

# Notice of meeting and agenda

## Development Management Sub-Committee

**10.00am, Wednesday, 24th May, 2023**

Dean of Guild Court Room - City Chambers

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

### Contacts

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

Tel: 0131 553 8242 / 0131 529 4085

## 1. Order of business

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### 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 22 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

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### 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

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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.**

- 4.1** 137 Drum Street, Hyvots Bank, Edinburgh - Change of use from hotel to supported & secured tenancy shared residential accommodation - application no. 22/04659/FUL - Report by the Chief Planning Officer 9 - 16
- It is recommended that this application be **GRANTED**.
- 4.2** 2 Dundrennan Cottages, Edinburgh, EH16 5RG - Change of use from a domestic dwelling to a 7-bedroom house of multiple occupancy - application no. 22/04724/FUL - Report by the Chief Planning Officer 17 - 24
- It is recommended that this application be **GRANTED**.
- 4.3** 57 - 59 (2F - 3F) High Street, Edinburgh, EH1 1SR - Alterations and change of use of second and third floors, currently office space, of 5 storey listed building, to form 3 No. short term let apartments - application no. 22/05144/FULSTL - Report by the Chief Planning Officer 25 - 34
- It is recommended that this application be **GRANTED**.
- 4.4** 26 Westgarth Avenue (Colinton Lawn Tennis Club), Edinburgh - To install controlled LED lighting to 3 courts by installing 6 new steel columns with 7m mounting height and utilise two existing columns that are already in situ for adjacent three court lighting system. The lights will have minimal physical tilt +incorporated integrated louvres to reduce spill and glare - application no. 22/04508/FUL - Report by the Chief Planning Officer 35 - 42
- 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.

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|------------|---|-----------|
| <b>6.1</b> | 15 Dalkeith Road, Edinburgh, EH16 5BH - application no's 22/04766/FUL, 22/04768/LBC & 22/04769/CON - Protocol Note by the Service Director - Legal and Assurance  | 43 - 46   |
| <b>6.2</b> | 15 Dalkeith Road, Edinburgh, EH16 5BH - Selective demolition, adaptation, extension and upgrading of Class 4 office building, demolition of car park and ancillary buildings and proposed development of residential accommodation with associated landscaping, parking and infrastructure (as amended)- application no. 22/04766/FUL - Report by the Chief Planning Officer<br><br>It is recommended that this application be <b>GRANTED SUBJECT TO LEGAL AGREEMENT.</b> | 47 - 114  |
| <b>6.3</b> | 15 Dalkeith Road, Edinburgh, EH16 5BH - Selective demolition, adaptation, extension and upgrading of Class 4 office building, demolition of car park and ancillary buildings and proposed development of residential accommodation with associated landscaping, parking and infrastructure- application no. 22/04768/LBC - Report by the Chief Planning Officer<br><br>It is recommended that this application be <b>GRANTED.</b>   | 115 - 142 |
| <b>6.4</b> | 15 Dalkeith Road, Edinburgh, EH16 5BH - Demolition of the Jointers' Workshop - application no. 22/04769/CON - Report by the Chief Planning Officer<br><br>It is recommended that this application be <b>GRANTED.</b>  | 143 - 152 |

## 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.**

- 7.1** 23 Water Street, Edinburgh, EH6 6SU - Change of use from warehouse to aparthotel including alteration and extension, landscaping and associated works - application no. 22/06426/FUL - Report by the Chief Planning Officer 153 - 172
- 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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Councillors Councillor Hal Osler (Convener), Councillor Alan Beal, Councillor Fiona Bennett, 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).

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](http://www.edinburgh.gov.uk/cpol).

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If you have any queries regarding this, and, in particular, if you believe that use and/or storage of any particular information would cause, or be likely to cause, substantial damage or distress to any individual, please contact Committee Services ([committee.services@edinburgh.gov.uk](mailto:committee.services@edinburgh.gov.uk)).