

Notice of meeting and agenda

Development Management Sub-Committee

10.00am, Wednesday, 8th November, 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 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 6 November 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 None.

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.

- 4.1** 33-34 Castle Terrace, Edinburgh (Former) - Conversion from restaurant and alterations to form 7x serviced apartments including removal of plant and bars from windows and installation of new windows - application no. 23/02200/FUL - Report by the Chief Planning Officer 9 - 18
- It is recommended that this application be **GRANTED**.
- 4.2** 11 Circus Lane, Edinburgh, EH3 6SU - Proposed change of use from residential house to short-term let (in retrospect) - application 23/03105/FULSTL - Report by the Chief Planning Officer 19 - 30
- It is recommended that this application be **REFUSED**.
- 4.3** 4 Crichton's Close, Edinburgh, EH8 8DT - Change of use - vacant office accommodation to 18 No. serviced apartments (Sui Generis). Alterations include internal partitions, new fire escape stair. New double glazing throughout, new protective barriers to allow for safe window cleaning / safe access onto balconies, minor external alterations to entrance to improve existing lobby roof - application no. 23/02908/FUL - Report by the Chief Planning Officer 31 - 44
- It is recommended that this application be **GRANTED**.
- 4.4** 31 Duddingston View, Edinburgh, EH15 3LZ - Erection of rear extension to dwelling house and installation of new mansard roof over entire extent of existing and extension footprint to create additional living accommodation on the upper floor - application no. 23/03375/FUL - Report to Chief Planning Officer 45 - 52
- It is recommended that this application be **REFUSED**.
- 4.5** 6 Picardy Place, Edinburgh, EH1 3JT - S42 application for non-compliance with Condition 1 of permission 21/05443/FUL. Removal/variation of condition sought to ensure the control and 53 - 62

treatment of odours from the premises by utilising a recirculation unit; require ongoing maintenance of the odour control equipment and to limit the range of cooking equipment to that used by Taco Bell - application no. 23/02655/FUL - Report by the Chief Planning Officer

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

- 4.6** Development At Pittville Street Lane, Edinburgh - Demolition of water tower and alterations to former laundry building. To be replaced with residential dwelling, with garage and garden deck (as amended) - application no. 20/04260/FUL - Report by the Chief Planning Officer 63 - 78

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

- 4.7** Development at Pittville Street Lane, Edinburgh - Full demolition of water tower and partial demolition of former laundry building (as amended) - application no. 21/04594/CON - Report by the Chief Planning Officer 79 - 88

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

- 4.8** 81 Rose Street, Edinburgh, EH2 3DT - Change of use from coffee shop (retail) to studio (short-term letting) - application no. 23/00868/FULSTL- Report by the Chief Planning Officer 89 - 98

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

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.

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|------------|--|-----------|
| 6.1 | 14 Ashley Place, Edinburgh, EH6 5PX - Proposed purpose-built student accommodation with associated infrastructure and landscaping - application no. 22/06251/FUL - Protocol Note by the Service Director - Legal and Assurance | 99 - 102 |
| 6.2 | 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 | 103 - 126 |
- 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

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 in the City Chambers, Edinburgh and by Microsoft 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 Taylor Ward, Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, Tel 0131 529 4264, email taylor.ward@edinburgh.gov.uk / 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 <https://democracy.edinburgh.gov.uk/>

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