

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 15th 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 13 March 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 None.

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** 29C Blair Street, Edinburgh, EH1 1QR - Change of use from residential to short-term let visitor accommodation (sui generis). Retrospective - application no. - 22/04393/FUL - Report by the Chief Planning Officer 9 - 18
- It is recommended that this application be **GRANTED**.
- 4.2** 12 Loch Road, Edinburgh, EH4 3PW - Proposal: Extension and alterations to house. (AS AMENDED) - application no. – 22/05907/FUL - Report by the Chief Planning Officer 19 - 30
- It is recommended that this application be **GRANTED**.
- 4.3** 31 Lothian Road, Edinburgh, EH1 2DJ - External works to facilitate use of balcony as a customer terrace - application no. – 22/06022/FUL - Report by the Chief Planning Officer 31 - 40
- It is recommended that this application be **REFUSED**.
- 4.4** 31 Lothian Road, Edinburgh, EH1 2DJ - External works to facilitate use of balcony as a terrace and internal alterations involving reconfiguration of toilets - application no. – 22/06023/LBC - Report by the Chief Planning Officer 41 - 48
- It is recommended that this application be **REFUSED**.

- 4.5** 83 Pentland View, Edinburgh, EH10 6PT - Erect 6x new houses, conversion of former farmhouse to 3x residential units and associated landscaping and alterations - application no – 22/01495/FUL - Report by the Chief Planning Officer 49 - 66
- It is recommended that this application be **GRANTED**.
- 4.6** 13 Ravelston Park, Edinburgh, EH4 3DX - Two-storey extension to east with part-wrap around to south elevation (as amended) - application no. – 22/05474/FUL - Report by the Chief Planning Officer 67 - 78
- It is recommended that this application be **GRANTED**.
- 4.7** 36 - 38 Yeaman Place, Edinburgh, EH11 1BT - Change of Use from class 1 (shop) to restricted class 3 (food and drink), alterations and refurbishment. (As amended) - application no. – 22/04369/FUL - Report by the Chief Planning Officer 79 - 86
- 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.

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| 6.1 | 54 Rosslyn Crescent, Edinburgh, EH6 5AX - application no– 22/00745/FUL - Protocol Note by the Executive Director of Corporate Services | 87 - 90 |
| 6.2 | 54 Rosslyn Crescent, Edinburgh, EH6 5AX - Proposed conversion of bowling club and bowling green to residential dwelling and garden - application no. – 22/00745/FUL
It is recommended that this application be GRANTED . | 91 - 106 |
| 6.3 | 23 Yeaman Place, Edinburgh, EH11 1BT - application no. – 22/03556/FUL Protocol Note by the Executive Director of Corporate Services | 107 - 110 |
| 6.4 | 23 Yeaman Place, Edinburgh, EH11 1BT - 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
It is recommended that this application be GRANTED . | 111 - 136 |

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 None.

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 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.

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