

Minutes

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 15 June 2022

Present:

Councillors Osler (Convener), Beal, Booth, Cameron (items 4.1-4.3, 4.5-4.11, 4.13-4.20, 5.1, 7.1 and 7.2), Gardiner, Hyslop, Jones (items 4.1-4.11, 4.13-4.20, 5.1, 7.1 and 7.2), Key, Mowat and O'Neill.

1. Minutes

Decision

To approve the minute of the Development Management Sub-Committee of 30 March 2022 as a correct record.

2. General Applications and Miscellaneous Business

The Sub-Committee considered reports on planning applications listed in Sections 4, 5 and 7 of the agenda for this meeting.

Requests for Presentations:

Councillor Booth requested a presentation in respect of:

Item 4.4 – 17 Ashley Terrace, Edinburgh - application no. 22/00803/FUL.

Item 4.7 – Bristo Square (Proposed Fringe Festival Venue Site Teviot Place), Edinburgh - application no. 22/01362/FUL.

Item 4.10 – 62 George Square (George Square Gardens), Edinburgh - application no. 22/01363/FUL

Item 4.11 – George Square (George Square Gardens) (Proposed Fringe Festival Venue Site), Edinburgh - application no. 22/01893/FUL

Items 4.13 and 4.14 – 11A James' Court, 493 Lawnmarket, Edinburgh – application nos. 21/04237/FUL & 21/04238/LBC.

Item 4.15 – 1 Middle Meadow Walk, Edinburgh - application no. 22/01364/FUL

Ward Councillor Miller requested a presentation in respect of items 4.8 and 4.9 – 13 - 17 Forth Street & 6 Broughton Street Lane, Edinburgh – application nos. 22/00147/FUL and 22/00148/LBC.

Councillor Mowat requested a presentation in respect of:

Item 4.12 – 9 (GF) Haymarket Terrace, Edinburgh - application no. 21/06588/FUL.

Items 4.13 and 4.14 – 11A James' Court, 493 Lawnmarket, Edinburgh – application nos. 21/04237/FUL & 21/04238/LBC.

Councillor Beal requested a presentation in respect of item 4.13 - 11A James' Court, 493 Lawnmarket, Edinburgh – application no. 21/04237/FUL.

Councillor Gardiner requested a presentation in respect of item 4.13 - 11A James' Court, 493 Lawnmarket, Edinburgh – application no. 21/04237/FUL.

Request for a hearing:

Ward Councillor Graham – Items 4.13 and 4.14 – 11A James' Court, 493 Lawnmarket, Edinburgh – application nos. 21/04237/FUL & 21/04238/LBC

Declaration of Interests

Councillor Booth – Item 4.2 (non-financial) as his children attended a Gaelic speaking school.

Decision

To determine the applications as detailed in the Appendix to this minute.

(Reference – reports by the Chief Planning Officer, submitted.)

Appendix

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>Note: Detailed conditions/reasons for the following decisions are contained in the statutory planning register.</p>		
<p>4.1 – Report for forthcoming application by City of Edinburgh Council for Proposal of Application Notice at 165 Broughton Road, Edinburgh</p>	<p>Residential led development comprising housing of mixed tenure (social rent, mid-market rent and private sale) with associated Energy Centre, substation, roads and landscaping - application no. 22/02348/PAN</p>	<p>To note the key issues at this stage.</p>
<p>4.2 – Report for forthcoming application for Proposal of Application Notice at Liberton High School, 328 Gilmerton Road, Edinburgh</p>	<p>Erection of a three-storey secondary school, a GP practice and community facilities with associated landscaping, external sports provision & car parking. The existing sports block on the eastern edge was to be retained. The masterplan would include a zone for a second three storey secondary school in the event the council decided to build a GME secondary school in the future - application no. 22/01232/PAN</p>	<ol style="list-style-type: none"> 1) To note the key issues at this stage. 2) Planning officers to ensure that the applicant carried out the necessary engagement with stakeholders for the application. 3) Committee Services to e-mail the Ward Councillors in this area to ensure that they were aware of the application.
<p>4.3 – Report for forthcoming application notice by Cruden Homes (East) Limited for Proposal of Application Notice at 124 Salamander Street, 1-3 Salamander Yards, South Leith, Edinburgh</p>	<p>5-6 storey building providing 99 residential apartments with associated access, parking and landscape - application no. 22/01181/PAN</p>	<p>To note the key issues at this stage.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
4.4 – 17 Ashley Terrace, Edinburgh	Change of Use (retrospective) from residential to short-term let - application no. 22/00803/FUL	To GRANT planning permission. Note: Planning officer to ensure in future reports that letters of representations were specified as being letters of support or objection.
4.5 – Bristo Square (Proposed Fringe Festival Venue Site Teviot Place), Edinburgh	Edinburgh Festival Fringe venue site comprising one temporary performance venue, bar, toilets and ancillary offices and storage - application no. 22/01359/FUL	To GRANT planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.
4.6 – Bristo Square (Proposed Fringe Festival Venue Site Teviot Place), Edinburgh	Edinburgh Festival Fringe venue site comprising one bar and ancillary storage - application no. 22/01360/FUL	To GRANT planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.
4.7 – Bristo Square (Proposed Fringe Festival Venue Site Teviot Place), Edinburgh	Edinburgh Festival Fringe venue site comprising a box office, bars, food traders and ancillary office and storage - application no. 22/01362/FUL	To GRANT planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.
4.8 – 13-17 Forth Street & 6 Broughton Street Lane, Edinburgh	Change of use from offices to apart hotel including alteration and extension of existing premises - application no. 22/00147/FUL	To GRANT planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.
4.9 – 13-17 Forth Street & 6 Broughton Street Lane, Edinburgh	Internal and external alterations relating to the reconfiguration and refurbishment of Forth House to accommodate the redevelopment of the site for the change of use from office to apart hotel - application no. 22/00148/LBC	To GRANT listed building consent subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.10 – 62 George Square (George Square Gardens), Edinburgh</p>	<p>Edinburgh Festival Fringe venue site comprising two performance venues, a box office, bars, food traders and ancillary office and storage - application no. 22/01363/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p>
<p>4.11 – George Square (George Square Gardens) (Proposed Fringe Festival Venue Site), Edinburgh</p>	<p>Temporary installation of 2 performance venues, an event space and supporting infrastructure, to be used as part of Edinburgh Blues and Jazz Festival, Edinburgh Food Festival and Edinburgh Festival Fringe. The applicant had used the site since 2011 for same purpose but site has a festival history going back over 20 years. The site was a green space owned by University of Edinburgh, they were looking for permission to cover change of use of land and associated temporary structures - application no. 22/01893/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p>
<p>4.12 – 9 (GF) Haymarket Terrace, Edinburgh</p>	<p>Proposed erection of hoarding on site boundary - application no. 21/06588/FUL</p>	<p>To GRANT planning permission subject to the conditions and reasons set out in section 3 of the report by the Chief Planning Officer and subject to referral to Scottish Ministers.</p>
<p>4.13 – 11A James' Court, 493 Lawnmarket, Edinburgh</p>	<p>Proposed refurbishment of and extension to the existing retail/store unit at 11A James Court including provision of ancillary coffee bar, external seating area and formation of a connection to the existing retail unit at 497 Lawnmarket - application no. 21/04237/FUL</p>	<p>1) To REFUSE the request for a hearing. 2) To CONTINUE consideration of the of the application for a site visit.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.14 – 11A James' Court, 493 Lawnmarket, Edinburgh</p>	<p>Proposed refurbishment of and extension to the existing retail/store unit at 11A James Court including provision of ancillary coffee bar, external seating area and formation of a connection to the existing retail unit at 497 Lawnmarket - application no. 21/04238/LBC</p>	<p>1) To REFUSE the request for a hearing.</p> <p>2) To CONTINUE consideration of the of the application for a site visit.</p>
<p>4.15 – 1 Middle Meadow Walk, Edinburgh</p>	<p>Edinburgh Festival Fringe venue site comprising two temporary performance venues, box office, bar, food trader's toilets and ancillary offices and storage - application no. 22/01364/FUL</p>	<p>To GRANT planning permission subject to:</p> <p>1) The conditions and reasons set out in section 3 of the report by the Chief Planning Officer.</p> <p>2) Additional conditions:</p> <p>(a) For the submission of a tree protection plan and method statement prior to the commencement of development.</p> <p>(b) To address the concerns over heavy vehicular access to the site in relation to surface and tree damage, the submission of an access strategy for the site.</p> <p>(c) To provide a strategy to ensure accessible access to the site from Middle Meadow Walk</p> <p>3) An additional informative that there be provision for temporary cycle parking provision prior to development and accessibility to Middle Meadow Walk.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
4.16 – 46 (PF2) Northfield Broadway, Edinburgh	Replacing existing uPVC window with triple glazed french doors to allow access to garden & replacing uPVC window with triple glazed timber window in existing opening - application no. 22/00956/FUL	To GRANT planning permission subject to the informatives set out in section 3 of the report by the Chief Planning Officer.
4.17 – 12 Park Road, Edinburgh	Confirmation of Tree Preservation Order No. 199	To CONFIRM Tree Preservation Order No. 199.
4.18 – 16 Robertson Close, Edinburgh	Change of use (retrospective) from residential to short-term let apartment (Sui Generis) - application no. 22/00535/FUL	To GRANT planning permission subject to the informatives set out in section 3 of the report by the Chief Planning Officer.
4.19 – 1 Salisbury Mews, Edinburgh	Change of use of residential mews building to short term let (in retrospect) - application no. 22/01415/FUL	To GRANT planning permission subject to the informatives set out in section 3 of the report by the Chief Planning Officer.
4.20 – 78 Spring Gardens, Edinburgh	Change of Use (retrospective) from residential to short-term let - application no. 22/00884/FUL	To GRANT planning permission subject to the informatives set out in section 3 of the report by the Chief Planning Officer.
5.1 – 126 -130 Raeburn Place, Edinburgh	Section 42 Application seeking variation to condition No.9 of Planning Permission 12/03567/FUL, to allow the use of acoustic glazing on the elevation fronting onto Comely Bank Road - application no. 21/01222/FUL	To AGREE to a further three-month extension to the period to conclude the legal agreement which would enable the planning permission to be released for this application.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>7.1 – 47-52 Princess Street, Edinburgh</p>	<p>Change of Use from retail to mixed-use development including retail and hotel with ancillary uses and restaurant/bar spaces with associated alterations and extensions - application no. 22/00326/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p> <p>Note: Transport officers to determine why visitor parking outside Sainsbury's had been removed.</p>
<p>7.2 – 47-52 Princess Street, Edinburgh</p>	<p>Internal and external alterations, extensions and restoration works to facilitate Change of Use from retail to mixed-use development (including retail and hotel with ancillary uses and restaurant/bar spaces) including roof-top extensions - application no. 22/00327/LBC</p>	<p>To GRANT listed building consent subject to the conditions, reasons and informatives set out in section 3 of the report by the Chief Planning Officer.</p>