

Notice of meeting and agenda

Development Management Sub-Committee

10.00am, Wednesday, 6th September, 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 Monday 4th September 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 of 21st June 2023 – submitted for approval as a correct record | 9 - 38 |
| 3.2 | Minutes of Previous Meeting of Development Management Sub- | 39 - 50 |

Committee 9th August 2023 – submitted for approval as a correct record

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-Application Notices

- 4.1** Report for forthcoming application by City Of Edinburgh Council Housing Service. for Proposal of Application Notice at Moredunvale Road Amenity Ground, Moredunvale Road, Edinburgh - New landscaping to improve the overall amenity and biodiversity of the existing open space - application no. 23/02765/PAN - Report by the Chief Planning Officer 51 - 56

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

Applications

- 4.2** 24 Canning Street, Edinburgh, EH3 8EG - Proposal to convert serviced offices into serviced accommodation within an existing building. Formation of additional floor space by adding mezzanines decks which primarily hold the sleeping accommodation (as amended)- application no. 22/01764/FUL - Report by the Chief Planning Officer 57 - 74

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

- 4.3** 24 Canning Street, Edinburgh, EH3 8EG - Exterior alterations include changes to roof lights, replacing doors with windows and re-glazing existing windows with slim double glazing; internal alterations include addition of partitions to divide rooms, installation of lift and part-mezzanine floors and replacing linings and doors (as amended)- application no. 22/01763/LBC - Report by the Chief Planning Officer 75 - 88

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

- 4.4** 12 George IV Bridge (Wallace College), Edinburgh - Conversion of existing language school to 7 no. serviced apartments to be operated and managed as one business. Removal of non-load bearing internal partitions and new internal fit-out - application no. 23/01036/FULSTL - Report by the Chief Planning Officer 89 - 98

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

- 4.5** 6A (BF) Huntly Street, Edinburgh, EH3 5HB - Retrospective change of use of one bedroom basement residential apartment to short-term let apartment (Sui Generis)- application no. 23/01424/FULSTL - Report by the Chief Planning Officer 99 - 110

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** 14 - 17 Atholl Crescent Edinburgh EH3 8HA - Change of Use from office to form 34x residential units with associated works (as amended) - application no. 21/03992/FUL - Report by the Chief Planning Officer 111 - 116

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

- 5.2** 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 117 - 118

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 None.

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 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 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 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 / joanna.pawlikowska@edinburgh.gov.uk.

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