

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 7th February, 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 5 February 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 10 January 2024 – submitted for approval as a correct record | 9 - 16 |
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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.

- 4.1** Trinity Academy, 1 Craighall Avenue, Edinburgh - Application for Planning Permission for Extension to Victorian building to provide new school accommodation; internal and external works, partial demolition of post-war blocks, associated landscaping and temporary decant facilities to support works - application no. 23/06118/FUL - Report by the Chief Planning Officer 17 - 44
- It is recommended that this application be **GRANTED**.
- 4.2** Trinity Academy, 1 Craighall Avenue, Edinburgh - Application for Conservation Area Consent for demolition of unlisted buildings and structures inc. music department and science block to create new school campus - 23/06119/CON - Report by the Chief Planning Officer 45 - 54
- It is recommended that this application be **GRANTED**.
- 4.3** Trinity Academy, 1 Craighall Avenue, Edinburgh - Application for Listed Building Consent for partial demolition, extension, and internal and external works to retained Victorian school building to create new campus - application no. 23/06120/LBC - Report by the Chief Planning Officer 55 - 70
- It is recommended that this application be **GRANTED**.
- 4.4** 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

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

- 4.5** Colinton Primary School, 3 Redford Place, Edinburgh - 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 81 - 88

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** 117 - 145 Pitt Street & 9 Trafalgar Lane, Edinburgh, EH6 4DE - Proposed residential development with associated landscaping, car parking, and infrastructure, including demolition of existing buildings and change of use from light industrial to residential use - application no. 21/05861/FUL - Report by the Chief Planning Officer 89 - 90

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

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** None.

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** 525 Ferry Road, Edinburgh, EH5 2DW - Proposed demolition of office building and development of residential development with associated commercial and ancillary uses, landscaping, and parking (as amended) - application no. 23/03649/FUL - Report by the Chief Planning Officer 91 - 122
- It is recommended that this application be **GRANTED**.
- 7.2** 2-14 Shandwick Place, 1-8 Queensferry Street & 1-3 Queensferry Street Lane, Edinburgh - Part change of use, alterations, and erection of hotel /aparthotel (Class 7) (as amended) - application no. 23/01940/FUL - Report by the Chief Planning Officer 123 - 150
- It is recommended that this application be **GRANTED**.
- 7.3** 2-14 Shandwick Place, 1-8 Queensferry Street & 1-3 Queensferry Street Lane, Edinburgh - Application for Listed Building Consent for alterations to create hotel /aparthotel (as amended) - application no. 23/01947/LBC - Report by the Chief Planning Officer 151 - 166
- It is recommended that this application be **GRANTED**.
- 7.4** 3 Queensferry Street Lane, 4-8 Queensferry Street & 10-14 Shandwick Place, Edinburgh - Substantial demolition in a conservation area - application no. 23/01948/CON - Report by the Chief Planning Officer 167 - 176
- It is recommended that this application be **GRANTED**.

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.

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).