

# Notice of meeting and agenda

## Development Management Sub-Committee

**10.00 am Wednesday, 1st May, 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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Tel: 0131 529 4264

## 1. Order of business

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- 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 29 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

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- 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 of 17 April 2024 – submitted for approval as a correct record 9 - 14

## 4. General Applications, Miscellaneous Business and Pre-Application Reports

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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 University Of Edinburgh - Estates Dept. for Proposal of Application Notice at University of Edinburgh, Darwin Building, Max Born Crescent. Erection of research and teaching building, with associated landscaping, access, and cycle parking - application no. 24/01183/PAN - Report by the Chief Planning Officer 15 - 22

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

### Applications

- 4.2 3 John's Place, South Leith, Edinburgh - Change of use from Class 4 offices to Class 7 hotel (as amended) - application no. 24/00021/FUL - Report by the Chief Planning Officer 23 - 32

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

- 4.3 3 John's Place, South Leith, Edinburgh - Internal alterations to form Class 7 hotel (as amended) - application no. 23/07500/LBC - Report by the Chief Planning Officer 33 - 40

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

- 4.4 27 - 29, 31 Ratcliffe Terrace, Edinburgh, EH9 1SX - Demolition of an existing mixed use (office and garage) building and the construction of a six-storey purpose-built student residential development with associated access and landscaping, including change of use - application no. 24/01092/FUL - Report by the Chief Planning Officer 41 - 58

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

## 5. Returning Applications

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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

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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

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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 7 Henderson Place Lane, Edinburgh, EH3 5DG - Section 75A application to modify the affordable housing obligations (planning permission 21/04326/FUL) - application no. 23/02562/OBL - Report by the Chief Planning Officer 59 - 70
- It is recommended that this application be **ACCEPTED, AND THE AGREEMENT BE MODIFIED.**

## 8. Returning Applications Following Site Visit

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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**

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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**

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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 remotely by Teams and will be webcast live for viewing by members of the public.

## **Further information**

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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](mailto:jamie.macrae@edinburgh.gov.uk) / [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@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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