

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday 7 December 2022

Present:

Councillors Osler (Convener), Beal, Booth, Cameron (items 4.1- 4.43, 4.45 - 4.86 and 7.1-7.5), Dalgleish (items 4.1-4.3, 4.5, 4.7-4.86 and 7.1-7.5), Gardiner (items 4.1,4.2, 4.4 - 4.86, 7.1, 7.2 and 7.5), Hyslop (items 4.1,4.2, 4.4 - 4.86, 7.1-7.5), Jones, McNeese-Mechan (items 4.5, 4.8, 4.11, 4.44 and 7.1 - 7.5) and O'Neil.

1. Minutes

Decision

- 1) To approve the minute of the Development Management Sub-Committee of 9 November 2022 as a correct record.
- 2) To approve the minute of the Development Management Sub-Committee of 23 November 2022 as a correct record.

2. General Applications and Miscellaneous Business

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

Requests for Presentations:

Councillors Booth and O'Neill requested a presentation in respect of item 4.1 – 14 - 17 Atholl Crescent, Edinburgh, EH3 8HA - application no. 21/03992/FUL.

Councillor Booth requested a presentation in respect of item 4.2 – 14 - 17 Atholl Crescent, Edinburgh, EH3 8HA - application no. 21/03991/LBC.

Councillors Booth and O'Neill requested a presentation in respect of item 4.3 – Salamander Street/Bath Road, Edinburgh, EH6 7JZ - application no. 21/01163/PPP.

Councillor Beal requested a presentation in respect of item 4.5 – 94 Nicolson Street, Davie Street, Edinburgh - application no. 22/01355/FUL.

Councillor O'Neill requested a presentation in respect of item 4.8 – Pennywell Muirhouse, Pennywell Road, Edinburgh - application no. 21/06738/AMC.

Councillor Cameron requested a presentation in respect of item 4.11 – 5 Winton Drive, Edinburgh, EH10 7AL - application no. 22/02335/FUL.

Councillor Booth requested a presentation in respect of - Item 4.44 – 17 South Charlotte Street, Edinburgh, EH2 4AS - application no. 22/02650/FUL

Declaration of Interests

Councillor Gardiner made a non-financial declaration of interest in items 7.3 and 7.4, as he had held discussions with the applicant and did not take part in the discussion and decision on this item.

Decision

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

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

3. 6 New Market Road (Site 117 Metres Southwest Of), Edinburgh

- (a) Details were provided of proposals for planning permission for mixed-use development including built-to-rent homes and student accommodation with ancillary development including commercial use (Class 1, 2, 3, 4, 10, and 11), demolitions, public realm, landscaping and access at 6, New Market Road, Edinburgh (Site 117 Metres Southwest Of) - application no. 22/00670/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:

- 1) The conditions, reasons, informatives and a legal agreement as set out in section C of the report by the Chief Planning Officer.
- 2) An additional condition that the lift should be enclosed and that the Planning Authority should be satisfied with the design of the lift.
- 3) An additional informative regarding the maintenance of the lift.

Application required to be referred to Scottish Ministers following a direction issued on 6 December 2022

- moved by Councillor Osler, seconded by Councillor Cameron.

Amendment

To **REFUSE** Planning Permission as the proposals were contrary to Edinburgh Local Development Plan Policies Des 5a Env 2, Env 3 and Env 4, and Section 59 Planning (Listed Building and Conservation Areas) Scotland Act 1997.

- moved by Councillor Booth, seconded by Councillor Gardiner

Voting

For the motion - 6

For the amendment - 4

(For the motion: Councillors Beal, Cameron, Dalgleish, Jones, McNeese-Mechan and Osler.)

(For the amendment: Councillors Booth, Gardiner, Hyslop and O'Neill.)

Decision

To **GRANT** planning permission subject to:

- 1) The conditions, reasons, informatives and a legal agreement as set out in section C of the report by the Chief Planning Officer.
- 2) An additional condition that the lift should be enclosed and that the Planning Authority should be satisfied with the design of the lift.
- 3) An additional informative regarding the maintenance of the lift.

Application required to be referred to Scottish Ministers following a direction issued on 6 December 2022.

- (b) Details were provided of proposals for part demolition and alterations of listed buildings in association with proposed mixed-use development at 6, New Market Road (Site 117 Metres southwest of), Edinburgh - application no. 22/00671/LBC

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

Motion

To **GRANT** listed building consent subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.

Application required to be referred to Scottish Ministers following a direction issued on 6 December 2022

- moved by Councillor Osler, seconded by Councillor Cameron

Amendment

To **REFUSE** listed building consent as the proposals were contrary to Edinburgh Local Development Plan Policies Des 5a Env 2, Env 3 and Env 4, and Section 14 of Planning (Listed Building and Conservation Areas) Scotland Act 1997.

- moved by Councillor Booth, seconded by Councillor Gardiner

Voting

For the motion - 5

For the amendment - 4

(For the motion: Councillors Beal, Cameron, Dalgleish, Jones and Osler.)

(For the amendment: Councillors Booth, Gardiner, Hyslop and O'Neill.)

Decision

To **GRANT** listed building consent subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.

Application required to be referred to Scottish Ministers following a direction issued on 6 December 2022

(References – reports by the Chief Planning Officer, submitted)

4. St James Square (Festival Event Space), Edinburgh

Details were provided of proposals for planning permission for the erection of temporary structures and enclosures, including bar, and other associated works to facilitate use of St James Square as an external events space at proposed Festival Event Space at St James Square, Edinburgh. Permission sought for one year (2022/23) - application no. 22/04715/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 and reasons as set out in section C of the report by the Chief Planning Officer and for this particular period for this Christmas only.

- moved by Councillor Jones, seconded by Councillor Cameron

Amendment

To **REFUSE** planning permission as the proposals were contrary to Edinburgh Local Development Plan Polices Des 5, Ret 7 and Ret 11.

- moved by Councillor Osler, seconded by Councillor Booth

Voting

For the motion - 3

For the amendment - 7

(For the motion: Councillors Cameron, Jones and McNeese-Mechan.)

(For the amendment: Councillors Beal, Booth, Dalgleish, Gardiner, Hyslop, O'Neill and Osler.)

Decision

To **REFUSE** planning permission as the proposals were contrary to Edinburgh Local Development Plan Polices Des 5, Ret 7 and Ret 11.

(Reference – report by the Chief Planning Officer, submitted)

5. 14-17 Atholl Crescent, Edinburgh

Details were provided of proposals for:

- Planning permission for change of use from office to form 34x residential units with associated works (as amended) at 14 - 17 Atholl Crescent, Edinburgh - application no. 21/03992/FUL.
- Listed building consent for internal and external alterations to facilitate change of use from office to residential (as amended) at 14 - 17 Atholl Crescent, Edinburgh - application no. – 21/03991/LBC

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 a legal agreement as set out in section C of the report by the Chief Planning Officer additional condition that details of advised cycle stores proposals should be submitted and agreed.

- moved by Councillor Osler, seconded by Councillor Cameron.

Amendment 1

To **CONTINUE** consideration of the applications to explore equal access for 15 Atholl Crescent and for officers to consider the inclusion of a lift and a stair within the property at Number 15.

- moved by Councillor Jones, seconded by Councillor Gardiner.

Amendment 2

To **REFUSE** planning permission as the application was contrary to LDP Policies Des 7e, Hou 2, Hou 5a and d and Hou 6

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

As per Standing Order 24.4, when a motion and two or more amendments are before the Council or Committee and the adoption of one or more of the proposals would result in either the continuation of a decision or no action, a vote will firstly be taken on the proposal(s) involving continuation. A vote was therefore taken on the proposal to continue consideration.

Voting

For Continuation - 5

Against Continuation - 4

(For Continuation: Councillor Booth, Gardiner, Hyslop, Jones and O'Neill.)

(Against Continuation: Councillors Beal, Cameron, Dalgleish and Osler.)

Decision (a)

To **CONTINUE** consideration of the matter to explore equal access for 15 Atholl Crescent and for officers to consider the inclusion of a lift and a stair within the property at Number 15 for application 21/03992/FUL.

Decision (b)

To **CONTINUE** consideration of the matter to explore equal access for 15 Atholl Crescent and for officers to consider the inclusion of a lift and a stair within the property at Number 15 for application 21/03991/LBC

(Reference – report by the Chief Planning Officer, submitted)

6. 5 Winton Drive, Edinburgh

Details were provided of proposals for planning for the demolition of the existing building and erection of a 62-bed care home with associated parking and landscaping at 5 Winton Drive, Edinburgh - application no. 22/02335/FUL.

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

Motion

- 1) To **REFUSE** planning permission for the reasons set out in section C of the report by the Chief Planning Officer.
 - 2) The amendment to reason 4 of the refusals from the Planning Officer to: “The proposal is contrary to the Local Development Plan Policy Env 12 in respect of Trees, as it will have an adverse impact on canopies and root protection areas of the trees”.
- moved by Councillor Osler, seconded by Councillor Booth

Amendment

To **CONTINUE** consideration of the matter for a site visit.

- moved by Councillor Cameron, seconded by Councillor Jones

Voting

For the motion - 5

For the amendment - 4

(For the motion: Councillors Beal, Booth, Dalglish, O'Neill and Osler.

For the amendment: Councillors Cameron, Gardiner, Hyslop and Jones.)

Decision

- 1) To **REFUSE** planning permission for the reasons set out in section C of the report by the Chief Planning Officer.
- 2) The amendment to reason 4 of the refusals from the Planning Officer to: "The proposal is contrary to the Local Development Plan Policy Env 12 in respect of Trees, as it will have an adverse impact on canopies and root protection areas of the trees".

(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 – 14 - 17 Atholl Crescent, Edinburgh, EH3 8HA</p>	<p>Change of Use from office to form 34x residential units with associated works (as amended) - application no. 21/03992/FUL</p>	<p>To CONTINUE consideration of the matter to explore equal access for 15 Atholl Crescent and for officers to consider the inclusion of a lift and a stair within the property at Number 15. (On a division.)</p>
<p>4.2 - 14 - 17 Atholl Crescent, Edinburgh, EH3 8HA</p>	<p>Internal and external alterations to facilitate change of use from office to residential (as amended) - application no. – 21/03991/LBC</p>	<p>To CONTINUE consideration of the matter to explore equal access for 15 Atholl Crescent and for officers to consider the inclusion of a lift and a stair within the property at Number 15.</p>
<p>4.3 – Salamander Street/Bath Road, Edinburgh, EH6 7JZ</p>	<p>Demolition of existing buildings and erection of mixed-use development comprising flatted residential, office and commercial floorspace with associated access arrangements, parking, landscaping and ancillary works (as amended scheme 3) - application no. 21/01163/PPP</p>	<p>To GRANT planning permission in principal subject to the conditions, reasons, informatives and a legal agreement as set out in section C of the report by the Chief Planning Officer.</p>
<p>4.4 – 146 Duddingston Road West, Duddingston, Edinburgh</p>	<p>Application under Section 75A for the Modification of Planning Obligations in relation to affordable housing to provide a commuted sum (As Amended) - application no – 22/02723/OBL</p>	<p>To ACCEPT the modification to the planning obligation to provide a commuted sum and AGREE that the legal agreement can be modified. subject to the informative in section C of the report by the Chief Planning Officer.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.5 – 94 Nicolson Street, Davie Street, Edinburgh (Site east of)</p>	<p>Partial demolition of the existing retail store and construction of flatted dwellings and associated infrastructure - application no. 22/01355/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons, informatives and a legal agreement as set out in section C of the report by the Chief Planning Officer.</p>
<p>4.6 – 2 Oxfangs Path, Edinburgh, EH13 9LX</p>	<p>Demolition of existing office building and construction of 11x flats with associated external works (as amended) - application no. 22/02052/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons, informatives and a legal agreement as set out in section C of the report by the Chief Planning Officer.</p>
<p>4.7 - 3F2 13 Parkside Terrace, Edinburgh, EH16 5BL</p>	<p>Form separate flat with new access, roof lights and skylight (as amended) - application no. 22/01082/FUL</p>	<p>To GRANT planning permission subject to the conditions and informatives as set out in section C of the report by the Chief Planning Officer.</p>
<p>4.8 - Pennywell Muirhouse, Pennywell Road, Edinburgh (Approval of Matters Specified in Conds Regeneration Masterplan)</p>	<p>Proposed development of a brownfield site for the provision of 94 No. new residential units for private sale including vehicular access, site wide drainage and landscaping (As Amended) - application no. 21/06738/AMC</p>	<p>To APPROVE the application for Matters Specified in Conditions subject to the conditions, reasons and informatives in section C of the report by the Chief Planning Officer.</p>
<p>4.9 - 36 Regent Street, Edinburgh, EH15 2AX</p>	<p>Replacement of an existing outbuilding at the rear of the garden with a new garden room structure (as amended) - application no. 21/06643/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.10 - 20 West Shore Road, Edinburgh, EH5 1QD</p>	<p>Mixed-use development comprising creative studio and business incubation space, workshop manufacturing and storage with ancillary retail, events space, indoor and outdoor food market, food outlets, leisure uses and associated landscaping - application no. 22/01726/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.</p>
<p>4.11 - 5 Winton Drive, Edinburgh, EH10 7AL</p>	<p>Demolition of the existing building and erection of a 62-bed care home with associated parking and landscaping - application no. 22/02335/FUL</p>	<p>1) It is recommended that this application be REFUSED for the reasons set out in section C of the report by the Chief Planning Officer.</p> <p>2) The amendment to reason 4 of the refusals from the Planning Officer to: “The proposal is contrary to the Local Development Plan Policy Env 12 in respect of Trees, as it will have an adverse impact on canopies and root protection areas of the trees”.</p> <p>(On a division.)</p>
<p>4.12 - 55 Woodhall Road, Edinburgh, EH13 0HD</p>	<p>Form new dwelling (as amended) - application no. 21/06189/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.</p>
<p>4.13 - 20 Dublin Street Lane South, Edinburgh, EH1 3PX</p>	<p>Change of use (retrospective) from residential to short term let (sui generis) - application no. 22/03619/FUL</p>	<p>It is recommended that this application be REFUSED for the reasons set out in section C of the report by the Chief Planning Officer..</p>

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4.14 - 2 Forrest Hill, Edinburgh, EH1 2QL	Change of use (retrospective) from flat to short-term let (Sui Generis) - application no. 22/04263/FUL	To GRANT planning permission.
4.15 - 2F1 1 Frederick Street, Edinburgh, EH2 2EY	Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01698/FUL	To GRANT planning permission.
4.16 - 2F2 1 Frederick Street, Edinburgh, EH2 2EY	Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01700/FUL	To GRANT planning permission.
4.17 - 2F3 1 Frederick Street, Edinburgh, EH2 2EY	Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01701/FUL	To GRANT planning permission.
4.18 - 3F1 1 Frederick Street, Edinburgh, EH2 2EY	Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01702/FUL	To GRANT planning permission.
4.19 - 3F2 1 Frederick Street, Edinburgh, EH2 2EY	Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01703/FUL	To GRANT planning permission.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.20 - 3F3 1 Frederick Street, Edinburgh, EH2 2EY</p>	<p>Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01704/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.21 - 30 Grove Street, Edinburgh, EH3 8AZ</p>	<p>Change of Use (retrospective) from house (residential) to short-term let visitor accommodation (sui generis) - application no. 22/03243/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.22 - Flat 1 129 High Street, Edinburgh, EH1 1SG</p>	<p>Change of use from residential to short term let (Sui Generis) - application no. 22/01695/FUL</p>	<p>To GRANT planning permission subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.</p>
<p>4.23 - Flat 2 129 High Street, Edinburgh, EH1 1SG</p>	<p>Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01697/FUL</p>	<p>To GRANT planning permission subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.</p>
<p>4.24 - Flat 3 129 High Street, Edinburgh, EH1 1SG</p>	<p>Change of Use (retrospective) from residential to short-term let (Sui Generis) - application no. 22/01682/FUL</p>	<p>To GRANT planning permission subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.</p>
<p>4.25 - Flat 4 129 High Street, Edinburgh, EH1 1SG</p>	<p>Change of Use (retrospective) from residential to short-term let (Sui Generis) - application no. 22/01685/FUL</p>	<p>To GRANT planning permission subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
4.26 - Flat 5 129 High Street, Edinburgh, EH1 1SG	Change of Use (retrospective) from residential to short-term let (Sui Generis) - application no. 22/01689/FUL	To GRANT planning permission subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.
4.27 - Flat 6 129 High Street, Edinburgh, EH1 1SG	Change of Use (retrospective) from residential to short-term let (Sui Generis) - application no. 22/01690/FUL	To GRANT planning permission subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.
4.28 - Flat 7 129 High Street, Edinburgh, EH1 1SG	Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01693/FUL	To GRANT planning permission subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.
4.29 - Flat 8 129 High Street, Edinburgh, EH1 1SG	Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01692/FUL	To GRANT planning permission subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.
4.30 - Flat 9 129 High Street, Edinburgh, EH1 1SG	Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01696/FUL	To GRANT planning permission subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.
4.31 - Flat 10 129 High Street, Edinburgh, EH1 1SG -	Change of Use from residential to short term let (sui-generis) (in retrospect) - application no. 22/01801/FUL	To GRANT planning permission subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.32 - Flat 11 129 High Street, Edinburgh, EH1 1SG</p>	<p>Change of Use from residential to short term let (sui-generis) (in retrospect) - application no. 22/01802/FUL</p>	<p>To GRANT planning permission subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.</p>
<p>4.33 - Flat 12 129 High Street, Edinburgh, EH1 1SG</p>	<p>Retrospective change of use from residential to Short Term Let (sui-generis) - application no. 22/04537/FUL</p>	<p>To GRANT planning permission subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.</p>
<p>4.34 - Flat 13 129 High Street, Edinburgh, EH1 1SG</p>	<p>Retrospective change of use from residential to Short Term Let (sui-generis) - application no. 22/04538/FUL</p>	<p>To GRANT planning permission subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer.</p>
<p>4.35 - Flat 1, 5 Hill Street, Edinburgh</p>	<p>Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01729/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.36 - Flat 2, 5 Hill Street, Edinburgh</p>	<p>Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01736/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.37 - Flat 3, 5 Hill Street, Edinburgh</p>	<p>Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01737/FUL</p>	<p>To GRANT planning permission.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
4.38 - Flat 4, 5 Hill Street, Edinburgh	Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01738/FUL	To GRANT planning permission.
4.39 - Flat 5, 5 Hill Street, Edinburgh	Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01739/FUL	To GRANT planning permission.
4.40 - Flat 6, 5 Hill Street, Edinburgh	Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01740/FUL	To GRANT planning permission.
4.41 - Flat 7, 5 Hill Street, Edinburgh	Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01741/FUL	To GRANT planning permission.
4.42 - Flat 8, 5 Hill Street, Edinburgh	Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01742/FUL	To GRANT planning permission.
4.43 - 5 Melville Street Lane, Edinburgh, EH3 7QB	Retrospective change of use from residential mews to short-term let apartment (Sui Generis) - application no. 22/01939/FUL	To GRANT planning permission.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
4.44 - 17 South Charlotte Street, Edinburgh, EH2 4AS	Change of use (retrospective) from flat to short-term let apartment (Sui Generis) - application no. 22/02650/FUL	To GRANT planning permission.
4.45 - 50/2 Thistle Street, Edinburgh	Retrospective COU from residential to short-term let visitor accommodation (sui generis) - application no. 22/02135/FUL	To GRANT planning permission.
4.46 - 50/3 Thistle Street, Edinburgh	Retrospective COU from residential to short-term let visitor accommodation (sui generis) - application no. 22/02134/FUL	To GRANT planning permission.
4.47 - Flat 1 23 Thistle Street South West Lane, Edinburgh	Proposal: Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01780/FUL	To GRANT planning permission.
4.48 - Flat 2, 23 Thistle Street South West Lane, Edinburgh	Proposal: Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01781/FUL	To GRANT planning permission.
4.49 - Flat 3, 23 Thistle Street South West Lane, Edinburgh	Proposal: Change of use (retrospective) from residential to short term let (sui generis) - application no. 22/01804/FUL	To GRANT planning permission.

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.50 - Flat 4, 23 Thistle Street South West Lane, Edinburgh</p>	<p>Proposal: Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01785/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.51 - Flat 5, 23 Thistle Street South West Lane, Edinburgh</p>	<p>Proposal: Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01794/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.52 - Flat 6, 23 Thistle Street South West Lane, Edinburgh</p>	<p>Proposal: Change of use from residential to short term let (sui-generis) (in retrospect) - application no. 22/01798/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.53 - Flat 7 23 Thistle Street South West Lane, Edinburgh</p>	<p>Proposal: Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01675/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.54 - Flat 8 23 Thistle Street South West Lane, Edinburgh, EH2 1EW</p>	<p>Proposal: Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01679/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.55 - Flat 9 23 Thistle Street South West Lane, Edinburgh, EH2 1EW</p>	<p>Proposal: Change of use (retrospective) from residential to short term let (Sui Generis) - application no. 22/01683/FUL</p>	<p>To GRANT planning permission.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.56 - Flat 10 23 Thistle Street South West Lane, Edinburgh, EH2 1EW</p> <p>-</p>	<p>Proposal: Change of Use (retrospective) from residential to short-term let (Sui Generis) - application no. 22/01688/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.57 - Flat 11 23 Thistle Street South West Lane, Edinburgh, EH2 1EW</p> <p>-</p>	<p>Proposal: Change of Use (retrospective) from residential to short-term let (Sui Generis) - application no. 22/01691/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.58 - Flat 1 8 Torphichen Street, Edinburgh, EH3 8JQ</p>	<p>Proposal: Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01784/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.59 - Flat 2, 8 Torphichen Street, Edinburgh</p>	<p>Proposal: Change of use from residential to short term let (sui generis) (in retrospect) - application no. 22/01789/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.60 - Flat 3, 8 Torphichen Street, Edinburgh</p>	<p>Proposal: Change of Use from residential to short term let (sui-generis) (in retrospect) - application no. 22/01790/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.61 - Flat 4 8 Torphichen Street, Edinburgh, EH3 8JQ</p>	<p>Proposal: Change of use (retrospective) from residential to short term let (Sui-Generis) - application no. 22/01791/FUL</p>	<p>To GRANT planning permission.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.62 - Flat 5 8 Torphichen Street, Edinburgh, EH3 8JQ</p>	<p>Proposal: Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01796/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.63 - Flat 6 8 Torphichen Street, Edinburgh</p>	<p>Proposal: Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01792/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.64 - Flat 7 8 Torphichen Street, Edinburgh, EH3 8JQ</p>	<p>Proposal: Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01797/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.65 - Flat 8, 8 Torphichen Street, Edinburgh</p>	<p>Proposal: Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01793/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.66 - Flat 9, 8 Torphichen Street, Edinburgh</p>	<p>Proposal: Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01795/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.67 - Flat 10, 8 Torphichen Street, Edinburgh</p>	<p>Proposal: Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01786/FUL</p>	<p>To GRANT planning permission.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.68 - Flat 11 8 Torphichen Street, Edinburgh, EH3 8JQ</p>	<p>Proposal: Change of use (retrospective) from residential to short term let (sui generis) - application no. 22/01787/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.69 - Flat 12 8 Torphichen Street, Edinburgh, EH3 8JQ</p>	<p>Proposal: Change of use from residential to short term let (sui-generis) (in retrospect) - application no. 22/01788/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.70 - Flat 1, 9 South St Andrew Street, Edinburgh</p>	<p>Proposal: Change of Use (retrospective) from residential to short-term let (sui generis) - application no. 22/01752/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.71 - Flat 2, 9 South St Andrew Street, Edinburgh</p>	<p>Proposal: Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01754/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.72 - Flat 3, 9 South St Andrew Street, Edinburgh</p>	<p>Proposal: Change of Use (retrospective) from residential to short-term let (sui generis) - application no. 22/01755/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.73 - Flat 4, 9 South St Andrew Street, Edinburgh</p>	<p>Proposal: Change of Use (retrospective) from residential to short-term let (sui-generis) - application no. 22/01756/FUL</p>	<p>To GRANT planning permission.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.74 - Flat 5, 9 South St Andrew Street, Edinburgh</p>	<p>Proposal: Change of Use (retrospective) from residential to short-term let (sui-generis) - application no. 22/01757/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.75 - Flat 6, 9 South St Andrew Street, Edinburgh</p>	<p>Proposal: Change of use from residential to short-term let (sui-generis) (in retrospect) - application no. 22/01758/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.76 - Flat 7, 9 South St Andrew Street, Edinburgh</p>	<p>Proposal: Change of Use from residential to short term let (sui-generis) (in retrospect) - application no. 22/01759/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.77 - Flat 8 9 South St Andrew Street, Edinburgh, EH2 2AU</p>	<p>Proposal: Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01760/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.78 - Flat 9 9 South St Andrew Street, Edinburgh, EH2 2AU</p>	<p>Proposal: Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01762/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.79 - Flat 10 9 South St Andrew Street, Edinburgh, EH2 2AU</p>	<p>Proposal: Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/05039/FULSTL</p>	<p>To GRANT planning permission.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.80 - Flat 11 9 South St Andrew Street, Edinburgh, EH2 2AU</p>	<p>Proposal: Change of use (retrospective) from residential to short term let (sui-generis) - application no. 22/01753/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.81 - 24A York Place, Edinburgh, EH1 3EP</p>	<p>Change of use (retrospective) from flat to short-term let apartment (Sui Generis) - application no. 22/02533/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.82 - Flat 1, 24 York Place, Edinburgh</p>	<p>Change of use from residential (retrospective) to short term let (sui generis) - application number – 22/01730/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.83 - Flat 2, 24 York Place, Edinburgh, EH1 3EP</p>	<p>Change of use from residential (retrospective) to short term let (sui generis) - application number – 22/01731/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.84 - Flat 3, 24 York Place, Edinburgh</p>	<p>Change of use from residential (retrospective) to short term let (sui generis) - application number – 22/01734/FUL</p>	<p>To GRANT planning permission.</p>
<p>4.85 - Flat 4, 24 York Place, Edinburgh</p>	<p>Change of use from residential (retrospective) to short term let (sui generis) - application number – 22/01735/FUL</p>	<p>To GRANT planning permission.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>4.86 - 24 Young Street North Lane, Edinburgh, EH2 4JD</p>	<p>Change of Use (retrospective) from flat to short-term let (sui generis) - application no. 22/02316/FUL</p>	<p>To GRANT planning permission.</p>
<p>7.1 – 6, New Market Road, Edinburgh (Site 117 Metres Southwest Of)</p>	<p>Mixed-use development including built-to-rent homes and student accommodation with ancillary development including commercial use (Class 1, 2, 3, 4, 10, and 11), demolitions, public realm, landscaping and access - application no. 22/00670/FUL</p>	<p>To GRANT planning permission subject to:</p> <ol style="list-style-type: none"> 1) The conditions, reasons, informatives and a legal agreement as set out in section C of the report by the Chief Planning Officer. 2) An additional condition that the lift should be enclosed and that the Planning Authority should be satisfied with the design of the lift. 3) An additional informative regarding the maintenance of the lift. <p>Application required to be referred to Scottish Ministers following a direction issued on 6 December 2022</p> <p>(On a division.)</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>7.2 - 6, New Market Road, Edinburgh (Site 117 Metres southwest of)</p>	<p>Part demolition and alterations of listed buildings in association with proposed mixed-use development - application no. 22/00671/LBC</p>	<p>To GRANT listed building consent subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.</p> <p>Application required to be referred to Scottish Ministers following a direction issued on 6 December 2022</p> <p>(On a division.)</p>
<p>7.3 - New Parliament House, 5 - 7 Regent Road, Edinburgh</p>	<p>Form new premises for St Mary's Music School including revised layout arrangements, new opening within the West Pavilion and proposed glazed floor light to the external portico (as amended) - application no. 22/02449/FUL</p>	<p>To GRANT planning permission subject to:</p> <ol style="list-style-type: none"> 1) The conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer. 2) An additional informative that there would be a marked cycle route in the car park to ensure cycle access.
<p>7.4 - New Parliament House, 5 - 7 Regent Road, Edinburgh</p>	<p>Form new premises for St Mary's Music School including demolition of later ancillary buildings, new residential, teaching and practice facilities, new landscaped public garden, new basement created under Main Hall to provide foyer and associated ancillary works (as amended) - application no. 22/02450/LBC</p>	<p>To GRANT listed building consent subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>7.5 - Proposed Festival Event Space at St James Square, Edinburgh</p>	<p>Erection of temporary structures and enclosures, including bar, and other associated works to facilitate use of St James Square as an external events space. Permission sought for one year (2022/23) - application no. 22/04715/FUL</p>	<p>To REFUSE planning permission as the proposals were contrary to Edinburgh Local Development Plan Policies Des 5, Ret 7 and Ret 11. (On a division.)</p>