

Notice of meeting and agenda

Development Management Sub-Committee

10.00am, Wednesday, 10th May, 2023

Dean of Guild Court Room - City Chambers

This is a public meeting and members of the public are welcome to attend

Contacts

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1. Order of business

1.1 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 Friday 5 May 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 Declaration of interests

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** 1 Baileyfield Crescent, Edinburgh, EH15 1BW - Change of use from commercial units to residential flats to the upper floors, of the existing building (as amended) - application no. 22/05536/FUL - Report by the Chief Planning Officer 9 - 22
- It is recommended that this application be **GRANTED**.
- 4.2** 1F4, 125 Constitution Street, Edinburgh, EH6 7AE - Change of use (retrospective) from flat to short-term let apartment (Sui Generis) - application no. 22/03457/FUL - Report by the Chief Planning Officer 23 - 32
- It is recommended that this application be **GRANTED**.
- 4.3** 4 East Mains Of Ingliston, Ingliston Road, Newbridge - Hotel development (Class 7) with ancillary restaurant / bar (Class 3/Sui Generis), fitness suite (Class 11) and associated facilities with access, landscaping, parking and infrastructure - application no. 22/04151/FUL - Report by the Chief Planning Officer 33 - 56
- It is recommended that this application be **GRANTED**.
- 4.4** 272 Portobello High Street, Edinburgh, EH15 2AT - Alter hours of operation from 8am to 10pm to 8am to 11pm 7 days a week - application no. 23/00131/FUL - Report by the Chief Planning Officer 57 - 66
- It is recommended that this application be **REFUSED**.
- 4.5** 16 Ravelston Dykes Road, Edinburgh, EH4 3PB - Demolition/replacement of existing house - application no. 22/04322/FUL - Report by the Chief Planning Officer 67 - 76
- It is recommended that this application be **GRANTED**.

- 4.6** 67 St Leonard's Street, Edinburgh, EH8 9QR - Change of use from Class 2 stationery /printshop to Class 3 hot-food takeaway - 22/05923/FUL - Report by the Chief Planning Officer 77 - 86

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

- 4.7** 1F, 4 Thistle Street North West Lane, Edinburgh, EH2 1EA - Alterations and change use from a vacant art gallery to short-term residential letting with main door access (as amended) - application no. 22/04924/FUL - Report by the Chief Planning Officer 87 - 96

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** 27 & 29 Beaverhall Road, Edinburgh, EH7 4JE - Demolition of existing buildings and erection of mixed-use development comprising residential and other commercial uses, with associated private amenity and open space, landscaping/public realm, car parking, access arrangements, and associated infrastructure (205 units) (as amended) - application no. 22/01654/FUL - Report by the Chief Planning Officer 97 - 102

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

- 5.2** (Site east of) 94 Nicolson Street, Davie Street, Edinburgh - Partial demolition of the existing retail store and construction of flatted dwellings and associated infrastructure - application no. 22/01355/FUL - Report by the Chief Planning Officer 103 - 106

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** Centrum House, 108-114 & 116 Dundas Street, Edinburgh - 107 - 110
application no's. 22/05886/FUL & 22/05884/CON - Protocol Note
by the Service Director - Legal and Assurance
- 6.2** Centrum House, 108 - 114 & 116 Dundas Street, Edinburgh - 111 - 150
Proposed demolition of existing office buildings and erection of a
mixed-use development comprising 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**.
- 6.3** Centrum House, 108 - 114 & 116 Dundas Street, Edinburgh - 151 - 160
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**.

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

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 and virtually via Microsoft Teams. 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 Taylor Ward, Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, email taylor.ward@edinburgh.gov.uk / rachel.gentleman@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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