

# Notice of meeting and agenda

## Development Management Sub-Committee

**10.00 am Wednesday, 28th 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

Email: [taylor.ward@edinburgh.gov.uk](mailto:taylor.ward@edinburgh.gov.uk) / [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk)

## 1. Order of business

---

### 1.1 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 26<sup>th</sup> 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

---

- 3.1 Minutes of Previous Meeting of Development Management Sub-Committee 24 January 2024 – submitted for approval as a correct record 9 - 16

### 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 Tarmac Ltd. for Proposal of Application Notice at Ravelrig Quarry, Long Dalmahoy Road, Dalmahoy - Southerly extension to Ravelrig Quarry to allow the continued extraction of hard rock, rock processing, and despatch of aggregates. The proposed extension would operate over a period of 24 years with the site being restored thereafter - application no. 24/00332/PAN - report by the Chief Planning Officer 17 - 24

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 William Sawers, Northcare (Scotland) Ltd. for Proposal of Application Notice at 191 St John's Road, Corstorphine, Edinburgh - Mixed use development comprising care home and associated amenity facilities, ground floor commercial units, parking, open space, landscaping, and ancillary works - application no. 24/00149/PAN - report by the Chief Planning Officer 25 - 32

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

## Applications

- 4.3** 2 Canaan Lane (Car Park 2), Edinburgh - Complete demolition in a conservation area - application no. 23/02585/CON - Report by the Chief Planning Officer 33 - 42
- It is recommended that this application be **GRANTED**.
- 4.4** 1 Lanark Road, Kingsknowe, Edinburgh - To modify clause 3 of the planning obligation relating to site at 1 Lanark Road and planning permission 18/08232/FUL - application no.22/02424/OBL - report by the Chief Planning Officer 43 - 54
- It is recommended that this application be **ACCEPTED** and the agreement being **MODIFIED**.
- 4.5** 237 Morningside Road, Edinburgh, EH10 4QU - Project to construct new hotel accommodation on the site of an existing private car park to expand the existing neighbouring hotel and pub business (scheme 2) - application no.23/00359/FUL - report by the Chief Planning Officer 55 - 76
- It is recommended that this application be **GRANTED**.
- 4.6** Confirmation of Tree Preservation Order No. 208 (Ramsay Lane) - report by the Chief Planning Officer 77 - 90
- It is recommended that the Committee **CONFIRMS** Tree Preservation Order No. 208 (Ramsay Lane).
- 4.7** 4 (1F) Thistle Street North West Lane, Edinburgh, EH2 1EA - Proposed extension and alterations to a vacant art gallery with approved use for short-term residential letting - application no. 23/03094/FUL - report by the Chief Planning Officer 91 - 100
- It is recommended that this application be **REFUSED**.
- 4.8** 3-5 West Tollcross & 9 Thornybauk, Edinburgh, EH3 9BP - Demolition of existing buildings and erection of mixed-use development comprising student accommodation, commercial uses (retail class 1A, cafe class 3 and gym class 11), amenity space, access, cycle parking and landscaping - application no.23/04950/FUL - report by the Chief Planning Officer 101 - 126

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** Totley Wells Grange, Westfield, Totley Wells - Change of Use from dwelling to short-term let (Sui Generis) - application no. 23/02467/FULSTL - report by the Chief Planning Officer 127 - 130
- 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** 20 Westfield Road (Murrayfield Sports Bar), Edinburgh - Demolition of existing building and erection of a purpose-built student accommodation development (Sui Generis) with associated amenity space, access, cycle parking, and landscaping (as amended) - application no.23/05902/FUL - report by the Chief Planning Officer 131 - 160

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**

---

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, , email  
taylor.ward@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](http://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](mailto:committee.services@edinburgh.gov.uk)).