

Notice of meeting and agenda

Development Management Sub-Committee

10.00 am Wednesday, 13th March, 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.

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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 11 March 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 Declaration of interests

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 11 - 22
Minutes of Previous Meeting of Development Management Sub-Committee 7 February 2024 – submitted for approval as a correct record

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** Report for forthcoming application by Artisan Real Estate for Proposal of Application Notice at Caledonian Brewery, 40 Slateford Road, Slateford - partial demolition and residential redevelopment (including affordable housing) with landscaping, access, associated infrastructure and associated ancillary works - application no. 23/07312/PAN - report by the Chief Planning Officer 23 - 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 Summix MQE Developments Ltd. for Proposal of Application Notice at SAICA Pack, 1 Turnhouse Road, Cammo - Mixed-use development potentially comprising residential, senior living, hotel, office, retail and other commercial uses and creation of new public realm with associated landscaping, infrastructure and access arrangements - application no. 24/00438/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 FMG Western Harbour Ltd. for Proposal of Application Notice at Plots A1, A2, B1, B2 & C Western Harbour, Western Harbour Drive, Edinburgh. Residential development & associated works in keeping with the established Western Harbour Masterplan - application no. 24/00581/PAN - report by the Chief Planning Officer 39 - 44
- It is recommended that the Committee notes the key issues at this stage and advises of any other issues.
- 4.4** 62 Belmont Road, Juniper Green, EH14 5ED - The proposal is for a change of use of annex to allow short term let use - application no. 22/04501/FUL - report by the Chief Planning Officer 45 - 52
- It is recommended that this application be **GRANTED**.
- 4.5** 79 Dundas Street, Edinburgh, EH3 6SD - Proposal for use of part of residential dwelling for the purposes of short-term letting - application no. 22/04195/FUL - report by the Chief Planning Officer 53 - 62
- It is recommended that this application be **GRANTED**.
- 4.6** 15 & 15A Eden Lane, Edinburgh, EH10 4SD - Proposal for use of the annexe section of the existing residential dwelling for short term let rental (in retrospect) - application no. 22/04057/FUL - report by the Chief Planning Officer 63 - 70
- It is recommended that this application be **GRANTED**.
- 4.7** Confirmation of Tree Preservation Order No. 209 (Greenhill Court) - report by the Chief Planning Officer 71 - 86
- It is recommended that the Tree Preservation Order is

CONFIRMED.

- 4.8** 7 - 11 & 15 - 19 Hanover Street, 40 Rose Street, & 70 Princes Street, Edinburgh - Proposal for alterations and new development including partial demolition and rear /rooftop extensions to form new hotel (Class 7) with ancillary uses and lower and ground floor commercial uses (Class 1A and Class 3), public and private amenity space, ancillary areas and external pend access with associated works - application no. 23/06554/FUL - report by the Chief Planning Officer 87 - 126
- It is recommended that this application be **GRANTED**.
- 4.9** 7 - 11 & 15 - 19 Hanover Street, 40 Rose Street, & 70 Princes Street, Edinburgh - Proposal for selective demolition and alterations to form hotel and ancillary uses with refurbished commercial units and associated works - application no.23/06565/LBC - report by the Chief Planning Officer 127 - 152
- It is recommended that this application be **GRANTED**.
- 4.10** Middle Kinleith Farm, Harlaw Road, Currie - Proposal for demolition of existing shed and barn and construction of two new dwelling houses with associated roads, drainage and infrastructure - application no. 24/00127/FUL - report by the Chief Planning Officer 153 - 170
- It is recommended that this application be **REFUSED**.
- 4.11** 2F 162 Rose Street, Edinburgh, EH2 3JD - Proposal for retrospective change of use from office to short-term let (Sui Generis) - application no. 23/04654/FULSTL - report by the Chief Planning Officer 171 - 178
- 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 Humbie Cottage, Humbie Farm Road, Humbie Quarry (at Land 178 Metres East of) - Proposal for erection of a 3-bedroom farmhouse with associated farm office for use in conjunction with agricultural business at Merryhall Farm (as amended) - application no. 21/05218/FUL - report by the Chief Planning Officer 179 - 180

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

- 5.2 1 Lanark Road, Kingsknowe, Edinburgh - Proposal 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 181 - 192

It is recommended that this application be **ACCEPTED AND THE AGREEMENT BE MODIFIED**.

- 5.3 124 Salamander Street, 1 - 3 Salamander Yards, South Leith, Edinburgh - The proposals comprise a 5 - 6 storey building providing 99 residential apartments with associated access, parking & landscape (as amended) - application no. 22/03430/FUL - report by the Chief Planning Officer 193 - 194

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 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 195 - 226
It is recommended that this application be **GRANTED**.
- 7.2 73 - 75 George Street, Edinburgh, EH2 3EE - Change of use of floors 1-3 from office to serviced apartments with external alterations and extensions - application no. 23/03109/FULSTL - report by the Chief Planning Officer 227 - 242
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 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 553 8242 / 0131 529 4085, 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 <https://democracy.edinburgh.gov.uk/>.

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