

Notice of meeting and agenda

Development Management Sub-Committee

10.00am, Wednesday, 9th August, 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

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 Monday 7th August 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

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| 3.1 | Minutes of Previous Meeting of Development Management Sub-Committee 24th May 2023 – submitted for approval as a correct record | 11 - 30 |
| 3.2 | Minutes of Previous Meeting of Development Management Sub- | 31 - 56 |

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** Application for Proposal of Application Notice - 79 Myreside Road, Edinburgh, EH10 5DB - Proposal: Installation of 3 artificial grass sports pitches, associated warm up area, floodlighting, fencing, areas of hardstanding and infrastructure. Formation of pick up /drop off area, associated parking provision and access arrangements - application no. 23/02083/PAN - Report by the Chief Planning Officer 57 - 60

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

Applications

- 4.2** 6 Circus Lane Edinburgh EH3 6SU - Change of use to short term let for the month of August - application no. 23/02339/FULSTL - Report by the Chief Planning Officer 61 - 70

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

- 4.3** 27 Dunedin Street Edinburgh EH7 4JG - Change of use of existing building from van and car hire depot (Sui Generis) to gym (Class 11) - application no. 23/01088/FUL - Report by the Chief Planning Officer 71 - 78

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

- 4.4** 1 East Scotland Street Lane (Drummond Tennis Club), Edinburgh EH3 6PR - application no. 23/00838/FUL - Report by the Chief Planning Officer 79 - 88

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

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| 4.5 | 74 Eyre Place & 49 - 51 Eyre Place (Land 20 Meters North-east Of), Edinburgh EH3 5EY- application no. 23/01201/FUL- Report by the Chief Planning Officer | 89 - 110 |
| | It is recommended that this application be GRANTED . | |
| 4.6 | 106 Magdalene Drive (Brunstane Primary School), Edinburgh EH15 3BE - Two double-storey classroom blocks and a single-storey WC block to provide temporary facilities at Brunstane Primary school for up to 2 years. Buildings will be sited within the school grounds - application no. 23/02384/FUL - Report by the Chief Planning Officer | 111 - 118 |
| | It is recommended that this application be GRANTED . | |
| 4.7 | 106 Magdalene Drive (Brunstane Primary School), Edinburgh EH15 3BE - Fabric upgrades including new external render and cladding systems, and new windows. New heating and ventilation system including air source heat pump and mechanical ventilation with heat recovery. This includes external plant equipment. Proposals also include improvements to building accessibility and minor internal alterations and enhancements to internal user comfort. Brunstane Primary School is a pilot retrofit project to target near net zero operational carbon emissions by 2035 - application no. 23/02395/FUL - Report by the Chief Planning Officer | 119 - 126 |
| | It is recommended that this application be GRANTED . | |
| 4.8 | 3 Waverley Bridge (Roof Terrace, Waverley Mall), Edinburgh - Pop-up Festival Village including erection of structures and provision of cafe, bars, food, and drink uses, toilets, seating and ancillary facilities and works - application no. 23/02154/FUL - Report by the Chief Planning Officer | 127 - 150 |
| | 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.

- 5.1** Saughton Mains Gardens (Land At), Saughton - Residential and commercial development on brownfield site including demolition of existing commercial units. Resubmission relating to 20/01318/FUL - application no. 21/04598/FUL - Report by the Chief Planning Officer
- 151 - 152
- It is recommended that this application be **GRANTED**.
- 5.2** 26 Tolbooth Wynd (1 Linksvie House), Edinburgh - Demolition of single storey and three storey blocks of flats, 25 garage lock ups and plinth area with undercroft parking. The construction of 35 new build residential units and amenity space, communal external space with associated roads, footpaths and landscaping which includes updated public space /landscaping in the surrounding area. Alterations to be made to the base of the Grade A listed Linksvie House (as amended) - application no.18/08051/FUL - Report by the Chief Planning Officer
- 153 - 156
- 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** Granton Harbour, West Harbour Road, Edinburgh - application no. 23/00756/FUL - Protocol Note by the Service Director - Legal and Assurance
- 157 - 160
- 6.2** Granton Harbour, West Harbour Road, Edinburgh - Application under section 42 of the Planning Act to amend conditions 1a and 1b of approval PPA-230-2253 (18/01428/PPP), to extend the duration of the permission for three years to 20th June 2026 - application no. 23/00756/FUL - Report by the Chief Planning Officer
- 161 - 196
- It is recommended that this application be **REFUSED**.
- 6.3** 22 Inglis Green Road, Edinburgh - Application no. 22/02233/FUL
- 197 - 200

- Protocol Note by the Service Director - Legal and Assurance

- 6.4** 22 Inglis Green Road, Edinburgh, EH14 2HZ - Mixed-use residential and commercial development with associated landscape, parking, and infrastructure (as amended) - application no. 22/02233/FUL - Report by the Chief Planning Officer 201 - 224

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

Councillor Hal Osler (Convener), Councillor Alan Beal, Councillor Chas Booth, Councillor Lezley Marion Cameron, Councillor James Dalglish, Councillor Neil Gardiner, Councillor Tim Jones, Councillor Martha Mattos Coelho, Councillor Amy McNeese-Mechan, Councillor Joanna Mowat and Councillor Alex Staniforth

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 meeting will be held in the Dean of Guild Court Room and by Microsoft Teams and will be webcast live for viewing by 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, Tel 0131 553 8242 / 0131 529 4085, email taylor.ward@edinburgh.gov.uk / jamie.macrae@edinburgh.gov.uk.

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