

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 25th January, 2023

Dean of Guild Court Room - City Chambers

This is a public meeting and members of the public are welcome to attend or watch the live webcast 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 23 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 of 11 January 2023 – submitted for approval as a correct record 9 - 14

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 Cullross Limited for Proposal of Application Notice at 14 Glennie Road, Newcraighall (At Land 70 Meters East Of) - The development will comprise a mix of houses and flatted blocks numbering approximately 220 units and will accommodate a mix of one, two and three bedroom flats, two and three bedroom colony flats, and three, four and five bedroom townhouses, all with associated amenity, parking, green space, bicycle storage and refuge stores - application no. 22/06227/PAN – Report by the Chief Planning Officer 15 - 20
- 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 City Of Edinburgh Council for Proposal of Application Notice At Wester Hailes Education Centre, 5 Murrayburn Drive, Edinburgh - The project is to deliver a new 800 pupil high school building, it aims to consolidate the educational facilities into one building, allowing for community use whilst retaining shared facilities in the existing community centre building - application no. 22/06013/PAN – Report by the Chief Planning Officer 21 - 28
- It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Applications

- 4.3 17 Frogston Road East, Edinburgh (Telecoms Mast 120 Metres 29 - 38

Southwest Of) - Removal of lattice and headframe, 6x antennas, 3x dishes and all ancillary development; installation of lattice and headframe, 12x antennas, 6x dishes and ancillary development - application no. 22/00472/FUL – Report by the Chief Planning Officer

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

- 4.4** Land At Greendykes North Site, Greendykes Road, Edinburgh - 39 - 62
This proposal is to complete the last phases of the Greendykes North Masterplan - Phases K, L and M. It is a mixture of social and mid-market rent properties. There are 28 2 storey terraced houses and 112 flats, in 4 storey tenement style blocks. The courtyards are designed with landscaped SUDs basins in accordance with Vision for Water Management in the City of Edinburgh. The site is to achieve Net Zero Carbon in line with CoEC's Design Guide and employs a variety of green energy strategies - application no. 22/04955/AMC – Report by the Chief Planning Officer

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

- 4.5** 7 Murrayburn Gate, Edinburgh, EH14 2SS - Proposed affordable housing development comprising 73 units with associated infrastructure and landscape - application no. 22/03302/FUL – Report by the Chief Planning Officer 63 - 84

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

- 4.6** Lock Up 5, 2G Park Road, Edinburgh - Existing single storey flat roof adjoining garages to be removed. New two storey single dwelling erected using the existing footprint of the garages (as amended) - application no. 22/04557/FUL – Report by the Chief Planning Officer 85 - 94

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

- 4.7** Gas Holder North Of, Waterfront Broadway, Edinburgh - Public realm improvements to the site surrounding the Gas Holder. The design proposals for the public realm element have been set out to create a multi-functional public space, which aims to respect and complement the existing Listed-B Gas Holder frame, whilst remaining flexible to future change and uses - application no. 95 - 114

22/05318/FUL – Report by the Chief Planning Officer

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 Braid Hills Approach, Edinburgh, EH10 6JY - Demolish existing bungalow and erect new house, garage, hobby room and access road - application no. 22/00712/FUL – Report by the Chief Planning Officer 115 - 134

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

7.2 Lock Up, East Brighton Crescent, Edinburgh - Demolition of lock-up garages, repositioning of existing rear garden wall and proposal of two new dwelling houses on the Land South of 1 East Brighton Crescent - application no. 22/01472/FUL – Report by the 135 - 148

Chief Planning Officer

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

- 7.3** Lock Up, East Brighton Crescent, Edinburgh - Substantial demolition in a conservation area - application no. 22/01473/CON – Report by the Chief Planning Officer 149 - 156

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

- 7.4** Lock Up, East Brighton Crescent, Edinburgh - Demolition of lock-up garages, repositioning of existing rear garden wall and proposal of two new dwelling houses on the Land South of 1 East Brighton Crescent - application no. 22/01474/LBC – Report by the Chief Planning Officer 157 - 164

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.

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