

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10:00am, Wednesday 6 February 2019

Dean of Guild Court Room, City Chambers, High Street, Edinburgh

This is a public meeting and members of the public are welcome to attend.

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1. Order of business

- 1.1 Including any notices of motion, hearing requests from ward councillors and any other items of business submitted as urgent for consideration at the meeting.
- 1.2 Any member of the Council can request a Hearing if an item raises a local issue affecting their ward. Members of the Sub-Committee can request a presentation on any items in part 4 or 5 of the agenda. Members must advise Committee Services of their request by no later than **1.00pm on Monday 4 February 2019** (see contact details in the further information section at the end of this agenda).
- 1.3 If a member of the Council has submitted a written request for a hearing to be held on an application that raises a local issue affecting their ward, the Development Management Sub-Committee will decide after receiving a presentation on the application whether or not to hold a hearing based on the information submitted. All requests for hearings will be notified to members prior to the meeting.

2. Declaration of interests

- 2.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

3. Minutes

- 3.1 None.

4. General Applications, Miscellaneous Business and Pre-Application Reports

The key issues for the Pre-Application reports and the recommendation by the Chief Planning Officer or other Chief Officers detailed in their reports on applications will be approved without debate unless the Clerk to the meeting indicates otherwise during “Order of Business” at item 1

Pre-Application

- 4.1 189 Morrison Street, Edinburgh EH3 8DN – Forthcoming application by the Prudential Assurance Company Ltd. for redevelopment of site comprising hotels, offices retail, leisure, public houses, restaurants, car parking and associated works – application no 18/10427/PAN – report by the Chief Planning Officer (circulated)

Applications

- 4.2 4B Harrison Lane, Edinburgh EH11 1HG – Change of use from use class 4 (joinery workshop) to use class 11 (fitness and health venue) – application no 18/02782/FUL - report by the Chief Planning Officer (circulated)

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

- 4.3 2 Littlejohn Road, Edinburgh, EH10 5GN – Construct stand-alone garden room and alter existing garage (as amended) – application no 18/09771/FUL - report by the Chief Planning Officer (circulated)

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

- 4.4 Meadowbank Retail Park, Moray Park, Edinburgh – Section 42 application for non-compliance with Condition G34 of Planning Permission A/01457/95/RM to allow for the sale of convenience goods at Unit 3 – application no 18/04464/FUL – report by the Chief Planning Officer (circulated)

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

- 4.5(a) 122-123 Princes Street, Edinburgh, EH2 4AD – The redevelopment of existing retail unit to form additional hotel rooms and a restaurant at ground floor. The proposal also seeks a change of use from Class 1(Retail) to Class 3(Food and Drink) and Class 7(Hotel) - application no 18/04731/FUL – report by the Chief Planning Officer (circulated)

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

- 4.5(b) 122-123 Princes Street, Edinburgh, EH2 4AD – The redevelopment of existing retail unit to form additional hotel rooms and a restaurant at ground floor. The proposal also seeks a change of use from Class 1(Retail) to Class 3(Food and Drink) and Class 7(Hotel) - application no 18/04732/LBC – report by the Chief Planning Officer (circulated)

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

5. Returning Applications

These applications have been discussed previously by the Sub-Committee. A decision to grant, refuse or continue consideration will be made following a presentation by the Chief Planning Officer and discussion on each item.

- 5.1 None.

6. Applications for Hearing

The Chief Planning Officer has identified the following applications as meeting the criteria for Hearings. The protocol note by the Head of Strategy and Insight sets out the procedure for the hearing.

- 6.1(a) Royal Hospital for Sick Children, 9 Sciennes Road, Edinburgh EH9 1LF - application no –18/02719/FUL, 18/02720/CON, 18/02722/LBC, 18/02723/LBC and 18/02725/LBC - Protocol Note by the Head of Strategy and Communications (circulated)
- 6.1(b) Royal Hospital for Sick Children, 9 Sciennes Road, Edinburgh – Mixed use development comprising residential (8 houses and 118 flats), student accommodation 323 beds, communal space, cycle/car parking provision, public

realm enhancements, associated works and infrastructure. Development involves partial demolition of existing buildings, erection of new buildings and change of use/conversion of retained buildings (as amended) – application no 18/02719/FUL – report by the Chief Planning Officer (circulated)

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

- 6.1(c) Royal Hospital for Sick Children, 9 Sciennes Road, Edinburgh – Substantial demolition in a conservation area – application no 19/02720/CON report by the Chief Planning Officer (circulated)

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

- 6.1(d) Royal Hospital for Sick Children, 9 Sciennes Road, Edinburgh – Internal and external alteration to Category B-listed main hospital building to convert to residential use; removal of 20th century extensions, with associated fabric repairs and reinstatement; alteration to boundary wall to form public realm: alteration of former curtilage Pharmacy Store to convert to residential use – application no 18/02722/LBC – report by the Chief Planning Officer

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

- 6.1(e) Royal Hospital for Sick Children, 9 Sciennes Road, Edinburgh – Internal and external alterations of Category C-listed buildings Nos. 11-21 (inclusive) Millerfield Place to convert to residential use including rear extensions; minor alteration, including sensitive reinstatement and repair of garden boundary walls – application no 18/02723/LBC – report by the Chief Planning Officer (circulated)

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

- 6.1(f) Royal Hospital for Sick Children, 9 Sciennes Road, Edinburgh – Internal and external alteration to category A-listed Mortuary Chapel building to convert to public and residential use; conservation and repair of murals in situ; removal of the 20th century hospital extensions with associated fabric repairs and reinstatement – application no 18/02725/LBC – report by the Chief Planning Officer (circulated)

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

7. Applications for Detailed Presentation

The Chief Planning Officer has identified the following applications for detailed presentation to the Sub-Committee. A decision to grant, refuse or continue consideration will be made following the presentation and discussion on each item.

- 7.1 Roof Terrace, Waverley Mall, 3 Waverley Bridge – Reconfiguration of roof-top structures and construction of new commercial accommodation (Class 1, 2 and 3), internal cinema use (Class 11) and creation of external multi-use space to include external; seating area, performance space, open air cinema, festival/seasonal event space, pop-ups, farmers market and musical entertainment (classes 1, 2, 3 and 11) – application no 17/02748/FUL – report by the Chief Planning Officer (circulated)

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

8. Returning Applications Following Site Visit

These applications have been discussed at a previous meeting of the Sub-Committee and were continued to allow members to visit the sites. A decision to grant, refuse or continue consideration will be made following a presentation by the Chief Planning Officer and discussion on each item.

8.1 None.

Laurence Rockey

Head of Strategy and Communications

Committee Members

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Dixon, Gordon, Griffiths, McLellan, Mitchell, Mowat, Osler and Staniforth.

Information about the Development Management Sub-Committee

The Development Management Sub-Committee consists of 11 Councillors and usually meets twice a month. The Sub-Committee usually meets in the Dean of Guild Room in the City Chambers on the High Street in Edinburgh. There is a seated public gallery and the meeting is open to all members of the public.

Further information

A summary of the recommendations on each planning application is shown on the agenda. Please refer to the circulated reports by the Chief Planning Officer or other Chief Officers for full details. Online Services – planning applications can be viewed online by going to [view planning applications](#) – this includes letters of comments received.

The items shown in part 6 on this agenda are to be considered as a hearing. The list of organisations invited to speak at this meeting are detailed in the relevant Protocol Note. The Development Management Sub-Committee does not hear deputations.

The Sub-Committee will only make recommendations to the full Council on these applications as they are major applications which are significantly contrary to the Development Plan.

If you have any questions about the agenda or meeting arrangements, please contact Committee Services, City of Edinburgh Council, Business Centre 2:1, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG, 0131 529 4240, email committee.services@edinburgh.gov.uk.

A copy of the agenda and papers for this meeting will be available for inspection prior to the meeting at the main reception office, City Chambers, High Street, Edinburgh.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to www.edinburgh.gov.uk/meetings .

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