

Notice of meeting and agenda

Development Management Sub-Committee

10.00am, Wednesday, 23rd October, 2024

Dean of Guild Court Room - City Chambers

This is a public meeting and members of the public are welcome 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 21 October 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

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| 3.1 | Minutes of Previous Meeting of Development Management Sub-Committee of the 4 September 2024 – submitted for approval as a correct record | 11 - 16 |
| 3.2 | Minutes of Previous Meeting of Development Management Sub-Committee of the 18 September 2024 – submitted for approval as a correct record | 17 - 20 |

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.

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| 4.1 | Report for forthcoming application by Forth Ports Limited for Proposal of Application Notice at Land 170 Metres West Of 31, Bath Road, South Leith -business, general industrial, storage and distribution, training/education facility, with ancillary retail, food & drink including bar & associated development including parking (Use Classes 1A, 3, 4, 5, 6, 10 and sui generis public house) - application no. 24/02987/PAN - report by the Chief Planning Officer

It is recommended that the Committee notes the key issues at this stage and advises of any other issues. | 21 - 28 |
| 4.2 | Report for forthcoming application by Defence Infrastructure Organisation (DIO) for Proposal of Application Notice at Dregghorn Barracks, 82 Redford Road, Redford - Technical, | 29 - 36 |

accommodation, and support facilities including a new medical centre, new offices, new accommodation blocks, new stores, new garage and workshops, a new sports pitch and car parking - application no.24/04586/PAN - report by the Chief Planning Officer

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 Izar V Lux S.a.r.L And Fusion Edinburgh Propco Ltd. for Proposal of Application Notice at 34 Fettes Row, Stockbridge, Edinburgh - Erection of mixed-use development comprising residential, student accommodation, office, and other commercial uses, with associated landscaping/ public realm, car and cycle parking and access arrangements - application no.24/04542/PAN - report by the Chief Planning Officer 37 - 44

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

- 4.4** Report for forthcoming application by Vestas Offshore Wind Blades UK Ltd. for Proposal of Application Notice at Land 115 Meters East Of 31B Imperial Dock, Edinburgh - Manufacturing facility for offshore wind turbine blades, laydown area and all associated and ancillary development - application no.24/02767/PAN - report by the Chief Planning Officer 45 - 50

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

- 4.5** Confirmation of Tree Preservation Order No. 216 (2 Braid Farm Road) - report by the Chief Planning Officer 51 - 58

It is recommended that Committee confirms Tree Preservation Order No. 216 (2 Braid Farm Road).

- 4.6** Flat 2 259 Canongate, Edinburgh, EH8 8BQ - Retrospective change of use from residential to temporary short-term letting for the six-week period commencing 22nd July and ending 31st August in each year noting that the property has been used as a short term let for at least the last 8 years - application 59 - 68

- no.24/02891/FULSTL - report by the Chief Planning Officer
It is recommended that this application be **GRANTED**.
- 4.7** Confirmation of Tree Preservation Order No. 214 (Dalmahoy Hotel) - report by the Chief Planning Officer 69 - 76
It is recommended that Committee confirms Tree Preservation Order No. 214 (Dalmahoy Hotel).
- 4.8** Flat 6 30B Chambers Street, Edinburgh, EH1 1HU - Change of use from residential to STL - application no.24/03576/FULSTL - report by the Chief Planning Officer 77 - 88
It is recommended that this application be **REFUSED**.
- 4.9** Flat 7 30B Chambers Street, Edinburgh, EH1 1HU - Change of Use (from residential to short term let) - application no.24/03575/FULSTL - report by the Chief Planning Officer 89 - 100
It is recommended that this application be **REFUSED**.
- 4.10** 20 Haymarket Yards, Edinburgh, EH12 5WU - Section 75A application for the Modification of Planning Obligations relating to planning permission 22/04595/FUL - application no.24/02784/OBL - report by the Chief Planning Officer 101 - 110
It is recommended that this application be accepted, and the agreement be modified.
- 4.11** 254 Leith Walk, Edinburgh, EH6 5EL - Change of use from storage and distribution (Class 6) to food, drink, and crafts market (Sui Generis) - application no.23/03964/FUL - report by the Chief Planning Officer 111 - 120
It is recommended that this application be **REFUSED**.
- 4.12** Land 200 Metres North Of 11 Lochend Road, Newbridge - Change of use of agricultural land for use as a dog exercise area, erection of kennels, ancillary office and facilities, provision of car parking, alterations to existing access including visibility splay, and associated works. (as amended) - application no.23/07357/FUL - report by the Chief Planning Officer 121 - 132
It is recommended that this application be **GRANTED**.

- 4.13** Land 20 Metres North Of, 80E West Granton Road, Edinburgh - 133 - 140
Change of use from car park to hand car washing and valeting facility - application no. 24/03496/FUL - report by the Chief Planning Officer

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

- 4.14** 164A Woodhall Road, Edinburgh, EH13 0PJ - Erection of a 141 - 158
building for residential accommodation and ancillary uses linked to an existing rural business including demolition of domestic open-sided outbuilding, landscaping, boundary treatment and parking - application no. 24/03325/FUL - report by the Chief Planning Officer

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

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 Craigpark Quarry, 1 Craigpark, Ratho - Section 75A application (agreements 17/02471/FUL + 20/00965/FUL) to remove the obligations to pay the Transport Contribution and to procure those Transport Works - application no.24/04511/OBL - report by the Chief Planning Officer 159 - 168

It is recommended that this application be accepted, and the agreement be modified.

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 Lezley Marion Cameron, Councillor James Dalglish, Councillor Neil Gardiner, Councillor Tim Jones, Councillor Martha Mattos Coelho, Councillor Amy McNeese-Mechan, Councillor Joanna Mowat, Councillor Alys Mumford, Councillor Ben Parker and Councillor Edward Thornley

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 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 Taylor Ward, Committee Services, City of Edinburgh Council, Business Centre 2.1,

Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, Tel 0131 529 4264, email taylor.ward@edinburgh.gov.uk / 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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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).