

Minutes

Development Management Sub-Committee of the Planning Committee

10.00am, Wednesday 12 June 2024

Present:

Councillors Osler (Convener), Bennett (substituting for Councillor Thornley), Booth, Cameron (4.1, 4.3-4.13, 6.1 and 6.2), Dalgleish, Gardiner, Jones, Mattos-Coelho, McNeese-Mechan, Mowat (4.1, 4.3, 4.4, 4.5, 4.7, 4.8, 4.10, 4.12, 4.13, 6.1 and 6.2), and Parker (substituting for Councillor Staniforth).

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1. General Applications and Miscellaneous Business

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

Substitutions:

Councillor Bennett for Councillor Thornley.

Councillor Parker for Councillor Staniforth.

Requests for a presentation:

Councillor Booth requested a presentation in respect of item 4.2, 140 Causewayside, Edinburgh - application no. 23/07375/FUL

Councillor Booth requested a presentation in respect of item 4.6, Meadowbank Stadium, 139 London Road - application no. 23/01317/AMC

Councillor Cameron requested a presentation in respect of item 4.9 - 12 Newtoft Street, Edinburgh - application no. 24/00823/FUL

Councillor Mattos-Coelho requested a presentation in respect of - item 4.9 - 12 Newtoft Street, Edinburgh - application no. 24/00823/FUL

Councillor Cameron requested a presentation in respect of item 4.11 -South Gilmerton Farm, Ravenscroft Street, Edinburgh - application no. 21/03312/PPP

Councillor Mattos-Coelho requested a presentation in respect of item 4.11 -South Gilmerton Farm, Ravenscroft Street, Edinburgh - application no. 21/03312/PPP

Decision

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

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

2. Lochside Court (Land 70 Metres East of), Edinburgh

The Chief Planning Officer had identified an application to be dealt with by means of a hearing for the development of an arena Class 11 including ancillary Class 1A (retail), Class 3 (restaurants and cafes) and hot food /bar amenities with associated public realm, access, landscaping, and infrastructure at Lochside Court (Land 70 metres east of), Edinburgh - application no. 24/00820/FUL.

(a) Report by the Chief Planning Officer

The proposal was for an 8,500-seater arena/concert venue (Class 11) and ancillary uses including retail (Class 1A), Class 3 (restaurants and cafes) and hot food/bar amenities with associated public realm, access, landscaping and infrastructure.

The proposed arena building would be positioned slightly northwards on the site and would occupy almost all of the site. A plaza was proposed at the front of the building on the site's southern end. It was proposed to stop up the existing bus turning circle currently on site.

The proposed design of the arena was a "bowl" auditorium with seating including retractable seating around the event floor. The lower levels would have the functional spaces to the auditorium, such as crew and storage areas. The public area, "Front of House", would have the public entrances, concourse areas, food, beverage and merchandising offer, toilets and event seating and areas of the event floor.

The main entrance to the arena would be taken from the plaza, to be located to the south of the arena building and which would be on two levels. The main/upper plaza level would give access to the main entrance which in turn would give access to the main concourse. The lower level of the plaza would give access to the event floor. An access from Lochside Court was also proposed which will give access for "premium" spectators to a lounge and terrace areas. There would be a bag drop off area on the lower plaza level and a box office on the upper plaza.

Operation areas, "Back of House", would be located to the south of the venue area for office administration areas, general manager's office, sales team, service and staff areas, e.g. changing/locker areas, service yard, medical rooms, storage rooms, kitchens. Production areas were proposed in the northeast of the building and would include areas for the artist, support teams, changing rooms, crew and support team welfare and comfort area and storage for events. The service yard would be at the south east of the building and would provide space for loading and unloading, parking for coaches, waste removal and overlay area for broadcast vehicles.

The building would have a maximum height of 30.5m (81.0m AOD). This was approximately 11m higher than the adjacent hotel but below the extant planning permission for hotel and office use on the site which were 86.7m AOD and 79.9m AOD respectively. The proposed arena would be the equivalent of a four storey building with

an auditorium in the middle. On the rooftop there would be photovoltaic panels and plant.

Cycle parking for 78 parking spaces in the form of 39 Sheffield racks will be provided on the south western corner of the site. Three spaces for disabled persons parking spaces will be positioned next to the cycle stands.

Supporting Information

- PAC Report
- Proposal of Application Notice (and appendices).
- Archaeology Evaluation
- BREEAM Pre-assessment
- Design and Access Statement
- Ecology Enhancement +Management Plan
- Economic Benefits + Social Value Assessment
- Flood Risk Assessment
- Flood Risk Assessment Self Certification
- GEA Schedule
- GEO Environmental Development Appraisal
- Noise Impact Assessment
- Planning Statement
- Preliminary Ecology Statement
- Surface Water Management Plan + Drainage Strategy
- Sustainability Form
- Transport Statement and Transport Addendum
- Travel Plan
- Utilities Overview
- Waste + Logistics Management Strategy
- Public Safety Information

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

[Development Management Sub-Committee - Wednesday 12 June 2024, 10:00am - City of Edinburgh Council Webcasts \(public-i.tv\)](#)

(b) It was confirmed by the Clerk there were no representatives, consultees, or Ward Councillors in attendance at this meeting.

(c) Applicants and Applicant's Agent

Alastair Woods (EVP for Real Estate Development), Daniele Kennedy Clark, (Vice President for Guest Experience and Operations, across European venues), Anschutz Entertainment Group, John Rhodes (Architect from HUK), Alistair Wood (Savills,

Planning Consultants) and Alan Spence (Tech to Tech, Transport Consultant) were in attendance in support of the application.

Alastair Woods indicated that AG was the Anschutz Entertainment Group which were privately owned by Philip Anschutz. Their role was to create, present and promote live content to state of the art venue sports properties, concerts, festivals, events and broadcasts. They owned and operated over 325 of the world's most prestigious facilities, including those to their current affiliate ASM global.

The following issues were then outlined:

- That this was also a key part in the finding of the site, the conception of the brief and the design development.
- Taylor Swift played three nights in the city, which was an AG Presents show.
- A summary was provided of how this site was chosen. A European wide search had been conducted to identify effectively a gap analysis to identify the cities where there is an opportunity for new venues, and Edinburgh came up at the top of that list.
- Edinburgh came out third in the UK in terms of music consumption per capita behind only Manchester and Birmingham. Edinburgh had got a fantastic pedigree in terms of its history for entertainment and sport. But it was a city that needed a decent sized venue in for a certain category.
- There were larger venues, such as the Hydro Glasgow, PJ in Aberdeen and then the Arena in Newcastle, but this proposal would fill a massive gap in the market. Various sites in Edinburgh were considered but they finally agreed on Edinburgh Park and the Parabola.
- There was a public piazza, which would provide a lot of space which would help customer flows and would help the guest experience. A lot of time had been spent on acoustics and there would be very little discernible audible noise outside the venue itself.
- The potential economic benefits to Edinburgh and the local community were huge, with about 250 operational jobs at the Arena and a further 700 jobs halo benefits, as they were called in and around the arena, with about £85 million driven into the local economy.
- For sustainability, there had been very positive discussions with all the stakeholders, planning officers, public transport providers and other key stakeholders around the site.

Alastair Woods concluded by stating that this application had followed extensive consultation, which included two public exhibitions and a lot of stakeholder discussions. There had been a lot of discussions with all transport operators and there had been very positive dialogue. They were very excited about hopefully bringing this project forward. Considering all that feedback, they would design a building that would be perfect for the market. They were the best-in-class operator, were privately funded and thought that the economic benefits were substantial and would bring extensive employment of around a thousand jobs, which was all very positive for the city. Therefore, if planning permission was secured, they wanted to progress matters and seek closure on some of the issues that were raised today, to close out the site purchase with Parabola and then secure naming rights in a building partner.

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

[Development Management Sub-Committee - Wednesday 12 June 2024, 10:00am - City of Edinburgh Council Webcasts \(public-i.tv\)](#)

Decision

To **GRANT** planning permission subject to:

- 1) The conditions, reasons and informatives, as set out in section C of the report by the Chief Planning Officer
- 2) Condition 8 amended to:
“Details of improved lighting surrounding the venue and CCTV shall be submitted to and approved by the Council as planning authority and installed prior to the first use of the building.”
- 3) Condition 9 amended to:
“The approved landscaping scheme including wildlife boxes to be submitted and approved by the Council as planning authority shall be fully implemented within six months of the completion of the development.”
- 4) An additional condition (no.17)
Notwithstanding what is shown on approved plans, details of cycle parking (non-standard cycle parking) shall be submitted and approved by the Council as planning authority prior to the use being taken up and installed prior to the use hereby approved becoming operational.”

Reason:

In order to comply with the requirements of the Equalities Act 2010.

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

3. 140 Causewayside, Sciennes, Edinburgh

Details were provided of proposals for the demolition of existing building and development of purpose-built student accommodation with landscaping, infrastructure, access, and associated works 140 Causewayside, Sciennes, Edinburgh - application no. 23/07375/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 and informatives as set out in section C of the report by the Chief Planning Officer.

- moved by Councillor Osler, seconded by Councillor Jones

Amendment

To **REFUSE** planning permission as the application was contrary to LDP Policies Hou 8, Des 4, Des 5, and Des 7 (e), NPF4 policies 7(c) and 9, Section 59 of the Planning and Listed Buildings and Conservation Scotland Act.

- moved by Councillor Booth, seconded by Councillor Gardiner

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Voting

For the motion - 4 votes

For the amendment - 5 votes

For the motion: Councillors Bennett, Jones, McNeese-Mechan and Osler.)

For the amendment: Councillors Booth, Dalgleish, Gardiner, Mattos-Coelho, and Parker.)

Decision

To **REFUSE** planning permission as the application was contrary to LDP Policies Hou 8, Des 4, Des 5, and Des 7 (e), NPF4 policies 7(c) and 9, Section 59 of the Planning and Listed Buildings and Conservation Scotland Act.

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

Appendix

Agenda Item No. /	Details of Proposal/Reference No	Decision
Note: Detailed conditions/reasons for the following decisions are contained in the statutory planning register.		
<u>4.1 – Report for forthcoming application by Glenprop 4 LLP. for Proposal of Application Notice at 14 Ashley Place, Edinburgh, EH6 5PX</u>	Purpose-built student accommodation with associated infrastructure and landscaping - 24/02024/PAN	To note the key issues at this stage.

Agenda Item No. /	Details of Proposal/Reference No	Decision
<p>4.2 – 140 Causewayside, Sciennes, Edinburgh -</p>	<p>Demolition of existing building and development of purpose-built student accommodation with landscaping, infrastructure, access, and associated works - application no. 23/07375/FUL</p>	<p>To REFUSE planning permission as the application is contrary to LDP Policies Hou 8, Des 4, Des 5, and Des 7 (e), NPF4 policies 7(c) and 9, Section 59 of the Planning and Listed Buildings and Conservation Scotland Act.</p> <p>(On a division).</p>
<p>4.3 - 2 Dewar Place, Edinburgh, EH3 8ED</p>	<p>Section 42 application to vary condition #7 (archaeology) and #8 (site survey) of consent 17/02227/PPP - application no. 23/00864/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>4.4 – Greenpark Confirmation of Tree Preservation Order No. 211</p>	<p>Confirmation of Tree Preservation Order No. 211 (Greenpark)</p>	<p>To CONFIRM Tree Preservation Order No. 211 (Greenpark)</p>
<p>4.5 - 1A Lauriston Place, Edinburgh, EH3 9EF</p>	<p>Use of space to create a venue for Edinburgh International Book Festival for a temporary period of 2 weeks from 10 to 25 August 2024 to include time to build and remove temporary structures with 2 venues, including 1 book signing area, a box office, kids zone, food and beverage offer and general dwelling space - application no. 24/02001/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. /	Details of Proposal/Reference No	Decision
<p>4.6 - 139 London Road (Meadowbank Stadium), Edinburgh</p>	<p>Approval of matters specified in condition 2 of 18/00154/PPP for the proposed redevelopment of surplus land at Meadowbank Sports Centre with mixed uses including residential and commercial, together with roads, landscaping, drainage and ancillary works (as amended) - application no. 23/01317/AMC</p>	<p>1) To APPROVE matters specified in conditions subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.</p> <p>2) Notwithstanding the details of the approved plans, further details shall be submitted regarding the mitigation of the external floodlighting in relation to the adjacent residential properties. These shall be submitted to the Planning Authority for approval, and shall be installed thereafter.</p> <p>Reason:</p> <p>To allow further consideration of these aspects, in the interests of residential amenity.</p> <p>3) For the avoidance of doubt, no permission is given to the details of the heat source. These details shall come forward for separate written approval by the Planning Authority, and installed as approved thereafter.</p> <p>Reason:</p> <p>To allow full details of these aspects to be considered, in the interests of sustainability.</p>

Agenda Item No. /	Details of Proposal/Reference No	Decision
4.7 - 18 Mortonhall Road - Confirmation of Tree Preservation Order No. 210	Confirmation of Tree Preservation Order No. 210 (18 Mortonhall Road)	To CONFIRM Tree Preservation Order No. 210 (18 Mortonhall Road).
4.8 -103 Newcraighall Road (Land 445 Metres North Of), Edinburgh	Approval of matters specified in conditions 1, 2, 5, 6, 7, in part 8, 9, 10, 11, 12 and 13, of planning permission 16/04122/PPP for a replacement school for Newcraighall Primary School (3-stream 630 pupils) - a new Passivhaus, ultra-low energy school, with an adjoining Nursery (128 children). All accommodation will be within the one, two-storey building and exceed a total gross external floor area (GEFA) of 5,000sqm. The development also includes landscaped school grounds and sports pitch. The school is situated in the centre of the wider New Brunstane Masterplan Development Planning Reference 16_04122_PPP (as amended) - application no. 23/07343/AMC	1) To APPROVE matters specified in conditions subject to the conditions and reasons as set out in section C of the report by the Chief Planning Officer. 2) An additional condition stating: “For the avoidance of doubt, the following conditions are not discharged at this stage: Conditions 2(i), and 2(m)(viii) condition 6 – archaeology, condition 8 – site investigation works, condition 9 – coal mining, condition 11 – ventilation details.” Reason To define the permission
4.9 - 12 Newtoft Street, Edinburgh, EH17 8RD	Change of use of building from offices to Class 7 bed and breakfast and replace existing steps and door with a window - application no. 24/00823/FUL	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.

Agenda Item No. /	Details of Proposal/Reference No	Decision
<p>4.10 - 1 & 3 Roxburgh Court, Edinburgh, EH1 1LW</p>	<p>Change of use from a restaurant to seven serviced apartments on level 4 and with internal alterations including removal of non-loadbearing partitions. Remove existing door and window on level 5 (as amended) - application no. 24/00573/FULSTL</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 - South Gilmerton Farm (Land at), Ravenscroft Street, Edinburgh</p>	<p>Residential development including associated access, landscaping and servicing - application no. 21/03312/PPP</p>	<p>To CONTINUE consideration of the application, alongside item 4.12, as there was confusion about whether all members had read the papers and to seek total clarity of the information provided when the papers come back to the Sub-Committee.</p>
<p>4.12 - South Gilmerton Farm (Land at), Ravenscroft Street, Edinburgh</p>	<p>Complete demolition in a conservation area - application no. 21/03313/CON</p>	<p>To CONTINUE consideration of the application, alongside item 4.11, as there was confusion about whether all members had read the papers and to seek total clarity of the information provided when the papers come back to the Sub-Committee.</p>
<p>4.13 - 5 (GF) Wemyss Place, Edinburgh, EH3 6DH</p>	<p>Change of use from office (Class 4) to short term let accommodation (Sui Generis) - application no. 23/04558/FULSTL</p>	<p>To REFUSE planning permission for the reasons set out in section C of the report by the Chief Planning Officer.</p>

Agenda Item No. /	Details of Proposal/Reference No	Decision
<p>6.1 - 1 Lochside Court (Land 70 metres east of), Edinburgh - Development of an arena Class 11 including ancillary Class 1A (retail), Class 3 (restaurants and cafes) and hot food /bar amenities with associated public realm, access, landscaping, and infrastructure - application no. 24/00820/FUL</p>	<p>Protocol Note by the Service Director – Legal and Assurance</p>	<p>Noted.</p>

<p>6.2 - 1 Lochside Court (Land 70 metres east of), Edinburgh</p>	<p>Development of an arena Class 11 including ancillary Class 1A (retail), Class 3 (restaurants and cafes) and hot food /bar amenities with associated public realm, access, landscaping, and infrastructure- application no. 24/00820/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) Condition 8 amended to: <p>“Details of improved lighting surrounding the venue and CCTV shall be submitted to and approved by the Council as planning authority and installed prior to the first use of the building.”</p> 3) Condition 9 amended to: <p>“The approved landscaping scheme including wildlife boxes to be submitted and approved by the Council as planning authority shall be fully implemented within six months of the completion of the development.”</p> 4) An additional condition (no.17) <p>“Notwithstanding what is shown on approved plans, details of cycle parking (non-standard cycle parking) shall be submitted and approved by the Council as planning authority prior to the use being taken up and installed prior to the use hereby approved</p>
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Agenda Item No. /	Details of Proposal/Reference No	Decision
		<p>becoming operational.”</p> <p>Reason:</p> <p>In order to comply with the requirements of the Equalities Act 2010.</p>