

Notice of meeting and agenda

Development Management Sub-Committee

10.00am, Wednesday, 8th February, 2023

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 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 6th February 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 25th 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 GSS Newbridge Limited for Proposal of Application Notice at Old Liston Road, Newbridge (land south west of) - Notice for planning permission in principle (PPP) - Logistics, business and industrial development, related uses including trade counter and EV charging hub (Use Classes 4, 5, 6 and Sui Generis), together with ancillary development (including Class 1), associated access, infrastructure and landscaping - application no. 22/06262/PAN - Report by the Chief Planning Officer 15 - 22
- It is recommended that the Committee notes key issues at this stage and advises of any other issues.
- 4.2** Report for forthcoming application by GSS Newbridge Limited for Proposal of Application Notice at Old Liston Road, Newbridge (land south west of) - Notice for detailed planning permission (FUL) for Phase 1 - Logistics, business and industrial development, related uses including trade counter and EV charging hub (Use Classes 4, 5, 6 and Sui Generis), together with ancillary development (including Class 1), associated access, infrastructure and landscaping - application no. 22/06357/PAN - Report by the Chief Planning Officer 23 - 30
- It is recommended that the Committee notes the key issues at this stage and advises of any other issues.
- 4.3** Report for forthcoming application by Ocean Drive Unit Trust for Proposal of Application Notice at 94, Ocean Drive, Edinburgh (land 143 metres southeast of) - Erection of residential development with associated landscaping and infrastructure (variation of design approved under permission 19/02778/FUL) - 31 - 38

application no. 22/06485/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.

Applications

- 4.4** 13 Antigua Street, Edinburgh - Installation of replacement external duct (existing unauthorised full height flue to be removed and install new flue in accordance with guidance) - application no. 21/05140/FUL - Report by the Chief Planning Officer 39 - 48

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** 14-17 Atholl Crescent, Edinburgh - 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 49 - 54

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

- 5.2** 14-17 Atholl Crescent, Edinburgh - 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 55 - 58

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

- 5.3** Silverlea Old Peoples Home, 14 Muirhouse Parkway, Edinburgh - Proposed residential development comprising 142 flats including colonies with associated roads, parking and greenspace - application no. 21/05056/FUL - Report by the Chief Planning Officer 59 - 60

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

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.

7.1 139 Leigh Walk, Edinburgh (land to east of) - Demolition of the existing warehouse building and construction of Sui Generis flatted dwellings including mainstream, affordable and student accommodation with a ground floor commercial unit and associated infrastructure, landscaping, and a reconfiguration of the existing car park - application no. 22/01563/FUL - Report by the Chief Planning Officer 61 - 114

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 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**.

8.2 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 - 150

Chief Planning Officer

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

- 8.3** Lock Up, East Brighton Crescent, Edinburgh - Substantial demolition in a conservation area - application no. 22/01473/CON - Report by the Chief Planning Officer 151 - 158

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

- 8.4** 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 159 - 166

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

Nick Smith

Service Director – Legal and Assurance

Committee Members

Councillors 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. The Development Management Sub-Committee usually meets in the Dean of Guild Court Room in the City Chambers on the High Street in Edinburgh. There is a seated public gallery and the meeting is open to all members of the public.

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.

A copy of the agenda and papers for this meeting will be available for inspection prior to the meeting at the main reception office, City Chambers, High Street, Edinburgh.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to www.edinburgh.gov.uk/cpol.

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