

# Notice of meeting and agenda

## Development Management Sub-Committee

**10.00 am Wednesday, 7th June, 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

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- 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 5 June 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

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- 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

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- 3.1 None.

## 4. General Applications, Miscellaneous Business and Pre-Application Reports

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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 Vita Group for Proposal of Application Notice At Land East of Sibbald Walk, Edinburgh - Erection of mixed-use development comprising student accommodation, affordable housing and commercial/community uses with associated landscaping, infrastructure, and access arrangements - application no. 23/01777/PAN - Report by the Chief Planning Officer 9 - 16

It is recommended that the Committee notes key issues at this stage and advises of any other issues.

### Applications

- 4.2 27 Arthur Street, Edinburgh, EH6 5DA - The demolition of existing buildings and erection of purpose-built student accommodation with associated landscaping, and cycle parking - application no. 22/06119/FUL - Report by the Chief Planning Officer 17 - 46

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

- 4.3 27 Arthur Street, Edinburgh, EH6 5DA - The demolition of existing buildings and erection of purpose-built student accommodation with associated landscaping, and cycle parking - application no. 23/00174/CON - Report by the Chief Planning Officer 47 - 54

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

- 4.4 17 George Iv Bridge, Edinburgh, EH1 1EE - Change of use from Class 4 office to aparthotel (serviced apartments only) to be operated and managed as one business. Internal alterations 55 - 66

include removal of internal walls /partitions erection of new walls /mezzanine floors insertion of roof lights, dormer windows, roof terrace refurbishment of external features including windows, doors, commemorative plaques (as amended) - application no. 22/05285/FUL - Report by the Chief Planning Officer

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

- 4.5** 117 - 145 Pitt Street & 9 Trafalgar Lane, Edinburgh, EH6 4DE - 67 - 96  
Proposed residential development with associated landscaping, car parking, and infrastructure, including demolition of existing buildings and change of use from light industrial to residential use- application no. 21/05861/FUL - Report by the Chief Planning Officer

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

## **5. Returning Applications**

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**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**

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**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** Bonnington Mains Quarry (Land 177 Metres West of), Cliftonhall Road, Newbridge - application nos – 22/02514/FUL and 22-02513/FUL - Protocol Note by the Service Director – Legal and Assurance 97 - 100

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|------------|---|-----------|
| <b>6.2</b> | Bonnington Mains Quarry (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   | 101 - 124 |
|            | It is recommended that this application be <b>GRANTED</b> .   |           |
| <b>6.3</b> | Bonnington Mains Quarry (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  | 125 - 144 |
|            | It is recommended that this application be <b>GRANTED</b> .   |           |
| <b>6.4</b> | Application for Planning Permission in Principle at Salamander Street/Bath Road, Edinburgh, EH6 7JZ - application no. 21/01163/PPP - Protocol Note by the Service Director – Legal and Assurance  | 145 - 148 |
| <b>6.5</b> | Application for Planning Permission in Principle at Salamander Street/Bath Road, Edinburgh, EH6 7JZ - Demolition of existing buildings and erection of mixed-use development comprising flatted residential (up to 247 units), office and commercial floorspace with associated access arrangements, parking, landscaping, and ancillary works (as amended scheme 3- application no. 21/01163/PPP - Report by the Chief Planning Officer) | 149 - 194 |
|            | It is recommended that this application be <b>GRANTED</b> .   |           |

## 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**

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**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**

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Councillor Hal Osler (Convener), Councillor Alan Beal, Councillor Chas Booth, Councillor Lezley Marion Cameron, Councillor James Dalglish, 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**

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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**

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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](mailto:jamie.macrae@edinburgh.gov.uk) / [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk).

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