

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 10th January, 2024

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 08 January 2024** (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 8 November 2023 – submitted for approval as a correct record | 9 - 20 |
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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 HAMCAP Pentland Gait Ltd. for Proposal of Application Notice at 595 And 597 Calder Road, Sighthill, Edinburgh. Proposed partial demolition of the existing office pavilions (Heriot House and Currie House) and redevelopment of site as mixed-use development including purpose built student accommodation (PBSA) and office floorspace (Class 4) - application no. 23/06658/PAN - Report by the Chief Planning Officer 21 - 28

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 Anschutz Sports Holdings (Trading as AEG Europe) for Proposal of Application Notice at land 70 metres east of 1 Lochside Court, Edinburgh. Proposed arena development Class 11 including Class 1A (retail), Class 3 (restaurants and cafes) and ancillary hot food/bar amenities with associated public realm, access, landscaping, parking and infrastructure - application no. 23/06913/PAN - Report by the Chief Planning Officer 29 - 36

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

Applications

- 4.3** 191 Colinton Road, Edinburgh, EH14 1BJ - Proposal to demolish existing bungalow and erect four storey residential development comprising 6 No. 2 bed and 1 No. 3 bed flats with associated access and landscaping, including change of use (as amended) - 37 - 58

application no. 23/02665/FUL - Report by the Chief Planning Officer

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

- 4.4** 3 Redford Place, Colinton Primary School, Edinburgh, EH13 0AL 59 - 66
- Proposal for 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. 23/02772/FUL - Report by the Chief Planning Officer

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

- 4.5** Confirmation of Tree Preservation Order No. 207 (Foxhall Gait) - 67 - 78
Report by the Chief Planning Officer

It is recommended that Tree Preservation Order No. 207 (Foxhall Gait) is **CONFIRMED**.

- 4.6** 221B St John's Road, Edinburgh, EH12 7UU - Proposal for the 79 - 86
removal of existing slimline lattice tower, 9 No. existing antennas, 4 No. existing equipment cabinets within existing cabins and other ancillary apparatus and the installation of a new replacement 8.0m high stub tower, 12 No. antennas on proposed headframe /supports, 2 No. GPS modules, 2 No. equipment cabinets and 2 No. ERS racks within existing cabins, 1 No. cable tray, 1 No. stepover, 3 No. self-closing gates and all other associated ancillary apparatus thereto - application no. 23/01771/FUL - Report by the Chief Planning Officer

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.

- 6.1** 98 Ocean Drive, Ocean Terminal, Edinburgh - Proposal for erection of mixed-use development comprising residential and commercial uses, comprising Class 1, 2 and 3 uses, installation of padel court (Class 11), and creation of new public realm, with associated landscaping, infrastructure, and access arrangements - application no. 22/05599/FUL - Protocol Note by the Service Director - Legal and Assurance – Report by the Service Director, Legal & Assurance and Council Monitoring Officer 87 - 90
- 6.2** 98 Ocean Drive, Ocean Terminal, Edinburgh - Proposal for erection of mixed-use development comprising residential and commercial uses, comprising Class 1, 2 and 3 uses, installation of padel court (Class 11), and creation of new public realm, with associated landscaping, infrastructure, and access arrangements - application no. 22/05599/FUL - Report by the Chief Planning Officer 91 - 132

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 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.

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 <https://democracy.edinburgh.gov.uk/>

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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).