

Notice of meeting and agenda

Development Management Sub-Committee

10.00am, Wednesday, 1st March, 2023

Dean of Guild 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 27 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 8 February 2023 – submitted for approval as a correct record 9 - 12

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.

Applications

- 4.1** 4 East Telferton, Edinburgh, EH7 6XD - Change of use from Class 5 (Industrial) to climbing gym (Class 11) with ancillary cafe - application no. 22/04497/FUL - Report by the Chief Planning Officer 13 - 20
- It is recommended that this application be **REFUSED**.
- 4.2** Liberton High School, 328 Gilmerton Road, Edinburgh - Erection of a three-storey building comprising a 1200 pupil secondary school, a GP practice and community facilities with associated hard and soft landscaping, external sports provision and car-parking (as amended) - application no. 22/04134/FUL - Report by the Chief Planning Officer 21 - 44
- It is recommended that this application be **GRANTED**.
- 4.3** 43 Main Street, Edinburgh, EH4 5BZ - 48 bed care home at Main Street, Davidson's Mains, Edinburgh - application no. 22/04940/FUL - Report by the Chief Planning Officer 45 - 64
- It is recommended that this application be **GRANTED**.
- 4.4** Melville Statue, St Andrew Square, Edinburgh - Removal of plaque - application no. 22/04496/LBC - Report by the Chief Planning Officer 65 - 72
- It is recommended that this application be **GRANTED**.
- 4.5** 3F1 115 Warrender Park Road, Edinburgh, EH9 1EN - Change of use from 2 storey residential flat to commercial unit HMO - application no. 22/01643/FUL - Report by the Chief Planning Officer 73 - 80

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** 26 Cleikiminrig, Edinburgh (Land South of) - 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 81 - 88

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

- 5.2** 6 Cowan's Close, Edinburgh, EH8 9HF - Replace the single storey street cleansing the office and car park with a 4-storey residential block including amenity space and planting space for both tenants and the nursery opposite - application no. 21/06745/FUL - Report by the Chief Planning Officer 89 - 92

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

- 5.3** The Forts, 3 Hawes Brae, South Queensferry - The development of a Forth Bridge Walk Reception Hub building, new sections of bridge access system; new viewing platforms, alterations to Dalmeny Battery; demolition of 2 No. outbuildings, associated car parking, landscaping, servicing and alterations to existing vehicular and pedestrian access - application no. 22/00358/FUL - Report by the Chief Planning Officer 93 - 96

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

- 5.4** 50 Pilrig Street, Edinburgh, EH6 5AL - Demolition of house and redevelopment to form apartment building with associated garden ground and bin/cycle storage (as amended) - application no. 21/00246/FUL 97 - 100

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 Centrum House, 108-114 and 116 Dundas Street, Edinburgh - 101 - 140
Proposed demolition of existing office buildings and erection of a mixed-use development comprising of 49 No. flats with 3 No. commercial units (Class 1, 2 and 3 uses), amenity space, landscaping, basement level car and cycle parking and other associated infrastructure - application no. 22/05886/FUL - Report by the Chief Planning Officer

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

7.2 Centrum House, 108-114 and 116 Dundas Street, Edinburgh - 141 - 150
Complete demolition in a conservation area - application no. 22/05884/CON - Report by the Chief Planning Officer

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. 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 Jamie Macrae, Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, email jamie.macrae@edinburgh.gov.uk / taylor.ward@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 <https://democracy.edinburgh.gov.uk/>

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