

Development Management Sub-Committee of the Planning Committee

10.00am, Wednesday 9 November 2022

Present:

Councillors Osler (Convener), Beal, Booth, Cameron (items 4.1-4.3, 4.5-4.14, 6.1 and 6.2, 7.1, 7.2 and 7.3), Dalgleish (items 4.1-4.3, 4.5-4.14, 6.1 and 6.2), Gardiner, Hyslop, Jones, McNeese-Mechan (items 4.4, 4.6, 7.1, 7.2 and 7.3), Mowat and O'Neill.

1. Minutes

Decision

- 1) To approve the minute of the Development Management Sub-Committee of 21 September 2022 as a correct record.
- 2) To approve the minute of the Development Management Sub-Committee of 26 October 2022 as a correct record.

2. General Applications and Miscellaneous Business

The Sub-Committee considered reports on planning applications listed in sections 4, 6 and 7 of the agenda for this meeting.

Requests for a Presentation:

Councillors Beal requested a presentation in respect of item 4.4 – 27 & 29 Beaverhall Road, Edinburgh, EH7 4JE - application no. 22/01654/FUL

Councillor Booth requested a presentation in respect of item 4.4 – 27 & 29 Beaverhall Road, Edinburgh, EH7 4JE - application no. 22/01654/FUL

Councillor Booth requested a presentation in respect of item 4.6 – 3 King's Place, Edinburgh, EH15 1DU - application no. 21/05935/FUL

Decision

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

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

3. 34 Cramond Road North (At Land Adjacent to Former), Edinburgh

The Chief Planning Officer had identified a Section 42 application to vary condition 1 of planning permission reference 13/01843/FUL (which modified consent 05/02947/FUL, which previously modified consent 01/01881/FUL), to extend the proposed timescale for laying out & operating the approved sports pavilion & sports pitches for a further five year period at 34 Cramond Road North, Edinburgh (at land adjacent to former) – application no. 20/02916/FUL

At the hearing on the 12 May 2021 the Development Management Sub- Committee continued the application to allow the following:

1. The Applicant could enter into either a Good Neighbour Agreement (GNA) or a mediated agreement (following independently chaired mediation) with the Community Councils, Cramond Association, and the other interested parties to this application including local councillors and the school, on a route map to deliver the sports facilities, including incremental sports facilities in a timeous manner.
2. The Applicant, following agreement of either the GNA or mediated agreement, could agree with the Council's Chief Planning Officer a detailed route map for delivery of the sports facilities, including incremental sports facilities.
3. The Council's Chief Planning Officer could investigate further, consulting with the applicant and interested parties, potential conditions in terms of:
 - a. Length of period of any planning permission;
 - b. Timeously remedying the current condition of the land;
 - c. The route map including the option for either the delivery of sport facilities incrementally, or a Plan B fallback approach in the event that gold plated Plan A was not deliverable;
 - d. Examine potential for route map to for part of any permission and see whether it could be put into a phasing condition attached to any Section 42 permission.

Mediation Process

As detailed in the report of 2 March 2022 an independent mediator was appointed to take forward the process. The mediator had held a series of meetings and with all parties both individually and collectively. The following outcomes had evolved as part of the mediation process:

1. Significant research led by the Community Council on the identification of the existing local sports need with the Cramond area.
2. Preparation of a revised route map for the delivery of the sports facilities at Cramond.
3. The applicant had appointed a leading sports consultancy to facilitate and lead on the first section of the Route Map.

The mediation process was founded in the consideration of the Section 42 application and the key outcome for the consideration of the Development Management Sub-Committee was the formal submission of the revised route map. Committee were therefore now asked to consider the application to amend the timescales for the delivery of sports facilities on the application site in light of the submission of the amended Route Map.

Revised Route Map

The applicant submitted a revised route map dated September 2002 for consideration as part of the Section 42 planning application to extend the time period for the delivery of sports facilities at Cramond.

The Route Map had been prepared as part of the outcomes of the mediation process and has involved input from the Chairs of Cramond and Barnton Community Council, The Cramond Association, Brighthouse Residents Association and Councillor Kevin Lang.

The initial phase of the route map sought to undertake a new options appraisal for the site to investigate current needs across the local community and on a wider regional level. This phase of the process would take 7 months with an outcome review built into the process at month 8. The applicant had actively started this process and had appointed a specialist sports consultant to take forward this appraisal stage of the route map.

The remaining direction of the route map and delivery of facilities was largely dependent on the outcomes of this initial phase. The Route Map set out further timescale options for the delivery of sports provision depending on the favoured option. This included timescales embedded within the process for any further requirements for planning permission and associated community consultation as part of the planning process.

Without the initial analysis/ appraisal phase and engagement with the community there were no consented proposals that could be implemented by the developer to expedite the delivery of locally informed facilities. The comments received all focused in on the delivery of local sports facilities and that this was essential to the successful implementation of a scheme on this site. It was therefore appropriate to support this phase of the Route Map to allow the full appraisal of the options for the site.

Under all of the Route Maps options there would be an outcome of commencement of works for the delivery of the agreed scheme within 23 months. The timescales for implementation and delivery of any revised proposals would need to be considered as part of any subsequent planning application, but it was not possible to control this through the current planning application, suffice to say, a condition requiring the laying out and operating of the approved sports pavilion and sports pitches was attached as the fall- back position.

The revised mediated route map was considered to be an acceptable way forward to identifying the appropriate sports facilities which deliver a sustainable future on the site.

(a) Report by the Chief Planning Officer

The application was to vary condition one of planning permission: 13/01843/FUL that stated:

'Prior to the occupation of the completed housing, the 3.357-hectare area highlighted on drawing number CS-PL-(MP1)100 should be temporarily seeded to the agreed grass seed mixture for a period of up to 5 years from the date of the approval. Thereafter, the approved sports pavilion and sports pitches should be laid out and fully operational within 1 year of this end date.'

The application was requesting the condition be amended to allow a further period of five years to the sports pavilion and sports pitches.

As stated, the application was previously considered on 12 May 2021 by means of a hearing. A further report was presented to the Development Management Sub-Committee on 2 March 2022. Given the time lapse between the original hearing session and the formation of a new Council and subsequent membership of the Development Management Sub Committee it was necessary to hold a new hearing session to consider the application.

The application sought to vary a condition of a previous planning permissions to allow a further 5 years for laying out and operating an approved sports pavilion and sports pitches for a further five-year period. The application was continued by the previous Development Management Sub-Committee to allow further engagement with the community.

The previous reports presented to the Development Management Sub-Committee had been included within the papers appended to the report by the Chief Planning Officer. Parties that previously attended at the hearing had been invited to attend this new hearing.

The presentation can be viewed in full via the link below:

[Development Management Sub-Committee - Wednesday, 9th November 2022 at 10:00am - City of Edinburgh Council Webcasts \(public-i.tv\)](#)

(b) Cramond Community Council

John Loudon addressed the Development Management Sub-Committee on behalf of Cramond Community Council. Mr Loudon thanked the Council for appointing Claire Bloomer as mediator and for her excellent work, Councillor Lang and the other Ward Councillors for their contributions and finally the Sub-Committee for inviting him to the meeting. This was an old and controversial application. After two decades of inaction, there was a high level of local frustration and diversity of views as to what should take place on this campus, which used to provide a wide range of sporting facilities. He was unable to understand why council officials had approved the completion of housing

before sports facilities were built. There was now no point to rehearse the old arguments of missed opportunities, it was necessary to progress the matter in a positive way. The Route Map was a way to progress the matter. Constructive conversations with all the respective parties had commenced and an initial local meeting had been arranged. He referred to the comments of the Chief Planning Officer on page 4 of the report and disagreed with some of the comments as half of the entire site was undeveloped, was a wasteland in a poor state and had a large amount of spoil. Mr Loudon advised Members should check this for themselves. Mr Loudon urged the members to support the recommendations in the report, but to closely monitor progress and ensure that the conditions were adhered to.

The presentation can be viewed in full via the link below:

[Development Management Sub-Committee - Wednesday, 9th November 2022 at 10:00am - City of Edinburgh Council Webcasts \(public-i.tv\)](#)

(c) Cramond Association

Adam Cumming addressed the Development Management Sub-Committee on behalf of the Cramond Association. Mr Cumming thanked the Sub-Committee for being able to reiterate part of what was said at the last meeting when this was discussed. He explained his position. He thanked the mediator for her excellent work, but also wanted to emphasise the level of frustration of the local residents at the now-derelict site. They used to enjoy sport, but this was no longer the case. This situation had lasted too long and had caused much damage. There was a need for this development to proceed, as the community had worked hard on mediation, which had not been easy and required compromise. The Route Map offered a way to progress matters. This proposal offered both progress and discussion with the community, regarding what they currently wanted and needed. It was necessary to look forward and carry the plan as soon as possible. Progress was now required, both for Cramond and for other areas of the city, to provide a facility for the community. There had been various suggestions, but it was important to agree to go forward as soon as possible and to agree how this should take place, with the necessary constraints. In this way, the proposal would be delivered, having learnt from previous mistakes. It was necessary to monitor this properly, remembering that there was a considerable amount of new building in the area, which meant the existing facilities were overstretched. Although not perfect, the Route Map was a way of going forward. He suggested that the Sub-Committee agreed the officer's report and monitored its implementation, to ensure rapid delivery.

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[Development Management Sub-Committee - Wednesday, 9th November 2022 at 10:00am - City of Edinburgh Council Webcasts \(public-i.tv\)](#)

(d) Kit Campbell

Kit Campbell addressed the Development Management Sub-Committee as a consultee.

Mr Campbell outlined clearly identified local needs. Those suggested by council officials included publicly accessible good quality open space of at least 2 H.A. and (Proposed in Open Space Strategy and requirement of draft City Plan 2030) Allotments. Those

needed by local schools and sports clubs included artificial turf hockey pitch (minimum half size), artificial turf football pitch (adult size), cricket ground (8 wicket strips, one artificial), basic support facilities (practice nets, changing, social, storage) and road access and limited parking for school and club use. These facilities would enhance Cramond as an attractive area in which to live, provide over 1,000 local children and teenagers with access to local sports facilities, support the 20-minute neighbourhood concept; reflect the priorities of Council Education and Recreation officials and comply with the views of SportScotland. They would also comply with the planning brief for the site, with the existing planning permission; with the National Planning Framework, with Edinburgh Local Development Plan policies ENV18 and ENV19 (protection of open space and outdoor sports facilities) and not require the vast majority of users to drive to the Campus.

Mr Campbell therefore asked the Committee to agree that local provision was the only acceptable way forward, to re-affirm Condition 13 of the only planning permission in place for the former playing fields and to instruct officials to update the planning brief for the former playing fields area (or draw up clear development principles) to prevent more unacceptable proposals and minimise delay. He also thought they should reject AMA's route map, or at least strike out the provision of city-wide, regional or national facilities and require AMA to draw up a scheme that met the local needs he had identified.

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[Development Management Sub-Committee - Wednesday, 9th November 2022 at 10:00am - City of Edinburgh Council Webcasts \(public-i.tv\)](#)

(e) Ward Councillors Lang, Work and Younie

Councillor Lang indicated that Claire Bloomer had done a terrific job as mediator. He explained that some of members were not present when this application was last considered. This community had been let down by bad decisions and it was unacceptable that 20 years later, housing had been built, but there were no community facilities. Therefore, it was now necessary to progress matters. In May 2021, he had addressed the Sub-Committee, expressed his concerns and was not in favour of the proposals. However, now the application was much improved, because of the mediation process. The previous application was basically a 5-year blank cheque for the developer. He was pleased that there was now a much better route map, that the conditions in the report specified a much clearer timetable and by the decision of the developer to take on Penny Lochhead as a sports consultant. Although the developer was a housebuilder and lacked expertise for building sports facilities, the appointment of Ms Lochhead had addressed this. Last year, he was concerned that the application did not then guarantee sufficient consultation, but this Route Map built this into the first stage of the process. The conditions also required bi-monthly updates to the community. This application ensured that although not perfect, this robust Route Map offered a way forward. It was necessary to progress matters and not let down the young people or community by continual delays. The Head Teacher was keen to see progress, most of the interested parties wanted progress and this proposal offered a way forward.

The presentation can be viewed in full via the link below:

[Development Management Sub-Committee - Wednesday, 9th November 2022 at 10:00am - City of Edinburgh Council Webcasts \(public-i.tv\)](#)

Councillor Work indicated that there had been positive contributions from the local community and from Councillor Lang, who had represented the Ward Councillors in the mediation process. This situation had continued for a considerable length of time. In the past, he had been critical of certain aspects of the proposals and previously, there was supposed to be the provision of sporting facilities as well as housing. However, he was pleased to say that after hearing of the mediation, his views had changed. His previous negative attitude to the proposals had altered and he was more positive about this development, especially with the mediation process, the Route Map, the promise of updates and the involvement of the Consultant. He now supported the recommendations in the report.

The presentation can be viewed in full via the link below:

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Councillor Younie advised that Councillor Young could not contribute to the debate due to a meeting clash, but she had indicated that she was encouraged by the proposals. Councillor Younie thought it was unacceptable that the Council was still looking at proposals for the community that were considered 20 years ago. There had been a consequent reduction in trust by the community, therefore, the Council should ensure that the developers kept its promises to the community. This revised Route Map, with its dedication to engagement and delivery, gave the council the opportunity to regain the trust of the community. He wanted to thank the contributions from the local bodies, Councillor Lang and the other Ward Councillors.

The presentation can be viewed in full via the link below:

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(h) Applicant and Applicant's Agent

Caroline Nutsford (Calton Planning and Development), Mike Afshar (AMA) and Penny Lochhead (PMR Leisure) were heard in support of the application.

Caroline Nutsford advised that she was Director at Carlton Planning and Development. She was AMA's planning adviser. She reported that AMA has been developing sites in Edinburgh for approximately 40 years and had a track record for delivering high quality developments. At Cramond they had delivered an award-winning residential development and were committed to bringing forward a successful, sporting solution for the remainder of the site. As cited in the Planning Officer's, presentation, a new mediated agreement has been submitted with a revised route-map, for taking forward sports proposals at Cramond. On behalf of AMA, she would like to thank the members of the community, Councillor Kevin Lang and the mediator for their involvement in the mediation process. AMA were pleased to reach the mediative agreement with the Chair of Cramond and Barnton Community Council, the Cramond Association, Brighthouse Residents' Association and Councillor Kevin Lang, on a route map as a way forward for

Cramond, and for this to be reported to this Committee. The revised route map sought to take on board feedback, which had been received from the previous committee and from discussions during the mediation process. This sought out a revised process and timeline to take forward sports provision on the site. They considered that the route-map set out a realistic timeframe for assessing current sporting needs and to progress matters forward. It also reflected statutory timeframes and requirements, should they be needed to take revised proposals through a new planning application process.

To progress matters, AMA had appointed PMR Leisure, a leading sports and leisure consultant. It was proposed at the outset that PMR Leisure undertook an eight-month appraisal needs-analysis to fully appraise current sporting needs. This would consider all possible supporting options including local, Edinburgh, regional and national opportunities to ensure all possible options were assessed at the outset. They considered that this provided the best possible way of finding a viable and sustainable solution for the site, at the earliest opportunity.

PMR Leisure would engage closely with the local community as part of this process and early engagement was already underway. Alongside PMR's work, AMA would also test the market for possible supporting commercial elements, which might sit alongside and assist in bringing forward maintaining the sport provision. This was the same principle as in the three earlier "minded to grant permissions" for the site. In doing so, these uses could provide additional services and opportunities to meet the other local needs of the Cramond community. This would be in line with the Council and Scottish government's 20-minute neighborhood strategy, to help people access more of their daily needs closer to home. They heard the community's frustrations that it had not been possible to realise a sports provision to date. They considered that approving this extension and following the proposed route map, offered the best solution to deliver sports provision on the site. With PMR Leisure now on board, this process was now fully ready and they looked forward to engaging further with the community organisations and the wider community to progress matters.

Finally, Ms Nutsford would like to add that since last Committee, AMA had undertaken steps to improve the appearance of the site, including the removal of the porta cabins at the site entrance. AMA recognised its obligation to maintain the site, while a solution was being found and was committed to improving its visual appearance. Related to this, she would like to confirm that AMA had instructed that the grass would be cut in the next two weeks. She would now hand over to Penny Lochhead from PMR Leisure to explain more about her work to date and the proposed next stages.

Penny Lochhead advised that she was a director of PMR Leisure and had been appointed by them to take a fresh look at the campus site and to bring forward a renewed and updated mediated appraisal for sport and recreation across the site. Her company PMR Leisure had operated in the city and throughout Scotland for the last 32 years and she was one of the leading sports consultants in the industry. Her client base covered both the voluntary, public and private sector. She was currently the Lead Consultant on the Sports and Green Space Development and community engagement in

the ward adjacent to Almond and the West Lothian Ward of Winchburgh. This meant working with Winchmore Developments. She was therefore fully aware of the challenges facing the West of Edinburgh communities, regarding community facilities that delivered 20-minute neighborhoods, along with living on housing need. To give some context, in the City, she had been the Lead Advisor on the Science Committee Football Academy, so residents in the north of the City would know that facility well and she had been involved since the outset over 15 years ago. This was heralded as one of the best examples of a community-led social enterprise environment, using commercial and charitable activities, to deliver a huge community impact across the North of Edinburgh. For residents in the south of the City, she helped fully develop the Inch Park Community Sports Club project, which was home for the cricket football and rugby and was currently at the heart of Inch Park.

Ms Lochhead was also currently working with one of the Super Six Rugby Clubs and had worked with other football, gymnastics and basketball clubs across the City. All of her work had included working with council officers and Edinburgh Leisure, through those processes. Her depth of experience came from working with 27 of the 32 local authorities and she was proud to see in operation the local, regional and national level facilities she had been involved with. These had delivered across Scotland, helping many young people lead better and healthier sporting lives.

AMA approached her earlier in 2022 to join as their advisor into the Council-appointed mediation process and she had remained objective and listened over recent months to all parties involved in the process. She was asked to give her thoughts on the various route maps that were previously put forward. Then, she was required to find a way to find a positive conclusion for sporting facilities to be delivered the campus site. She believed the site was significant and being approximately 15 acres in size, it had the potential of addressing not only the sporting needs of the community, but which could offer other community infrastructure needs. This would assist the growing Cramond Barnton community becoming a true 20-minute neighbourhood.

Should the members approve the route map, all elements of community need would be assessed, with the priority being sporting infrastructure. However, there was an acceptance this could sit alongside commercial infrastructure, to help support and maintain the sporting site going forward. Previous applications have been covered as Caroline Nutsford, which included assisted living, retail and health provision. These would be re-assessed and other needs would come forward from the community. The final need has to be a sustainable outcome for Cramond. Over this period, she had a continuous dialogue with SportScotland. They had seen and agreed the route map as it stood, which was submitted to the Council. They fully concurred that there had to be a full analysis and discussion with all governing bodies of sport, to assess if they have any wider, national or regional needs, that could sit comfortably on this site. Any facilities, if appropriate, for the site should naturally serve the whole community. SportScotland had confirmed to her that, contrary to what had been suggested, that the work required to be undertaken and specified in the Route Map, and they would wish to see this undertaken as a full piece of work. The view was that they lived in an ever-changing post-covid times

and the needs of governing bodies and their sports were changing in line with that. They now wished to see that clubs and sport was delivered and needs would be assessed in this process. SportScotland would not wish to see Edinburgh or the West Community of Edinburgh missing an opportunity to be part of the wider sporting infrastructure, if new thinking was being put in place by others. It was obvious that they wished to see community delivered needs most importantly. They would work closely with her throughout this process.

The Route Map, and mediation process, concluded with a joint statement which was supplied to all members of the Committee on Monday 7 November for information. The statement had already been circulated by social media to the community and it would be used by her as part of her introduction, as she moved forward.

Ms Lochhead had met with the Chairs of the three key organisations and the Local Councillors, who had been part of the mediation process on a one-to-one basis, and she had a full understanding of their positions. More importantly, she believed she was beginning to earn their trust in how she would undertake this process. They had shared with her their own ideas for the site and she saw that they thought there was a great opportunity to ensure that the site provided a range of opportunities and, importantly, connected other parts of Cramond and contributed towards active travel across the area.

Ms Lochhead had been provided a comprehensive list of local organisations and would be building her database in the coming weeks. She intended to meet with head teachers and parent councils but, most importantly, taking pupils' consultations in the primary and secondary schools. There was no doubt that any new facilities at the campus would enhance their curriculum, but she would also discuss with them what was being done to help them with their school facility needs on site, through council statutory processes. There had to be an overall understanding and a strategy of what was needed and who should be providing it. The Kirk was a key community asset which seemed extremely well-used for a huge range of activities. Working with a Kirk administrator and the Session, she would discuss their own future planning to ensure no replication and displacement occurred at the campus site. The community organisations had kindly offered to host a meeting on 28 November, for her to have a platform to meet the community, explain to them the work she would be undertaking and to start her community conversation.

Ms Lochhead welcomed Claire Bloomer, the appointed mediator, offering to chair that meeting to enable the community associations to remain objective on that evening. She did not underestimate the feeling of the community regarding this site. However, she was also aware there were many households and families who did not have any understanding of the history, and the most important aspect would be to have discussions about what could come onto the site in the future, not what did not take place in the past.

Ms Lochhead would be setting up a website which would add to the portal for people to provide their views confidentially. It was recognised in the work she did that not

everybody liked to speak in a public forum. Her e-mail address and phone number were publicly available. She would be taking the opportunity offered by the community organisations and local councils to send out information about planned drop-in sessions, weekends and evenings as they went forward. She would be fully accessible. The voices of the community would be listened to and they should agree collectively to look forward, not back. As communities grew and needs changed, she asked for open dialogue and an open mind as they moved forward. It may bring forward ideas no-one had thought of. Nothing was off the table and it was necessary to allow ideas to flow and be considered. Convener and Councillors, she hoped they heard today what sounded slightly new and refreshing and showed a positive commitment from AMA by the appointment of PMR Leisure to deliver the recreation of sport on site. She hoped the present Committee voted to support the Route Map presented and approved the extension, to enable the process to begin. She thanked the members for their time and would be happy to take any questions that they might have.

The presentation can be viewed in full via the link below:

[Development Management Sub-Committee - Wednesday, 9th November 2022 at 10:00am - City of Edinburgh Council Webcasts \(public-i.tv\)](#)

Decision

To **GRANT** planning permission subject to the conditions and reasons, set out in the report by the Chief Planning Officer.

(References – Development Management Sub- Committee of 12 May 2021 (item 1) and 2 March 2022 (item 2); report by the Chief Planning Officer, submitted.)

4. 27 and 29 Beaverhall Road, Edinburgh

Details were provided of an application for planning permission for proposed demolition of existing buildings and erection of mixed-use development comprising residential and other commercial uses, with associated private amenity and open space, landscaping /public realm, car parking, access arrangements, and associated infrastructure (205 units) (as amended) at 27 & 29 Beaverhall Road, Edinburgh – application no. 22/01654/FUL

The Chief Planning Officer gave details of the proposals and the planning considerations involved and recommended that the application be granted.

Motion

To **GRANT** planning permission subject to the conditions, reasons, informatives and legal agreement set out in section C of the report by the Chief Planning Officer.

- moved by Councillor Osler, seconded by Councillor Gardiner.

Amendment

To **REFUSE** planning permission as the proposals were contrary to Edinburgh Local Development Plan Policies Des 5a, Des 5e and Tra 3 and Tra 4.

- moved by Councillor Booth, seconded by Councillor O'Neil.

Voting

For the motion: - 7 votes

For the amendment: - 2 votes

(For the motion: Councillors Beal, Gardiner, Hyslop, Jones, McNeese-Mechan, Mowat and Osler.)

(For the amendment: Councillors Booth and O'Neil.)

Decision

To **GRANT** planning permission subject to the conditions, reasons, informatives and legal agreement set out in section C of the report by the Chief Planning Officer.

(Reference – report 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 Inverdunning (Hatton Mains) Ltd & W & S Crawford for Proposal of Application Notice at land 320 metres north of Ratho Park Hotel, 1A Dalmahoy, Edinburgh</p>	<p>New village incorporating new market and affordable homes, neighbourhood centre, public and active transport hub, community facilities, site for a primary school, site for sports use, new public park and associated new open space, woodland planting, roads, paths and infrastructure – application no. 22/04891/PAN</p>	<p>To note the key issues at this stage.</p>
<p>4.2 – Report for forthcoming application by CCG Limited. For Proposal of Application Notice at land 20 metres north of 82, Niddrie Mains Road, Craigmillar</p>	<p>Removal of existing partly vacant retail parade and new build development of circa 110 residential units over ground floor retail business and leisure units (Use Classes 1, 2, 3 and 4) – application no. 22/04481/PAN</p>	<p>To note the key issues at this stage.</p>
<p>4.3 – Report for forthcoming application by Bellway Homes Scotland East & Roseberry Estates for Proposal of Application Notice at land at, Turnhouse Road, Cammo</p>	<p>Residential development, access, landscaping and associated works – application no. 22/03180/PAN</p>	<p>To note the key issues at this stage.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.4 – 27 & 29 Beaverhall Road, Edinburgh, EH7 4JE</p>	<p>Demolition of existing buildings and erection of mixed-use development comprising residential and other commercial uses, with associated private amenity and open space, landscaping /public realm, car parking, access arrangements, and associated infrastructure (205 units) (as amended) – application no. 22/01654/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons, informatives and legal agreement set out in section C of the report by the Chief Planning Officer.</p> <p>(On a division)</p>
<p>4.5 – 29B Blair Street, Edinburgh, EH1 1QR</p>	<p>Retrospective COU from residential to short-term let visitor accommodation (sui generis) – application no. 22/02338/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.6 – 3 King’s Place, Edinburgh, EH15 1DU</p>	<p>Proposed alterations and extension of a public house with restaurant – application no. 21/05935/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives set out in section C of the report by the Chief Planning Officer.</p>
<p>4.7 – Flat 1, 140 Princes Street, Edinburgh</p>	<p>Change of use (retrospective) from residential to short term let (sui-generis) – application no. 22/01744/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.8 – Flat 2 140 Princes Street, Edinburgh, EH2 4BL</p>	<p>Change of use (retrospective) from residential to short term let (sui-generis) – application no. 22/01745/FUL</p>	<p>To GRANT planning permission.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
4.9 – Flat 2A, 140 Princes Street, Edinburgh	Change of use (retrospective) from residential to short term let (sui-generis) – application no. 22/01746/FUL	To GRANT planning permission.
4.10 – Flat 3, 140 Princes Street, Edinburgh	Change of use (retrospective) from residential to short term let (sui-generis) – application no. 22/01747/FUL	To GRANT planning permission.
4.11 – Flat 4, 140 Princes Street, Edinburgh	Change of use (retrospective) from residential to short term let (sui-generis) – application no. 22/01743/FUL	To GRANT planning permission.
4.12 – Flat 4A, 140 Princes Street, Edinburgh	Change of use (retrospective) from residential to short term let (sui-generis) – application no. 22/01748/FUL	To GRANT planning permission.
4.13 – Flat 5, 140 Princes Street, Edinburgh	Change of use (retrospective) from residential to short term let (sui-generis) – application no. 22/01750/FUL	To GRANT planning permission.
4.14 – Flat 6, 140 Princes Street, Edinburgh	Change of Use (retrospective) from residential to short-term let (sui-generis) – application no. 22/01751/FUL	To GRANT planning permission.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
6.1 – 34 Cramond Road North, Edinburgh (at land adjacent to former)	Protocol Note by the Interim Executive Director of Corporate Services	Noted.
6.2 – 34 Cramond Road North, Edinburgh (at land adjacent to former)	Section 42 application to vary condition 1 of planning permission reference 13/01843/FUL (which modified consent 05/02947/FUL, which previously modified consent 01/01881/FUL), to extend the proposed timescale for laying out & operating the approved sports pavilion & sports pitches for a further five year period – application no. 20/02916/FUL	To GRANT planning permission subject to the conditions and reasons, set out in the report by the Chief Planning Officer.
7.1 – East Princes Street Gardens, Princes Street, Edinburgh	Temporary use of public gardens/hardstanding for big wheel associated rides/attractions (5 No.) including carousels, fun flyer, techno base, food, craft concession stall, public toilet, waste facilities, entrance features, boundary treatment, ancillary offices, stores info signage. Maintenance of pedestrian routes. Temporary recurring for 5 years – application no. 22/04917/FUL	To GRANT planning permission subject to the conditions and reasons set out in section C of the report by the Chief Planning Officer subject to amending condition 1 to read: “Notwithstanding the application the proposals are restricted to a period of one year for 2022/2021 and all structures be removed from the site within 2 weeks from 4 th January 2023.” Reason: In recognition of the temporary nature of the proposal and to limit the impact on heritage aspects.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>7.2 – Christmas Market, George Street, Edinburgh</p>	<p>Erection of ice rink including viewing /seating, sculpture, star flyer, bar and covered seating area, 5 food trader stalls, offices, first aid area and toilets, ancillary storage and generator. Pedestrian walkway retained to southern edge of site. Temporary Period (5 Years) - application no. 22/04920/FUL</p>	<p>1) To GRANT planning permission subject to the conditions and reasons set out in section C of the report by the Chief Planning Officer subject to amending condition 1 to read:</p> <p>“Notwithstanding the application the proposals are restricted to a period of one year for 2022/2021 and all structures be removed from the site within 2 weeks from 4th January 2023.”</p> <p>Reason:</p> <p>In recognition of the temporary nature of the proposal and to limit the impact on heritage aspects.</p> <p>2) An additional condition that the Star Flyer will not be sited on George Street.</p> <p>3) An additional condition that prior to the operational commencement, a plan is provided with details regarding the provision of a cycle lane along the northern extent of George Street and details of the loading/unloading access provisions.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>7.3 - West Princes Street Gardens, Princes Street, Edinburgh</p>	<p>Temporary change of use and siting of performance units, catering units and other associated moveable structures for Edinburgh's Christmas Festival. Recurring Period of 5 Years - application no. 22/04921/FUL</p>	<p>To GRANT planning permission subject to the conditions and reasons set out in section C of the report by the Chief Planning Officer subject to amending condition 1 to read:</p> <p>“Notwithstanding the application the proposals are restricted to a period of one year for 2022/2021 and all structures be removed from the site within 2 weeks from 4th January 2023.”</p> <p>Reason:</p> <p>In recognition of the temporary nature of the proposal and to limit the impact on heritage aspects.</p>