

# Notice of meeting and agenda

## Development Management Sub-Committee

**10.00 am Wednesday, 20th September, 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

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Tel: 0131 529 4264

## 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 18<sup>th</sup> September** (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 of 6<sup>th</sup> September 2023 – submitted for approval as a 9 - 12

correct record

## 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 Breedon Trading Ltd & Brewster Brothers Ltd. for Proposal of Application Notice at Bonnington Mains Quarry, Cliftonhall Road, Newbridge - Development of Bonnington Mains Quarry, including south-westerly extension of quarry, erection of materials recycling plant, phased infill of the quarry void and restoration of the site - application no. 23/03429/PAN - Report by the Chief Planning Officer 13 - 20

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 Dalton Metal Recycling for Proposal of Application Notice at 52 - 66 Salamander Street, South Leith, Edinburgh - Proposed mixed use development comprising purpose built student accommodation, residential (build to rent), retail/commercial space and associated works - application no. 23/03571/PAN - Report by the Chief Planning Officer 21 - 28

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

- 4.3** Report for forthcoming application by West Craigs Ltd. & Wheatley Homes East for Proposal of Application Notice at Meadowfield Farm, 15 Turnhouse Road, Edinburgh (at Land 175 Metres Southeast of) - Extension to consented Maybury Primary School, nursery, and health centre, including access arrangements, realignment of road network, active travel routes, infrastructure works, SuDS and landscaping - application no. 23/03438/PAN - Report by the Chief Planning Officer 29 - 38

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

### **Applications**

- 4.4** 14 Ashley Place, Edinburgh, EH6 5PX - Proposed purpose-built student accommodation with associated infrastructure and landscaping - application no. 22/06251/FUL - Report by the Chief Planning Officer 39 - 62

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

- 4.5** 1,3 and 5 Baronscourt Road, Edinburgh, EH8 7ET - Demolition of existing commercial units and replacing with a residential unit containing 19 apartments (as amended) - application no. 21/03101/FUL - Report by the Chief Planning Officer 63 - 88

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

- 4.6** 21 Calder Road, Edinburgh, EH11 3PF - Change of use to form Class 10 primary education centre, including forming new vehicular access - application no. 23/00933/FUL - Report by the Chief Planning Officer 89 - 98

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

- 4.7** 113A Grove Street, Edinburgh, EH3 8AB - Change of use to short-term holiday let accommodation (in retrospect) for 3 months (June-August) of every calendar year. (Resubmission related to 23/01275/FULSTL) - application no. 23/03307/FULSTL - Report by the Chief Planning Officer 99 - 108

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

- 4.8** Wester Hailes Education Centre, 5 Murrayburn Drive, Edinburgh - 109 - 126  
Erection of Secondary School building with associated hard and soft landscaping and car-parking - application no. 23/01308/FUL - Report by the Chief Planning Officer

It is recommended that this application will 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** Salamander Street/Bath Road, Edinburgh, EH6 7JZ - Demolition of existing buildings and erection of mixed-use development comprising flatted residential, office and commercial floorspace with associated access arrangements, parking, landscaping and ancillary works - application no. 21/01163/PPP - Report by the Chief Planning Officer 127 - 128

It is recommended that this application will 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.**

- 6.1** None.

## **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 11A James' Court, 493 Lawnmarket, Edinburgh - Proposed refurbishment of and extension to the existing retail /store unit - application no. 23/00491/FUL - Report by the Chief Planning Officer 129 - 140

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 Tim Jones, Councillor Martha Mattos Coelho, Councillor Amy McNeese-Mechan, Councillor Joanna Mowat and Councillor Alex Staniforth

## **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 529 4264, email [jamie.macrae@edinburgh.gov.uk](mailto:jamie.macrae@edinburgh.gov.uk) / [joanna.pawlikowska@edinburgh.gov.uk](mailto:joanna.pawlikowska@edinburgh.gov.uk).

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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)).