

Notice of meeting and agenda

Development Management Sub-Committee

10.00am, Wednesday, 4th October, 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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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 2 October 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 23 August 2023 – submitted for approval as a correct record | 9 - 24 |
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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 Report for forthcoming application by Glencairn Property for Proposal of Application Notice at 185-187 Dundee Street & 5/5 Dundee Terrace, Edinburgh - Purpose built student accommodation, retail/commercial space and associated works - application no. 23/03685/PAN - Report by the Chief Planning Officer 25 - 32

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

Applications

- 4.2 52 Eyre Place, Edinburgh - Change of use from residential to short-term holiday let accommodation - retrospective - application no. 23/02813/FULSTL - Report by the Chief Planning Officer 33 - 42

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

- 4.3 Oxcars Court and Inchmickery Court, Muirhouse Grove, Edinburgh - Proposed thermal and material improvements (including repairs and maintenance) to both Oxcars Court and Inchmickery Court. Works also include the creation of a residents Heart Space (potential uses TBC but may contain Class 1; Class 3; Class 9 and/or Class 10) plus associated landscaping improvement works (as amended) - application no. 23/01118/FUL - Report by the Chief Planning Officer 43 - 52

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

- 4.4 Development North of Inchgarvie Lodge, Society Road, Port Edgar - Conversion of existing listed buildings to 49 residential 53 - 76

units, cafe/restaurant, and services apartment - application no. 22/01987/FUL - Report by the Chief Planning Officer

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

- 4.5** Development North of Inchgarvie Lodge, Society Road, Port Edgar - Conversion of existing listed buildings to 49 residential units, cafe/restaurant and services apartment, with associated demolition and new works - application no. 22/02047/LBC - Report by the Chief Planning Officer 77 - 86

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

- 4.6** Garage 20 Metres East of 21 St Catherine's Place, Edinburgh - Change of use of ancillary domestic garage to short term let (Sui Generis), and external alterations - application no. 23/02361/FULSTL - Report by the Chief Planning Officer 87 - 96

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** 7 Murrayburn Gate, Edinburgh, EH14 2SS - Proposed affordable housing development comprising 73 units with associated infrastructure and landscape - application no. 22/03302/FUL - Report by the Chief Planning Officer 97 - 100

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** 104-106, 107 & 108 Princes Street, Edinburgh, EH2 3AA - 101 - 122
Redevelopment including demolition for hotel use (Class 7) with ancillary bar/restaurant facilities and retail use at basement and ground levels including associated alterations and extensions (As amended) - application 23/01417/FUL - Report by the Chief Planning Officer
It is recommended that this application be **GRANTED**.
- 7.2** 104-105 Princes Street, Edinburgh, EH2 3AA - Internal and 123 - 132
external alterations including partial demolition and rear extension to form new hotel (as amended) - application no. 23/01420/LBC - Report by the Chief Planning Officer
It is recommended that this application be **GRANTED**.
- 7.3** 106 Princes Street, Edinburgh, EH2 3AA - Internal and external 133 - 140
alterations, including partial demolition and rear extension, to form new hotel (as amended) - application no. 23/01422/LBC - Report by the Chief Planning Officer
It is recommended that this application be **GRANTED**.
- 7.4** 107-108 Princes Street, Edinburgh, EH2 3AA - Demolition of 141 - 148
retail and office building - application no. 23/01425/CON - Report by the Chief Planning Officer
It is recommended that this application be **GRANTED**.
- 7.5** 181 St John's Road, Edinburgh, EH12 7SL - Application for the 149 - 158
Modification of Planning Agreement (Section 75) associated with planning permission 18/02831/FUL. Remove clauses to provide on site affordable housing and replace these with clauses seeing to make an off-site financial contribution as the construction costs of delivering the existing consent are non-viable for affordable housing developers - application no. 22/04607/OBL - Report by the Chief Planning Officer

It recommended that this application be **ACCEPTED** and the agreement be **DISCHARGED**.

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 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 / blair.ritchie@edinburgh.gov.uk.

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