

# Notice of meeting and agenda

## Development Management Sub-Committee of the Planning Committee

**10:00am, Wednesday 24 April 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.

### Contacts:

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## 1. Order of business

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- 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 Tuesday 23 April 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

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- 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

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- 3.1 None.

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

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**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- Applications**

- 4.1 Former Lothianburn Golf Club, 106 Biggar Road, Edinburgh EH10 7DU - Forthcoming application by Hillend Leisure Limited for Development for mountain bike trail centre, indoor and outdoor leisure, food and beverage, professional service suites, offices, retailing, short stay visitor accommodation and associated site access, parking, landscaping and other works – application no 19/00764/PAN – report by the Chief Planning Officer (circulated)
- 4.2 94 Ocean Drive, Edinburgh (At Land 143 Metres Southeast Of) – Forthcoming application by S1 Developments Ltd for Residential use with amenity space

along with the provision for ground floor commercial units – application no 19/00414/PAN – report by the Chief Planning Officer (circulated)

### **Applications**

- 4.3(a) 1 Bath Street, Edinburgh – Change of use from storage to Class 2 office and excavate pavement to provide basement lightwell with balustrade and stair - application no 18/10118/FUL – report by the Chief Planning Officer (circulated)

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

- 4.3(b) 1 Bath Street, Edinburgh - Excavate pavement to provide basement lightwell with balustrade and stair and internal alterations – application no 18/10119/LBC – report by the Chief Planning Officer (circulated)

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

- 4.4 23 Corbiehill Road Edinburgh, EH4 5EB – Erection of dwelling – application no 18/04346/FUL – report by the Chief Planning Officer (circulated)

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

- 4.5 9-11 Corstorphine Road, Edinburgh, EH12 6DB – Redevelopment of existing houses at 9 and 11 to create 2 new semi-detached houses with accommodation on 3 floors – application no 18/00315/FUL – report by the Chief Planning Officer (circulated)

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

- 4.6 79A Dickson Street, Edinburgh, EH6 8QH - Proposed five storey residential development comprising 7 flats (as amended) – application no 18/00009/FUL – report by the Chief Planning Officer (circulated)

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

- 4.7 Flat 1, 1 High Waterfield Edinburgh - New replacement patio doors within existing window openings – application no 19/00350/FUL – report by the Chief Planning Officer (circulated)

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

- 4.8 199 Fountainbridge, Edinburgh (At Site 60 Metres South Of) - Approval of matters specified in conditions 1, 2 (a-m) and (i)-(v), 3, 17, 18, and 20 relating to Plot W3 including residential/commercial units; detail of height, massing, ground floor levels, design of external features and materials including public realm, pedestrian and cycle access arrangements, treatment to adopted roads or footways, servicing, parking, surface water and drainage, street lighting, waste management, hard and soft landscaping details, and active frontage – application no 18/09769/AMC – report by the Chief Planning Officer (circulated)

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

- 4.9 Granton Harbour, West Harbour Road, Edinburgh - Granton Harbour plots 29 and 35: Housing, hotel and serviced flats development. Application for approval of matters conditioned regarding the erection of buildings containing residential flats, hotel and serviced apartments; formation of road access, parking, and

open space (AS AMENDED) – application no 17/05306/AMC – report by the Chief Planning Officer (circulated)

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

- 4.10 198 Great Junction Street, Edinburgh, EH6 5LW - Amendment to previously consented scheme 17/05415/FUL. Proposal for 37 flatted units comprising of refurbishment of existing foyer building and new build extension – application no 18/09563/FUL – report by the Chief Planning Officer (circulated)

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

- 4.11 4 Huly Hill Road, Newbridge, EH28 8PH - Change of use from industrial unit to leisure use at 4 Huly Hill Road Newbridge EH28 8PH – application no 18/10593/FUL – report by the Chief Planning Officer (circulated)

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

- 4.12 2 Joppa Road, Edinburgh, EH15 2EU - Advertisement of the following types: Fascia sign, hoarding (in retrospect) – application no 19/00237/ADV – report by the Chief Planning Officer (circulated)

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

- 4.13 13 Lister Square, Edinburgh, EH3 9GL - Formation of hotel (Class 7) with minor external alterations, at ground floor level (Unit 4) – application no 18/02464/FUL – report by the Chief Planning Officer (circulated)

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

- 4.14 5 Millar Place, Edinburgh, EH10 5HJ - Demolition of existing office premises, and erection of new office with two flatted dwellings above – application no 19/00860/FUL – report by the Chief Planning Officer (circulated)

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

- 4.15 144 Newhaven Road, Edinburgh, EH6 4PZ - Partial change of use of the property from residential to a private car sales business for up to 8 cars – application no 19/00377/FUL - report by the Chief Planning Officer (circulated)

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

- 4.16 177 Portobello High Street, Edinburgh, EH15 1EU - Alterations in connection to facilitating a new class 3 use on the ground floor, including the installation of two ventilation pipes on the rear elevation and the installation of a suspended ceiling with associated acoustic measures (as amended) – application no 18/10256/LBC – report by the Chief Planning Officer (circulated)

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

- 4.17 Stopping Up Order – Water of Leith Walkway, West Bowling Green Street, Edinburgh – application no PO/18/03 – report by the Chief Planning Officer (circulated)

It is recommended that the Stopping Up Order be **CONFIRMED**.

- 4.18 5 - 7 Thorntree Street, Edinburgh, EH6 8PY - Erection of 3, two storey, flat-roofed, two bedroom houses with associated parking, bike storage, refuse/recycling storage, amenity space and private gardens – application no 19/00799/FUL – report by the Chief Planning Officer (circulated)

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

## 5. Returning Applications

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**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

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**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) 35 – 36 St Andrew Square, Edinburgh, EH2 2AD - application no 18/04657/FUL, 18/07730/LBC & 18/07127/LBC – Protocol Note by the Head of Strategy and Communications (circulated)

- 6.1(b) 35 - 36 St Andrew Square, Edinburgh, EH2 2AD - Erection of music and performing arts venue with licensed café/restaurant and bar facilities, and related arrangements for infrastructure, demolitions, and other works. (See Cover Letter for full statutory description) (amended) – application no 18/04657/FUL – report by the Chief Planning Officer (circulated)

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

- 6.1(c) 35 - 36 St Andrew Square, Edinburgh, EH2 2AD - Proposed demolitions, alterations, remodelling and erection of extension to the listed building – application no 18/07730/LBC – report by the Chief Planning Officer (circulated)

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

- 6.1(d) 35 St Andrew Square, Edinburgh, EH2 2AD - Demolition of boundary wall, modern basement kitchen, rear extension, and outbuilding within existing rear garden; regrading of land, erection of new boundary features and public realm – application no 18/07127/LBC – report by the Chief Planning Officer (circulated)

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

## 7. Applications for Detailed Presentation

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**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 8 Bainfield Drive, Edinburgh (At Land 34 Metres South East Of) - Moorings for boat hotel accommodation (5 boats) at Union Canal, west of Viewforth Bridge – application no 18/08091/FUL – report by the Chief Planning Officer

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

## **8. Returning Applications Following Site Visit**

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**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**

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

## **Information about the Development Management Sub-Committee**

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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**

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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](mailto: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](http://www.edinburgh.gov.uk/meetings) .

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