Actions

Development Management Sub-Committee of the Planning Committee

(Webcast Link)

25 March 2026

Agenda Item No/ Address	Details of Proposal/ Reference No	Decision *(This may not be the final minute wording)*	Action Owner	For Info
1	**Order of Business**			
1.1	**Substitutions** Councillor Booth for Councillor Mumford Councillor Staniforth for Councillor Parker Councillor Day for Councillor Griffiths **Requests for presentation:** None. **Requests for hearing:** Councillor Beal has requested a hearing on the following Items: 7.1 – 11 - 15 Coltbridge Terrace, Edinburgh, EH12 6AB - Proposed			

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	conversion and change of use with associated demolition and new build development to deliver Extra Care Community (Class 8), associated amenities, access and landscape (as amended)- application no. 25/06035/FUL 7.2 - 11 - 15 Coltbridge Terrace, Edinburgh, EH12 6AB – Proposal for internal and external alterations of 19th century villa, gate lodge, and boundary walls inc. partial demolition of extensions and curtilage buildings associated with 20th Century school use to enable development of Extra Care Community – application no. 25/06029/LBC 7.3 - 11 - 15 Coltbridge Terrace, Edinburgh, EH12 6AB – Proposal for demolition of unlisted buildings and structures relating to 20th Century development of school campus – application no. 25/06031/CON			

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2 Declaration of Interests				
2.1	None.			
3 Minutes				
3.1	None.			
4 General, Miscellaneous Business and Pre-Application Reports				
4.1 – At Centrum House, 108 - 114 Dundas Street And 116, New	Report for forthcoming application by Evans Dakota Hotels Limited. for Proposal of Application Notice for Demolition of existing building and erection of hotel (Class 7) with ancillary restaurant and bar- application no. 25/06640/PAN – Report by the Chief Planning Officer	To note the key issues at this stage and advises of any other issues.	Chief Planning Officer Lead Officer:	
4.2 – 50 Research Avenue North (At Land 300 Metres North Of)	Report for forthcoming application by Apatura DC Project 11 Ltd. for Proposal of Application Notice for AI data centre campus with a 200MW demand utility capacity with car parking, landscaping, roads, access, and associated works - application no. 25/03978/PAN - Report by the Chief Planning Officer	To note the key issues at this stage and advises of any other issues.	Chief Planning Officer Lead Officer:	

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4.3 – 1F4 30 Balfour Street, Edinburgh, EH6 5EP	Retrospective change of use of premises to short term let accommodation - application no. 25/01127/FULSTL – Report by the Chief Planning Officer	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer:	
4.4 – 1F3 73 Bread Street, Edinburgh, EH3 9AH	Retrospective change of use of a house to short-term let accommodation - application no. 25/03668/FULSTL – Report by the Chief Planning Officer	To **REFUSE** planning permission for the reasons set out in section C of the report by the Chief Planning Officer.	Chief Planning Officer Lead Officer: ,	
4.5 – Flat 15, 159 Broughton Road, Warriston	Change of use from residential flat to STL (retrospective) - application no. 25/02537/FULSTL – Report by the Chief Planning Officer	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer:	
4.6 – PF3, 42 Buchanan Street, Leith	Change of use from residential flat to STL (retrospective) - application no. 25/03843/FULSTL – Report by the Chief Planning Officer	To **REFUSE** planning permission for the reasons set out in section C of the report by the Chief Planning Officer.	Chief Planning Officer Lead Officer:	
4.7 – 1 Coalhill, Edinburgh, EH6 6RH	Proposal for Section 42 application to amend Condition 1 of 16/03011/FUL to allow full cooking	To **GRANT** planning permission subject to the conditions, reasons and informatives as set out in	Chief Planning Officer Lead Officer:	

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	to take place through the installation of a ventilation system and associated alterations – application no. 25/00375/FUL - Report by the Chief Planning Officer	section C of the report by the Chief Planning Officer.		
4.8 – 18B Dean Park Mews, Stockbridge, Edinburgh	Retrospective change of use of premises to short term let accommodation – application no. 25/01782/FULSTL - Report by the Chief Planning Officer	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer:	
4.9 – 2F1, 110 East Claremont Street, Broughton	Retrospective change of use of premises to short term let accommodation – application no. 25/03780/FULSTL - Report by the Chief Planning Officer	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer:	
4.10 – 1 Eastfield, Edinburgh, EH15 2PW	Retrospective change of use of premises to short term let accommodation - application no. 25/03690/FULSTL – Report by the Chief Planning Officer	To **REFUSE** planning permission for the reasons set out in section C of the report by the Chief Planning Officer.	Chief Planning Officer Lead Officer:	
4.11 – 1F2, 5 Edina Place, Leith	Retrospective change of use of premises to short-term let accommodation - application no.	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer:	

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	25/03581/FULSTL – Report by the Chief Planning Officer			
4.12 – PF1 3 Glen Street, Edinburgh, EH3 9JD	Retrospective change of use of premises to short-term let accommodation - application no. 25/03680/FULSTL – Report by the Chief Planning Officer	To **REFUSE** planning permission for the reasons set out in section C of the report by the Chief Planning Officer.	Chief Planning Officer Lead Officer:	
4.13 – 1F1 8 Jeffrey Street, Edinburgh, EH1 1DT	Retrospective change of use of premises to short term let accommodation - application no. 25/03784/FULSTL – Report by the Chief Planning Officer	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer:	
4.14 – Flat 15 89 Holyrood Road, Edinburgh, EH8 8BA	Retrospective change of use of premises to short term let accommodation - application no. 25/04726/FULSTL – Report by the Chief Planning Officer	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer:	
4.15 - Flat 6, 135 Hutchison Road, Slateford	Retrospective change of use of premises to short term let accommodation – application no. 25/03582/FULSTL – Report by the Chief Planning Officer	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer:	

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4.16 - 1F2 13 King's Stables Road, Edinburgh, EH1 2JY	Retrospective change of use of premises to short term let accommodation – application no. 25/03689/FULSTL – Report by the Chief Planning Officer	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer:	
4.17 - 1F1 108 Lauriston Place, Edinburgh, EH3 9HX	Retrospective change of use of premises to short term let accommodation – application no. 25/03679/FULSTL – Report by the Chief Planning Officer	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer:	
4.18 – 316 Leith Walk, Edinburgh, EH6 5BU	Change of use of flat to short term let - application no. 26/00091/FULSTL – Report by the Chief Planning Officer	Application **APPEALED** for non-determination.	Chief Planning Officer Lead Officer:	
4.19 - 16 Leven Terrace, Tollcross, Edinburgh	Retrospective change of use of premises to short term let accommodation – application no. 25/04732/FULSTL – Report by the Chief Planning Officer	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer:	
4.20 - Flat 2 3 Loaning Mills, Edinburgh, EH7 6LL	Retrospective change of use of premises to short-term let accommodation – application no.	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer:	

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	25/04537/FULSTL – Report by the Chief Planning Officer		[redacted]	
4.21 - 47 Lorne Street, Edinburgh, EH6 8QJ	Retrospective change of use of premises to short-term let accommodation – application no. 25/03800/FULSTL – Report by the Chief Planning Officer	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer: [redacted]	
4.22 - 1F3 16 Marionville Road, Edinburgh, EH7 5TX	Retrospective change of use of premises to short-term let accommodation – application no. 25/03785/FULSTL – Report by the Chief Planning Officer	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer: [redacted]	
4.23 - 17A Montague Street, Edinburgh, EH8 9QT	Retrospective change of use of premises to short-term let accommodation – application no. 25/03608/FULSTL – Report by the Chief Planning Officer	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer: [redacted]	
4.24 - 1F3 98 Montgomery Street, Edinburgh, EH7 5HE	Retrospective change of use of premises to short-term let accommodation – application no. 25/04539/FULSTL – Report by the Chief Planning Officer	To **REFUSE** planning permission for the reasons set out in section C of the report by the Chief Planning Officer.	Chief Planning Officer Lead Officer: [redacted]	

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4.25 - Flat 5 108 Nicolson Street, Edinburgh, EH8 9EJ	Retrospective change of use of premises to short-term let accommodation – application no. 25/03714/FULSTL – Report by the Chief Planning Officer	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer: [redacted]	
4.26 - Flat 22, 50 North Bridge, Old Town	Retrospective change of use of flat (sui generis) to short term let (sui generis) for a total of nine months in a calendar year – application no. 25/02861/FULSTL– Report by the Chief Planning Officer	To **REFUSE** planning permission for the reasons set out in section C of the report by the Chief Planning Officer.	Chief Planning Officer Lead Officer: [redacted]	
4.27 - 3D Northumberland Street South East Lane, Edinburgh, EH3 6LP	Retrospective change of use of a house to short term let accommodation – application no. 25/03607/FULSTL – Report by the Chief Planning Officer	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer: [redacted]	
4.28 - 21A Royal Crescent, Broughton, Edinburgh	Retrospective change of use of a house to short term let accommodation – application no. 25/02035/FULSTL – Report by the Chief Planning Officer	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer: [redacted]	

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4.29 - 21A Stafford Street, Edinburgh, EH3 7BJ	Retrospective change of use of a house to short term let accommodation – application no. 25/02441/FULSTL – Report by the Chief Planning Officer	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer:	
4.30 - Flat 6 79 Shore, Edinburgh, EH6 6RG	Retrospective change of use of a house to short term let accommodation – application no. 25/02656/FULSTL – Report by the Chief Planning Officer	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer:	
4.31 - 1F1, 62 Thistle Street, New Town	Retrospective change of use of a house to short term let accommodation – application no. 25/03032/FULSTL – Report by the Chief Planning Officer	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer:	
4.32 - 26 Tolbooth Wynd, Edinburgh (Land 30 metres south of)	Proposal for demolition of plinth area with under croft parking, relocation of existing substation and repair works to the existing concrete plinth stairs and handrails. Proposals are for 49 new build dwellings and associated landscaping comprising a mix of terraced townhouses and apartment	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.	Chief Planning Officer Lead Officer:	

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	blocks (as amended) – application no. 25/05731/FUL – Report by the Chief Planning Officer			
4.33 - 26 Tolbooth Wynd, Edinburgh (Land 30 Metres South Of)	Proposal for complete Demolition in a Conservation Area – application no. 25/05732/CON – Report by the Chief Planning Officer	To **GRANT** conservation area consent subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.	Chief Planning Officer Lead Officer: [redacted]	
4.34 - 2A Wemyss Place Mews, New Town, Edinburgh	Retrospective change of use of premises to short term let accommodation – application no. 25/03806/FULSTL – Report by the Chief Planning Officer	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer: [redacted]	
4.35 - 1F4 17 Westfield Road, Edinburgh, EH11 2QP	Retrospective change of use of premises to short-term let accommodation – application no. 25/03783/FULSTL – Report by the Chief Planning Officer	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer: [redacted]	
5 Returning Applications				

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5.1 - Ingliston Park & Ride (At land 500 metres north east of)	Residential-led mixed use development including residential (Class 9) and sui generis flatted development (including student housing, build to rent, co-living and affordable housing), business and employment uses (Class 4), storage or distribution uses (Class 6), hotels (Class 7), residential institutions (Class 8), non-residential institution uses /education (Class 10), shops, financial, professional and other services (Class 1A), food and drink uses (Class 3), assembly and leisure uses (Class 11), other sui generis uses (which could include public house, hot food takeaway, launderette & taxi business) and other related infrastructure and associated works including car parking, servicing, access arrangements, formation of new roads and active travel networks, sustainable urban drainage and open space /public realm –	To **AGREE** to a further six months extension to allow the conclusion of the legal agreement.	Chief Planning Officer Lead Officer: [redacted]	

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	application no. 24/00132/PPP – Report by the Chief Planning Officer			
6 Application for a Hearing				
6.1	None			
7 Applications for Detailed Presentation				
7.1 - 11 - 15 Coltbridge Terrace, Edinburgh, EH12 6AB	Proposed conversion and change of use with associated demolition and new build development to deliver Extra Care Community (Class 8), associated amenities, access and landscape (as amended) – application no. 25/06035/FUL – Report by the Chief Planning Officer	**Decision 1** To agree not to hold a hearing and to determine the application at this meeting of the Development Management Sub-Committee. **Decision 2** To **GRANT** planning permission subject to the conditions, reasons and informatives, and a legal agreement, as set out in section C of the report by the Chief Planning Officer.	Chief Planning Officer Lead Officer: [redacted]	
7.2 - 11 - 15 Coltbridge Terrace, Edinburgh, EH12 6AB	Proposal for internal and external alterations of 19th century villa, gate lodge, and boundary walls inc. partial demolition of extensions and curtilage buildings associated with	**Decision 1** To agree not to hold a hearing and to determine the application at this meeting of the Development Management Sub-Committee.	Chief Planning Officer Lead Officer: [redacted]	

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	20th Century school use to enable development of Extra Care Community – application no. 25/06029/LBC – Report by the Chief Planning Officer	**Decision 2** 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.		
7.3 - 11 - 15 Coltbridge Terrace, Edinburgh, EH12 6AB	Proposal for demolition of unlisted buildings and structures relating to 20th Century development of school campus – application no. 25/06031/CON – Report by the Chief Planning Officer	**Decision 1** To agree not to hold a hearing and to determine the application at this meeting of the Development Management Sub-Committee. **Decision 2** To **GRANT** conservation area consent subject to the conditions, reasons and informatives as set out in section C of the report by the Chief Planning Officer.	Chief Planning Officer Lead Officer: [redacted]	
7.4 - 15 Lochside Avenue, Edinburgh (Land 140 metres north of)	Proposal for hotel, restaurant, and ancillary facilities including bar, with associated infrastructure, works, landscaping, access and car parking	Application **WITHDRAWN** by the applicant.	Chief Planning Officer Lead Officer: [redacted]	

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	– application no. 25/06504/FUL – Report by the Chief Planning Officer			
8 Returning Applications Following a Site Visit				
8.1	None.			