

# Notice of meeting and agenda

## Development Management Sub-Committee

**10.00 am Wednesday, 21st June, 2023**

Dean of Guild Court Room - City Chambers

This is a public meeting and members of the public are welcome watch the live webcast on the Council's website.

### 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 19<sup>th</sup> 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 | Minutes of Previous Meeting of Development Management Sub-Committee 1 March 2023 – submitted for approval as a correct record | 13 - 18 |
| 3.2 | Minutes of Previous Meeting of Development Management Sub-  | 19 - 48 |

Committee 26 April 2023 – submitted for approval as a correct record

- 3.3** Minutes of Previous Meeting of Development Management Sub-Committee 10 May 2023 – submitted for approval as a correct record 49 - 56

## **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** 57 - 62

- 4.1** Report for forthcoming application by Balfour Beatty Investments Ltd. for Proposal of Application Notice at 140 Causewayside, Edinburgh, EH9 1PR - Demolition of existing building and development of purpose-built student accommodation with landscaping, infrastructure, access and associated works - application no. 23/02186/PAN – Report by the Chief Planning Officer

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

- 4.2** Report for forthcoming application by Miller Homes & Roseberry Estates for Proposal of Application Notice at land at Turnhouse Road, Edinburgh - Proposed residential development with associated drainage, landscape, and infrastructure works - application no. 23/01816/PAN – Report by the Chief Planning Officer 63 - 70

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

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| <b>4.3</b> | Report for forthcoming application by Cruden Homes Ltd. for Proposal of Application Notice at Site 250 Metres East Of 11 West Shore Road, Edinburgh - Residential led development of mixed tenure (social rent, mid-market rent and private sale), associated landscape and infrastructure; including commercial space and mobility hub facilities, site enabling works for proposed primary school and energy centre - application no. 23/02215/PAN – Report by the Chief Planning Officer | 71 - 78   |
|            | It is recommended that the Committee notes the key issues at this stage and advises of any other issues.  |           |
|            | <b><u>Applications</u></b>  |           |
| <b>4.4</b> | 25 Argyle Crescent, Edinburgh (At Land 16 Metres Southeast of) - Erection of 2x new build, 3 storey, semi-detached townhouses on gap site (as amended) - application no. 23/00897/FUL – Report by the Chief Planning Officer  | 79 - 92   |
|            | It is recommended that this application be <b>GRANTED</b> .   |           |
| <b>4.5</b> | Bonnington House, Bonnington, Wilkieston - Proposed development of a gallery and micro distillery (including integrated dunnage) formed around a new orientation building providing staff and visitor facilities, cafe, and ancillary gift shop, landscaping, parking and ancillary works (as amended) - application no. 23/00509/FUL – Report by the Chief Planning Officer  | 93 - 118  |
|            | It is recommended that this application be <b>GRANTED</b> .   |           |
| <b>4.6</b> | Flats 1 - 9 31A Chambers Street, Edinburgh, EH1 1HU - Change of use of the entire property at 31A Chambers Street for use a short term let accommodation including 9 apartments operated and managed as one unit with independent / main door access from the street - application no. 22/05381/FULSTL – Report by the Chief Planning Officer   | 119 - 128 |
|            | It is recommended that this application be <b>GRANTED</b> .   |           |
| <b>4.7</b> | 111 Dalry Road, Edinburgh, EH11 2DR - Change of use to from Class 1 to Class 3 after amalgamation of No. 109 and No. 111 (as amended) - application no. 23/00568/FUL – Report by the Chief Planning Officer   | 129 - 136 |

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

- 4.8** George Square Gardens, 62 George Square, Edinburgh - 137 - 146  
Edinburgh Festival Fringe 2023 venue site comprising two performance venues, box offices, bars, food traders and ancillary offices and storage - application no. 23/01353/FUL – Report by the Chief Planning Officer

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

- 4.9** 10 - 14 Haymarket Terrace, Edinburgh, EH12 5JZ - Sub-divide 147 - 154  
the property and change use of No. 14 from Class 1 (retail) to (Sui Generis) to open an immersive magic experience for a small number of guests at a time, with refreshments and participation in a live entertainment experience - application no. 23/00808/FUL – Report by the Chief Planning Officer

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

- 4.10** 22 Inglis Green Road, Edinburgh, EH14 2HZ - Mixed-use 155 - 178  
residential and commercial development with associated landscape, parking, and infrastructure (as amended) - application no. 22/02233/FUL – Report by the Chief Planning Officer

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

- 4.11** The Meadows Public Park, Melville Drive, Edinburgh - Edinburgh 179 - 188  
Festival Fringe venues site comprising two performance venues, a box office, bars, food traders and ancillary offices and storage - application no. 23/01344/FUL – Report by the Chief Planning Officer

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

- 4.12** 103 Newcraighall Road, Edinburgh (Land 445 Metres North of) - 189 - 240  
Approval of matters specified in conditions 1 in part, 2, 5, 6, 7, 8 and 9 in part, 10, 11, 13, 14 and 15 of planning permission 16/04122/PPP for the erection of 676 dwellings including affordable housing, local centre comprising class 1, 2, 3, 4, 10 and 11 and associated access, landscaping, open space, and infrastructure - application no. 22/03946/AMC – Report by the Chief Planning Officer

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

- 4.13** Elizabeth House, 31 Royal Elizabeth Yard, Kirkliston - Application 241 - 248  
for hazardous substance consent for a new whisky maturation  
warehousing site - application no. 22/05925/HSC – Report by the  
Chief Planning Officer

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

- 4.14** 1 Scotstoun House, South Queensferry, EH30 9SE - 249 - 268  
Redevelopment of Scotstoun House including conversion and  
extension of existing buildings to residential use, part-demolition  
of office extension, and erection of new build residential  
development with associated infrastructure, landscaping, access  
and parking. (as amended - application no. 21/04755/FUL –  
Report by the Chief Planning Officer

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

- 4.15** 22-23 Teviot Place, Edinburgh (Proposed Temporary Festival 269 - 278  
Venue 40 Metres North of) - Edinburgh Festival Fringe venue site  
comprising one performance venue, bar, toilets and ancillary  
offices and storage. The site also functions as a queuing area for  
venues in University of Edinburgh buildings surrounding the site -  
application no. 23/01346/FUL – Report by the Chief Planning  
Officer

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

- 4.16** Teviot Place, Bristo Square, Edinburgh (Proposed Fringe Festival 279 - 288  
Venue Site) - Edinburgh Festival Fringe venue site comprising a  
bar and ancillary storage. The site also functions as a queuing  
area for venues in University of Edinburgh buildings surrounding  
the site - application no. 23/01350/FUL – Report by the Chief  
Planning Officer

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

- 4.17** Teviot Place, Bristo Square, Edinburgh (Proposed Fringe Festival 289 - 298  
Venue Site) - Edinburgh Festival Fringe venue site comprising a  
box office, bars, food trader's toilets and ancillary offices and  
storage. The site also functions as a queuing area for venues in  
University of Edinburgh buildings surrounding the site. The area

will also be used for University of Edinburgh graduations - application no. 23/01354/FUL – Report by the Chief Planning Officer

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

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| <b>4.18</b> | The Water Tower, South Queensferry, EH30 9TS - Change of use from residential to commercial short term let - application no. 23/00581/FULSTL – Report by the Chief Planning Officer | 299 - 308 |
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It is recommended that this application be **GRANTED**.

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| <b>4.19</b> | 22 Young Street North Lane, Edinburgh - Change of use with alterations from office to form 3x short term let visitor accommodation - application no. 22/04402/FUL – Report by the Chief Planning Officer | 309 - 318 |
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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.**

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| <b>5.1</b> | 229 Willowbrae Road, Edinburgh, EH8 7ND - A residential development consisting of 48 apartments with a commercial unit at ground level - application no. 22/02740/FUL – Report by the Chief Planning Officer | 319 - 322 |
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It is recommended that this application be **GRANTED**.

## **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.**

<b>6.1</b>	35 Jock's Lodge, Edinburgh, EH8 7AA - application no. 23/00008/FUL - Protocol Note by the Service Director - Legal and Assurance	323 - 326
<b>6.2</b>	35 Jock's Lodge, Edinburgh, EH8 7AA - Student accommodation development including ground floor retail /commercial space (use Classes 1, 2, 3 or 4) with associated access, landscaping, open space, and drainage - application no. 23/00008/FUL – Report by the Chief Planning Officer  It is recommended that this application be <b>GRANTED</b> .	327 - 366
<b>6.3</b>	124 Salamander Street, 1 - 3 Salamander Yards, South Leith, Edinburgh - application no. 22/03430/FUL - Protocol Note by the Service Director - Legal and Assurance	367 - 370
<b>6.4</b>	124 Salamander Street, 1 - 3 Salamander Yards, South Leith, Edinburgh - The proposals comprise a 5 - 6 storey building providing 99 residential apartments with associated access, parking & landscape (as amended) - application no. 22/03430/FUL – Report by the Chief Planning Officer  It is recommended that this application be <b>GRANTED</b> .	371 - 392

## 7. Applications for Detailed Presentation

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**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.**

<b>7.1</b>	6 Bankhead Broadway, Edinburgh, EH11 4DB - Change of use from use as a warehouse to form a swimming pool to teach babies and tots - application no. 23/02062/FUL – Report by the Chief Planning Officer  It is recommended that this application be <b>REFUSED</b> .	393 - 400
<b>7.2</b>	12 -18 Lower Gilmore Place, Edinburgh, EH3 9NY - Demolition of existing buildings and erection of purpose-built student accommodation with associated landscaping and cycle parking	401 - 428



(as amended) - application no. 22/06109/FUL – Report by the  
Chief Planning Officer

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

## **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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