

Notice of meeting and agenda

Development Management Sub-Committee

10.00am, Wednesday, 17th April, 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 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 15 April 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 of 28 February and 13 March 2024– submitted for approval as a correct record 11 - 26

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 55 Broughton Road, Edinburgh, EH7 4EX - Proposal for change of use from office to short term let visitor accommodation - application no. 24/00456/FULSTL - report by the Chief Planning Officer 27 - 34

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

- 4.2 Drylaw House, 32 Groathill Road North, Edinburgh - Proposal for proposed erection of 3 Nos. self-contained holiday lodges with provision of external shared deck area, associated landscaping, access arrangements and car parking - application no. 23/03426/FULSTL - report by the Chief Planning Officer 35 - 46

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

- 4.3 20 Haymarket Yards, Edinburgh, EH12 5WU - Proposal for erection of office (Class 4) and associated public realm, landscaping, and cycle parking - application no. 24/00297/FUL - report by the Chief Planning Officer 47 - 62

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

- 4.4** 4 Hope Street, Edinburgh, EH2 4DB - Proposal for alterations and change of use from offices to 6 No. short term let flats - application no. 23/06659/FULSTL - report by the Chief Planning Officer 63 - 72

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

- 4.5** 18-24 John's Lane, Edinburgh, EH6 7EU - Proposal for proposed change of use and alterations to existing derelict warehouse to form student housing development - application no. 23/06794/FUL - report by the Chief Planning Officer 73 - 96

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

- 4.6** 18-24 John's Lane, Edinburgh, EH6 7EU - Proposal for proposed alterations and change of use of existing derelict warehouse to form student housing development - application no. 23/06796/LBC - report by the Chief Planning Officer 97 - 108

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

- 4.7** 181 St John's Road, Edinburgh, EH12 7SL - Proposal to Section 42 Application to Vary Conditions 04, 05, 06, 07, and 09 and to delete condition 08 of Planning Permission 18/02831/FUL. Mixed use development incorporating residential development (Class 9 and Sui Generis flats) together with commercial floorspace (including Class 1, 2 and 3) and hot food takeaway (Sui Generis), car parking and associated works (amended) - application no. 23/07342/FUL - report by the Chief Planning Officer 109 - 124

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

- 4.8** 1A Lochend Butterfly Way, Edinburgh, EH7 5FF - Proposal for proposed residential development and associated landscaping works (As Amended) - application no. 23/01418/FUL - report by the Chief Planning Officer 125 - 146

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

- 4.9** 119 Montgomery Street, Hillside, Edinburgh - Proposal to change of Use from Office to Short Term Let in retrospect - application no. 23/04763/FULSTL - report by the Chief Planning Officer 147 - 156

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

- 4.10** 4 Oversman Road, Edinburgh (Land 160 metres northeast of) - Proposal for proposed development of Sui Generis car showroom with car storage and motor vehicle service and repair, ancillary offices, erection of 2.4m high fence, access, car parking and landscaping - application no. 23/07321/FUL - report by the Chief Planning Officer 157 - 172

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

- 4.11** 72 - 77 Princes Street & 1 - 5 Hanover Street, Edinburgh, EH2 2DF - Proposal for redevelopment of existing floorspace for serviced apartment use including associated alterations and extensions - application no. 23/06881/FUL - report by the Chief Planning Officer 173 - 190

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

- 4.12** 72 - 77 Princes Street & 1 - 5 Hanover Street, Edinburgh, EH2 2DF - Proposal for redevelopment of existing floorspace for serviced apartment use including associated alterations; new rear extension in place of the existing; replacement windows on the south, west and east elevations; new entrance screens; new pitched roof to replace the original and new rooftop extension; extended lift and stair and new entrance doors - application no. 23/06884/LBC - report by the Chief Planning Officer 191 - 200

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

- 4.13** 2F & 3F 7 - 8 Randolph Place, Edinburgh, EH3 7TE - Proposal for proposed change of use from class 4 offices to sui-generis self-catering flats for holiday accommodation - application no. 24/00653/FULSTL - report by the Chief Planning Officer 201 - 210

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

- 4.14** 43 Thistle Street South West Lane, Edinburgh, EH2 1EW - Proposal to change of use from vacant offices to serviced apartments with minor external works - application no. 23/04871/FULSTL - report by the Chief Planning Officer 211 - 220

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 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	5 Winton Drive, Edinburgh, EH10 7AL - Proposal for erection of a 48 bed care home development, including landscaping, access and associated works - application no. 23/07334/FUL - report by the Chief Planning officer	221 - 244
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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 /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 www.edinburgh.gov.uk/cpol.

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