

Notice of meeting and agenda

Development Management Sub-Committee

10.00am, Wednesday, 6th December, 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 webcast live on the Council's website.

Contacts

Email: taylor.ward@edinburgh.gov.uk / blair.ritchie@edinburgh.gov.uk

Tel: 0131 529 4246

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 4th December 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 of 8 November 2023 – submitted for approval as a correct record 9 - 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.

- 4.1** 4 East Norton Place, Edinburgh, EH7 5DR - Change of use from residential (Sui Generis) to short-term let (Sui Generis) for three months per annum (June-August) (in retrospect) - application no. 23/04428/FULSTL - Report by the Chief Planning Officer 21 - 32
- It is recommended that this application be **REFUSED**.
- 4.2** Liberton Public Park, Liberton Gardens, Edinburgh - A new opening has been created in the existing boundary stone wall to the north of the site, to form the approved ramped active travel route into Liberton Park. A new opening has been created in the existing boundary stone wall to the west of the site, to form the approved emergency access route. The existing gated access to the west of the site has been removed and the opening in the boundary stone wall has been infilled with stone (in retrospect) (as amended) - application no. 23/02885/LBC - Report by the Chief Planning Officer 33 - 42
- It is recommended that this application be **GRANTED**
- 4.3** 7 Meadowbank (Site 30 Metres Southwest of), Edinburgh - Proposal: Erection of 8x flats, an office unit, relocation of sub-station and associated landscaping - application no. 23/01153/FUL - Report by the Chief Planning Officer 43 - 56
- It is recommended that this application be **GRANTED**.
- 4.4** 29 Paisley Gardens, Edinburgh, EH8 7JN - Reform the existing roof to create more bedroom space. (AS AMENDED) - application no. 23/03834/FUL - Report by the Chief Planning Officer 57 - 66
- It is recommended that this application be **GRANTED**.

- 4.5** 42 Saughtonhall Avenue (Land 14 Metres Northeast of),
Edinburgh - Demolition of garaging and erection of a two storey
dwellinghouse - application no. 22/06009/FUL - Report by the
Chief Planning Officer 67 - 84
- It is recommended that this application be **GRANTED**.
- 4.6** 3 Tron Square, Edinburgh, EH1 1RR - Retrospective change of
use from residential (Sui Generis) to short-term let (Sui Generis)
for three months per annum (June-August) - application no.
23/04425/FULSTL - Report by the Chief Planning Officer 85 - 96
- It is recommended that this application be **REFUSED**.
- 4.7** 12 West Savile Road, Edinburgh, EH16 5NQ - Change of use
from Class 8 residential institution to Class 10 children's nursery
(as amended) - application no. 23/03388/FUL - Report by the
Chief Planning Officer 97 - 108
- 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** 181 St John's Road, Edinburgh - Application for the 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 seeking 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 109 - 120
- It is recommended that this application be **Accepted, and the Agreement be Modified**

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 | 72 - 74 Eyre Place, Edinburgh, EH3 5EL - applications no's 23/04046/FUL and 23/04048/FUL - Protocol Note by the Service Director - Legal and Assurance | 121 - 124 |
| 6.2 | 72 - 74 Eyre Place, Edinburgh, EH3 5EL - Erect 7x townhouses with associated amenity space, access, cycle parking, car parking and landscaping - application no. 23/04046/FUL - Report by the Chief Planning Officer

It is recommended that this application be GRANTED . | 125 - 144 |
| 6.3 | 72 - 74 Eyre Place, Edinburgh, EH3 5EL - Erection of student accommodation with associated amenity space, access, cycle parking, disabled car parking and landscaping - application no. 23/04048/FUL - Report by the Chief Planning Officer

It is recommended that this application be GRANTED . | 145 - 166 |
| 6.4 | Saltire Street (Land 80 Metres West and East of), Edinburgh - Proposed Phase 4 residential development at Waterfront Avenue with associated infrastructure and landscape (scheme 3) - application no. 22/06290/FUL - Protocol Note by the Service Director - Legal and Assurance | 167 - 170 |
| 6.5 | Saltire Street (Land 80 Metres West and East of), Edinburgh - Proposed Phase 4 residential development at Waterfront Avenue with associated infrastructure and landscape (scheme 3) - application no. 22/06290/FUL - Report by the Chief Planning Officer

It is recommended that this application be GRANTED . | 171 - 204 |

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** Confirmation of Tree Preservation Order No. 206 (Western Harbour) - Report by the Chief Planning Officer 205 - 216

It is recommended that the order is **NOT CONFIRMED**.

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** 8.1
None.

Nick Smith

Service Director, Legal and Assurance

Committee Members

Councillors 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 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, Tel 0131 529 4264, email jamie.macrae@edinburgh.gov.uk / blair.ritchie@edinburgh.gov.uk.

A copy of the agenda and papers for this meeting will be available for inspection prior to the meeting at the main reception office, City Chambers, High Street, Edinburgh.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to www.edinburgh.gov.uk/cpol.

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.

Generally the public seating areas will not be filmed. However, by entering the Council Chamber and using the public seating area, individuals may be filmed and images and sound recordings captured of them will be used and stored for web casting and training purposes and for the purpose of keeping historical records and making those records available to the public.

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).