

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 26th April, 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 24 April 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 15 March 2023 – submitted for approval as a correct record 11 - 28

3.2	Minutes of Previous Meeting of Development Management Sub-Committee of 17 March 2023 – submitted for approval as a correct record	29 - 34
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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 the City of Edinburgh Council for Proposal of Application Notice at Trinity Academy, 1 Craighall Avenue, Edinburgh - Redevelopment of existing Trinity Academy and associated works including alteration of listed buildings (including retention and adaptation of the Victorian building and removal of 1950s /60s extensions), removal of all other existing buildings, and replacement with new school building as extension to the Victorian building and associated new landscaped outdoor areas. Associated buildings including temporary decant buildings on edge of site, relocation of services, alterations to boundary walls, new external works, and site access - application no. 23/01057/PAN - Report by the Chief Planning Officer	35 - 42
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It is recommended that the Committee notes key issues at this stage and advises of any other issues.

Applications

4.2	44 Biggar Road, Edinburgh, EH10 7BJ - Section 42 application seeking to reword condition 7 attached to planning permission ref. 12/00758/FUL, to allow the sale of convenience goods from 248sqm gross sales floorspace at the site - application no. 22/04184/FUL - Report by the Chief Planning Officer	43 - 52
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	It is recommended that this application be GRANTED .	
4.3	2 & 4 Canning Street Lane, Edinburgh, EH3 8ER - Change of use from residential to serviced apartments (sui-generis) - application no. 22/04304/FUL - Report by the Chief Planning Officer	53 - 64
	It is recommended that this application be REFUSED .	
4.4	1 East Rigg Farm, Balerno, EH14 7JR - Erect 3x holiday huts and associated works - application no. 22/06141/FUL - Report by the Chief Planning Officer	65 - 78
	It is recommended that this application be REFUSED .	
4.5	159 Fountainbridge, Edinburgh (Site At Former) - Approval of matters specified in conditions 1 (a-m) and (i)-(v), 2, 3, 4, 5, 7, 8, 9, of PPP application ref: 19/03097/PPP, relating to plots W1-W4 including residential/commercial/retail units; detail of height, massing, ground floor levels, design of external features and materials including public realm, pedestrian and cycle access arrangements, treatment to adopted roads or footways, car parking venting, servicing, surface water and drainage, lighting, waste management and hard and soft landscaping details (as amended) - application no. 22/04045/AMC - Report by the Chief Planning Officer	79 - 106
	It is recommended that this application be APPROVED .	
4.6	10 Gilmerton Station Road, Edinburgh (At Land 292 Metres West Of) - Proposed residential development, including bike/bin stores, associated infrastructure, access, landscaping and engineering works - application no. 22/02912/FUL - Report by the Chief Planning Officer	107 - 134
	It is recommended that this application be GRANTED SUBJECT TO LEGAL AGREEMENT .	
4.7	5B Hope Terrace, Edinburgh, EH9 2AP - Erect dwelling - application no. 22/06107/FUL - Report by the Chief Planning Officer	135 - 146
	It is recommended that this application be GRANTED .	
4.8	4 Oversman Road (Land 160 Metres Northeast Of), Edinburgh -	147 - 162

Proposed development of three detached business and industrial units, including trade counter (use Classes 4, 5 and 6) and Sui Generis car showroom with associated access, car parking and landscaping - application no. 22/05666/PPP - Report by the Chief Planning Officer

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

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| 4.9 | Confirmation of Tree Preservation Order No. 202 (Ravelston Dykes Road) - Report by the Chief Planning Officer | 163 - 174 |
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It is recommended that the order be **CONFIRMED**.

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| 4.10 | 4 Sunbury Street, Edinburgh, EH4 3BU - Retrospective change of use from residential to short term let (Sui-Generis) - application no. 22/04981/FULSTL - Report by the Chief Planning Officer | 175 - 184 |
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It is recommended that this application be **REFUSED**.

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.

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| 5.1 | 7-7 A Newcraighall Road, Edinburgh, EH15 3HH - Residential development (as amended) - application no. 21/02559/PPP - Report by the Chief Planning Officer | 185 - 186 |
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It is recommended that this application be **GRANTED**.

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| 5.2 | 10 Orchard Brae, Edinburgh, EH4 1PF - Proposed residential and office development comprising the change of use, extension and alteration of the existing office building to form residential accommodation and office/co-working space, demolition of the existing rear extension and erection of a new build residential development; with associated active travel routes, open space, parking and other infrastructure (as amended) - application no. 21/06512/FUL - Report by the Chief Planning Officer | 187 - 190 |
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It is recommended that this application be **GRANTED**.

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| 5.3 | 28 St Andrew Square, Edinburgh, EH2 1AF - Proposed internal and external alterations to existing office building (class 4) to include removal of current extension and the provision of a new rear and rooftop extension, including cycle parking and associated facilities (as amended) - application no. 21/04282/FUL - Report by the Chief Planning Officer | 191 - 192 |
| | 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.

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| 6.1 | 43 Main Street, Edinburgh, EH4 5BZ - application no. 22/04940/FUL - Protocol Note by the Service Director – Legal and Assurance | 193 - 196 |
| 6.2 | 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 | 197 - 198 |
| | It is recommended that this application be GRANTED . | |
| 6.3 | 139 Leith Walk, Edinburgh (At Land to East of) - application no. 22/01563/FUL - Protocol Note by the Service Director – Legal and Assurance | 199 - 202 |
| 6.4 | 139 Leith Walk, Edinburgh (At 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 | 203 - 212 |
| | It is recommended that this application be GRANTED . | |

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.

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| 7.1 | 6 Bankhead Crossway South, Edinburgh, EH11 4EZ - Change of Use from warehouse to a swimming pool to train babies and children - application no. 22/05278/FUL - Report by the Chief Planning Officer | 213 - 220 |
| | It is recommended that this application be REFUSED . | |
| 7.2 | Bonnington Mains Quarry (At Land 177 Metres West of), Cliftonhall Road, Newbridge - Development of field for ancillary quarrying operations - application no. 22/02513/FUL - Report by the Chief Planning Officer | 221 - 240 |
| | It is recommended that this application be GRANTED . | |
| 7.3 | Bonnington Mains Quarry (At Land 177 Metres West of), Cliftonhall Road, Newbridge - Extraction of Quartz-Dolerite and erection of plant and ancillary structure (Section 42 Application to vary conditions 2, 13, 15, 16 and 18 of Planning Permission 17/05930/FUL) - application no. 22/02514/FUL - Report by the Chief Planning Officer | 241 - 264 |
| | 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, Tel 0131 553 8242 / 0131 529 4085, email jamie.macrae@edinburgh.gov.uk / blair.ritchie@edinburgh.gov.uk.

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