Committee notes the key issues at this stage and advises of any other issues.
- 4.2** Report for forthcoming application by S Harrison Developments Ltd. for Proposal of Application Notice at 94 Ocean Drive, Edinburgh (at Land 58 Metres South Of) - Erection of mixed-use development potentially comprising residential, hotel, purpose-built student accommodation, along with commercial uses /co-working and amenity space, landscaping and infrastructure - application no. 22/05811/PAN – Report by the Chief Planning Officer 43 - 50
- It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

## Applications

51 - 68

- 4.3** 8 & 9 Albyn Place, Edinburgh EH2 4NG - Change of use from English language school to form 20 No. commercially managed short term let apartments including a rear extension and internal alterations - application no. 22/01636/FUL– Report by the Chief Planning Officer

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

- 4.4** 8 & 9 Albyn Place, Edinburgh EH2 4NG - Rear extension and internal alterations. The accompanying design statement and plans detail the proposed alterations and small extension - application no. 22/01637/LBC – Report by the Chief Planning Officer

69 - 78

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

- 4.5** Granton Harbour, West Harbour Road, Edinburgh - Mixed-use development comprising houses, flats and commercial units; surrounding roads, public realm areas and infill of land (Plot 35A) - application no. 21/06413/FUL – Report by the Chief Planning Officer

79 - 108

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

- 4.6** Gas Holder North Of, Waterfront Broadway, Edinburgh - Proposed external illumination of the existing Granton Gasholder guide frame - application no. 22/05147/LBC – Report by the Chief Planning Officer

109 - 116

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

- 4.7** Harlaw Reservoir, Harlaw Road, Balerno - To provide toilet facilities and create a seasonal (between March & October) eco-campsite at Harlaw Reservoir - application no. 20/05112/FUL – Report by the Chief Planning Officer

117 - 128

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

- 4.8** 272 Portobello High Street, Edinburgh, EH15 2AT - Alter hours of operation approved in planning permission 21/00108/FUL from 8am-10pm to 8am-12am 7 days a week - application no. 22/04208/FUL – Report by the Chief Planning Officer

129 - 136

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

- 4.9** 54 Rosslyn Crescent, Edinburgh EH6 5AX - Proposed conversion of bowling club and bowling green to residential dwelling and garden - application no. 22/00745/FUL – Report by the Chief Planning Officer

137 - 148

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

- 4.10** 14 Wester Coates Gardens, Edinburgh, EH12 5LT - Demolition of existing and construction of new dwelling - application no. 22/03600/FUL – Report by the Chief Planning Officer

149 - 164

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

- 4.11** 14 Wester Coats Gardens, Edinburgh - Demolition of dwelling - application no. 22/03601/CON – Report by the Chief Planning Officer

165 - 172

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

- 4.12** 10 Wheatfield Road, Edinburgh - Application for a Planning (Hazardous Substances) Consent Variation - application no. 20/01709/HSC – Report by the Chief Planning Officer

173 - 190

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

- 4.13** 229 Willowbraw Road, Edinburgh - A residential development

191 - 212

consisting of 48 apartments with a commercial unit at ground level - application no. 22/02740/FUL – Report by the Chief Planning Officer

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

- 4.14** 23 Yeaman Place, Edinburgh - Proposed demolition of existing buildings and structures and erection of a purpose-built student accommodation development, with associated active travel routes, landscaping, cycle parking and other associated infrastructure, as amended - application no. 22/03556/FUL – Report by the Chief Planning Officer 213 - 234

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 72-74 Eyre Place, Edinburgh - Proposed erection of nine townhouses with associated amenity space, access, cycle parking, car parking and landscaping - application no. 22/03833/FUL – Report by the Chief Planning Officer 235 - 252

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

7.2 72-74 Eyre Place, Edinburgh - Erection of student accommodation with associated amenity space, access, cycle parking and landscaping (142 studio flats) (as amended) - application no. 22/03834/FUL – Report by the Chief Planning Officer 253 - 274

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](mailto:jamie.macrae@edinburgh.gov.uk) / [taylor.ward@edinburgh.gov.uk](mailto: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/>.

## **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)).