

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 22nd 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 20 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 Minutes of Previous Meeting of Development Management Sub-Committee 25 October 2023 – submitted for approval as a correct record 11 - 20

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 West Craigs Ltd. & Dunedin Canmore Housing Association for Proposal of Application Notice at land 369 metres northeast of 210 Craigs Road, North Gyle. Residential development, ancillary retail use, active travel route, open space, landscaping, access, services and all associated infrastructure - application no. 23/04779/PAN - Report by the Chief Planning Officer 21 - 30
- 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 Northland Properties for Proposal of Application Notice at 13 East Mains of Ingliston, Ingliston Road, Ingliston - Hotel development of approximately 240 rooms across range of sizes/products. Proposal includes landscaping, associated car parking, servicing, access and ancillary development - application no. 23/04770/PAN - Report by the Chief Planning Officer 31 - 38
- 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 FM Developments Ltd. for Proposal of Application Notice at Plot A1 Western Harbour View, Edinburgh, EH6 6PG. Residential development and associated works on a brownfield site within the Western Harbour Mixed Use Development Masterplan - application no. 23/06110/PAN - Report by the Chief Planning Officer 39 - 46
- It is recommended that the Committee notes the key issues at

this stage and advises of any other issues.

Applications

- 4.4** Confirmation of Tree Preservation Order No. 204 (Castle Gogar) - Report by the Chief Planning Officer 47 - 64
It is recommended that Committee confirms Tree Preservation Order No. 204 (Castle Gogar).
- 4.5** Confirmation of Tree Preservation Order No. 205 (Brunstane) - Report by the Chief Planning Officer 65 - 78
It is recommended that Committee confirms Tree Preservation Order No. 205 (Brunstane) and revokes associated Tree Preservation Order No. 193 (Brunstane).
- 4.6** 162 Ferry Road, Edinburgh, EH6 4NX - Proposal to change to planning condition to extend the opening hours of this restaurant from 20.00 to 21.00 to match existing tables and chairs licence - application no. 23/02174/FUL - Report by the Chief Planning Officer 79 - 88
It is recommended that this application be **GRANTED**.
- 4.7** 169 Gilmore Place, Edinburgh, EH3 9PW - Retrospective change of use from restaurant (Class 3) and takeaway to short term let (Sui Generis) - application no. 23/04466/FULSTL - Report by the Chief Planning Officer 89 - 98
It is recommended that this application be **REFUSED**.
- 4.8** 171 Gilmore Place, Edinburgh, EH3 9PW - Retrospective change of use from restaurant (Class 3) and takeaway to short-term let (Sui Generis) - application no. 23/04469/FULSTL - Report by the Chief Planning Officer 99 - 108
It is recommended that this application be **REFUSED**.
- 4.9** 173 Gilmore Place, Edinburgh, EH3 9PW - Retrospective change of use from restaurant (Class 3) and takeaway to short-term let (Sui Generis) - application no. 23/04471/FULSTL - Report by the Chief Planning Officer 109 - 118
It is recommended that this application be **REFUSED**.
- 4.10** 1F22 Lower Gilmore Place, Edinburgh, EH3 9NY - Change of use 119 - 126

to short-term letting (in retrospect) - application no.
23/03781/FULSTL - Report by the Chief Planning Officer

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

- 4.11** 32A Royal Circus, Edinburgh, EH3 6SS - Retrospective change from residential to short-term let apartment (Sui Generis) - application no. 23/00880/FULSTL - Report by the Chief Planning Officer 127 - 138

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

- 4.12** 34 St Stephen Street, Edinburgh, EH3 5AL - Change of use from twin shop unit to two short term let properties - application no. 23/00823/FULSTL - Report by the Chief Planning Officer 139 - 148

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

- 4.13** 27A Stafford Street, Edinburgh, EH3 7BJ - Change of use from office (Class 4) to short-term let (Sui Generis) (in retrospect) - application no. 23/04324/FULSTL - Report by the Chief Planning Officer 149 - 158

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

- 4.14** 29A Stafford Street, Edinburgh, EH3 7BJ - Retrospective change of use from office (Class 4) to short-term let (Sui Generis) - application no. 23/04327/FULSTL - Report by the Chief Planning Officer 159 - 170

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** 94 Ocean Drive, Edinburgh (Land 143 Metres Southeast of) - 171 - 174
Erection of residential development with associated landscaping and infrastructure (variation of design approved under permission 19/02778/FUL) – application no. 23/01615/FUL - Protocol Note by the Service Director - Legal and Assurance
- 6.2** 94 Ocean Drive, Edinburgh (Land 143 Metres Southeast of) - 175 - 212
Erection of residential development with associated landscaping and infrastructure (variation of design approved under permission 19/02778/FUL) - application no. 23/01615/FUL
It is recommended that this application be **GRANTED**.
- 6.3** Old Liston Road, Newbridge (Land South West of) - Planning 213 - 216
Permission in Principle for erection of logistics, business and industrial development, related uses including trade counter and EV charging hub (Classes 4, 5, 6 and Sui Generis) with ancillary development (including Class 1), associated access, infrastructure and landscaping; Erection of a logistics, business and industrial development with related uses including trade counter (Classes 4, 5 and 6) together with ancillary development (including Class 1), associated access, infrastructure and landscaping – application nos. 23/01423/PPP and 23/01421/FUL - Protocol Note by the Service Director - Legal and Assurance – Report by
- 6.4** Old Liston Road, Newbridge (Land South West of) - Planning 217 - 248
Permission in Principle for erection of logistics, business and industrial development, related uses including trade counter and EV charging hub (Classes 4, 5, 6 and Sui Generis) with ancillary development (including Class 1), associated access, infrastructure and landscaping - application no. 23/01423/PPP - Report by the Chief Planning Officer

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

- 6.5** Old Liston Road, Newbridge (Land South West of) - Erection of a logistics, business and industrial development with related uses including trade counter (Classes 4, 5 and 6) together with ancillary development (including Class 1), associated access, infrastructure and landscaping - application no. 23/01421/FUL - Report by the Chief Planning Officer 249 - 278

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 Dagleish, 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, High Street, Edinburgh and 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/>.

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(committee.services@edinburgh.gov.uk).

