

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 25th 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

Email: jamie.macrae@edinburgh.gov.uk/joanna.pawlikowska@edinburgh.gov.uk

Tel: 0131 529 4264

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 23 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

- | | | |
|-----|--|---------|
| 3.1 | Minutes of Previous Meeting of Development Management Sub-Committee 20 September 2023 – submitted for approval as a correct record | 11 - 18 |
| 3.2 | Minutes of Previous Meeting of Development Management Sub- | 19 - 26 |

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

27 - 34

- 4.1** Former RAF Turnhouse, Turnhouse Road, Edinburgh - Report for forthcoming application by M2 West Edinburgh, c/o Miller Developments at site at former RAF Turnhouse at Turnhouse Road, Edinburgh for proposed alterations to industrial storage park as previously consented to provide for improved access, layout, and reduced units numbers, with associated landscaping works - application no. 23/04182/PAN - Report by the Chief Planning Officer.

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

- 4.2** Meadowfield Farm, Turnhouse Road, Edinburgh - Report for forthcoming application by Crosswind Developments Ltd. at land to south west of Meadowfield Farm, Turnhouse Road, Edinburgh for mixed use development, including commercial floorspace (class 1a Shops, financial, professional and other services; class 3 restaurants and cafes; sui generis including public houses; class 4 business; class 6 storage and class 7 hotels; class 10 non-residential institutions; and class 11 assembly and leisure); residential floorspace (including class 9 houses and sui generis flats); associated infrastructure; car parking; and landscaping - application no. 23/04202/PAN - Report by the Chief Planning Officer

35 - 44

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

Applications

- 4.3** Strathmore House, 4 Church Hill, Edinburgh - Change of use from former nursing home to 6 No. private apartments. Proposals include car parking provision, private and common garden amenity space, refuse and recycling facilities plus bicycle storage provision. Proposal includes a new build 3 storey element located to the rear of the building with no impact upon the existing listed symmetrical front facade. All primary internal rooms are proportionally reinstated, and all existing ornate cornicing and fireplaces are retained in place - application no. 23/02038/FUL - Report by the Chief Planning Officer 45 - 60
- It is recommended that this application be **GRANTED**.
- 4.4** Strathmore House, 4 Church Hill, Edinburgh - Change of use from former nursing home to 6 private apartments. Proposals include car parking provision, private and communal amenity garden space, plus refuse, recycling, and bicycle storage facilities. Proposals include anew three storey new build extension located subserviently to the rear of the building with no impact upon the existing symmetrical front facade. All primary internal rooms are proportionally reinstated, and all existing ornate cornicing and fireplaces are retained in place - application no. 23/02101/LBC - Report by the Chief Planning Officer 61 - 70
- It is recommended that this application be **GRANTED**.
- 4.5** Dreghorn Loan, Edinburgh (Land 35 Metres Northwest of) - Erection of dwelling house - application no. 22/00235/FUL - Report by the Chief Planning Officer 71 - 92
- It is recommended that this application be **GRANTED**.
- 4.6** Christmas Market, George Street, Edinburgh - Erection of ice rink including viewing /seating areas, market traders and Christmas stalls, vintage family attractions, offices, toilets, ancillary storage, and generators - application no. 23/04144/FUL - Report by the Chief Planning Officer 93 - 106
- It is recommended that this application be **GRANTED**.
- 4.7** 14 Glennie Road, Newcraighall, Musselburgh (Land 70 Metres East of) - Residential development comprising a mix of private and affordable homes numbering 220 units and associated 107 - 138

infrastructure including landscaping, amenity, green space, parking, and drainage - application no. 23/01743/FUL - Report by the Chief Planning Officer

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

- 4.8** Craigentenny Primary School, 4 Loganlea Drive, Edinburgh - 139 - 146
Modular off site constructed single storey building will be craned into position on site in three parts. This will house a kitchen facility to support requirements of existing primary school. Building will house, commercial kitchen, toilet, stores, and office area - application no. 23/02735/FUL - Report by the Chief Planning Officer

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

- 4.9** 4 Oversman Road (Land 160 Metres Northeast of) - Proposed 147 - 162
development of three detached business and industrial units, (Classes 4, 5 and 6 of the Town and Country Planning (Use Classes) Scotland Order 1997), including but not exclusive to, trade counter, builders' merchant, tool hire, ancillary offices and ancillary retail, and motor vehicle service and repair with associated external storage, erection of 2.4m high fence, access, car parking and landscaping - application no. 23/02090/FUL - Report by the Chief Planning Officer

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

- 4.10** East Princes Street Gardens, Princes Street, Edinburgh - 163 - 178
Proposal for installation of Edinburgh's Christmas 2023 at East Princes Street Gardens and The Mound precinct including Christmas market stalls, fairground rides, associated site infrastructure, stores, and ancillary facilities - application no. 23/04142/FUL - Report by the Chief Planning Officer

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

- 4.11** West Princes Street Gardens, Princes Street, Edinburgh - 179 - 192
Temporary change of use and siting of performance units, catering units and other associated moveable structures for Edinburgh's Christmas Festival - application no. 23/04143/FUL - Report by the Chief Planning Officer

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

- 4.12** 101 Rose Street South Lane, Edinburgh, EH2 3JG - Internal 193 - 202
alterations and proposed change of use from Class 4 offices to

three one-bed short term let units - application no.
23/03613/FULSTL - Report by the Chief Planning Officer

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

- 4.13** St Andrew Square Gardens, St Andrew Square, Edinburgh - 203 - 216
Proposed installation of a Spiegel tent for use as a performance space for Santa's Stories. A storytelling experience with Santa for children as part of Edinburgh's Christmas 2023 - application no. 23/04199/FUL - Report by the Chief Planning Officer.

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

- 4.14** 4 Sunbury Street, Edinburgh, EH4 3BU - Change of use of an existing residential property which has been used as a short term let since 2016 to a permanent short term let - application no. 23/03911/FULSTL - Report by the Chief Planning Officer

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** None.

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** Madelvic House, Granton Park Avenue, Edinburgh (Land 93 Metres West of) and Granton Art Centre, 242 West Granton Road, Edinburgh (Land East of) - application no's 23/01068/FUL & 23/01359/FUL - Protocol Note by the Service Director - Legal and Assurance 227 - 230

- 6.2** Madelvic House, Granton Park Avenue, Edinburgh (Land 93 Metres West of) - The development of a sector-leading national centre for the care, conservation, research, storage, and distribution of Scotland's collection of artworks. Proposed visitor and community-led spaces will maximise public access and facilitate a programme of education and outreach programmes which make full use of benefits including active public realm spaces (incl. pop-up cafe use) and bio-diverse landscaping, new /improved access, parking, and all other associated works. - application no. 23/01068/FUL - Report by the Chief Planning Officer

231 - 262

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

- 6.3** Granton Art Centre, 242 West Granton Road, Edinburgh (Land East of) - Proposed section of active travel route, including clearance, earthworks, landscaping, external lighting, drainage, wayfinding /public art, and all other associated works - application no. 23/01359/FUL - Report by the Chief Planning Officer

263 - 280

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 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 meeting will be held by 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 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 / joanna.pawlikowska@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 <https://democracy.edinburgh.gov.uk/>.

Webcasting of Council meetings

Please note this meeting may be filmed for live and subsequent broadcast via the Council's internet site – at the start of the meeting the Convener will confirm if all or part of the meeting is being filmed.

The Council is a Data Controller under current Data Protection legislation. We broadcast Council meetings to fulfil our public task obligation to enable members of the public to observe the democratic process. Data collected during this webcast will be retained in accordance with the Council's published policy including, but not limited to, for the purpose of keeping historical records and making those records available via the Council's internet site.

Any information presented by individuals to the Council at a meeting, in a deputation or otherwise, in addition to forming part of a webcast that will be held as a historical

record, will also be held and used by the Council in connection with the relevant matter until that matter is decided or otherwise resolved (including any potential appeals and other connected processes). Thereafter, that information will continue to be held as part of the historical record in accordance with the paragraphs above.

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).