

## Committee Minutes

---

### Development Management Sub-Committee of the Planning Committee

Edinburgh, 18 July 2007

**Present:-** Councillors Lowrie (Convener), Dundas, Hinds, Keir, McIvor, Milligan, Morris, Mowat, Munn, Paisley, Peacock, Rose and Thomas.

**Also Present:-** Councillors Buchan, Jackson and Johnstone.

#### 1 56-64 Craighall Road – Erect Two Townhouses and One Flat

A planning application (06/04686/FUL) had been received to erect two townhouses and one flat at 56-64 Craighall Road.

Councillor Jackson was heard as a local ward member.

Four letters of representation commenting on the proposal had been received.

#### **Motion**

To grant conditional planning permission subject to an additional condition requiring a contribution of the sum of £6,500 towards provision of City Car Club facilities.

- moved by Councillor Lowrie, seconded by Councillor Thomas.

#### **Amendment**

To continue consideration for a site visit.

- moved by Councillor Milligan, seconded by Councillor Morris.

#### **Voting**

For the motion - 3 votes  
For the amendment - 10 votes

Development Management Committee  
of the Planning Committee  
18 July 2007

**Decision**

To continue consideration for a site visit.

(Reference – reports by the Director of City Development, submitted.)

**2 20-48 Blackfriars Street – Erection of Flatted Student Accommodation and Alteration to Car Park Access**

The Committee had previously continued consideration of a planning application (07/00578/FUL) to erect flatted student accommodation and alter car park access at 20-48 Blackfriars Street to ask the applicant to examine the height, massing and intricacy of the design at roof level and the design of the eaves and windows to respect surrounding buildings and for further visual material.

The Director of City Development reported further on amended proposals.

One letter of representation commenting on the application had been received.

**Motion**

To grant conditional planning permission subject to a legal agreement.

- moved by Councillor Rose, seconded by Councillor Lowrie.

**Amendment**

To indicate intention to refuse planning permission as the design failed to safeguard the character and appearance of the neighbouring listed buildings, the surrounding conservation area and World Heritage site, contrary to Local Plan Policies CD2 and CD4.

- moved by Councillor Keir, seconded by Councillor Peacock.

**Voting**

For the motion - 10 votes  
For the amendment - 3 votes

Development Management Committee  
of the Planning Committee  
18 July 2007

**Decision**

To grant conditional planning permission subject to a legal agreement.

(Reference – Development Quality Sub-Committee 6 June 2007 (Appendix 1, Item 3), report by the Director of City Development, submitted.)

**3 Applications**

The Sub-Committee considered the remaining applications contained on the agenda.

Councillor Buchan was heard as a local ward member in respect of agenda item 15 (5 Glenlockhart Bank).

Councillor Johnstone was heard as a local ward member in respect of agenda item 10 (33 Craighouse Terrace).

**Decision**

To agree as detailed in Appendix 1 to this minute.

(Reference – reports by the Director of City Development, submitted.)

**4 Appeal Decisions by the Scottish Ministers**

Decisions on appeals had been made by the Scottish Ministers as detailed in Appendix 2 to this minute.

**Decision**

To note the report.

(Reference – report no DM/003/07-08/CS by the Director of Corporate Services, submitted.)

Development Management Committee  
of the Planning Committee  
18 July 2007

**APPENDIX 1**

**APPLICATIONS**

**(As referred to in item 3 of the foregoing minute)**

**Note:** Detailed conditions/reasons for the following decisions are contained in the statutory planning register.

<b>Agenda Item No.</b>	<b>Address/ Reference No</b>	<b>Details of Proposals</b>	<b>Decision</b>
3	20-48 Blackfriars Street (07/00578/FUL)	Erect flatted student accommodation and alter car park access.	Grant conditional planning permission subject to a legal agreement. (Agreed on a division – see item 2 of the foregoing minute.)
4	Greenside Row (Land adjacent to 30 Leith Street) (07/00035/FUL)	Erect office building.	1) Grant conditional planning permission subject to a legal agreement.  2) Ask the Director of City Development to examine improved pedestrian crossing facilities at the junction of Leith Street and Calton Road.
5	6 Barnton Grove (07/01988/FUL)	Erect four townhouses, remove bungalow.	Grant conditional planning permission.
6	44 Braehead Road (07/01852/FUL)	Demolish house and erect new house.	Continue consideration for a site visit.

Development Management Committee  
of the Planning Committee  
18 July 2007

Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
7	101 Canongate (Boyd's Entry, Gullan's, Sugarhouse, Crichton's and Panmure Closes and Gladstone, Wilson's and Reid's Courts) (07/00552/FUL)	Place recycling facilities.	1) Approve subject to requirements with the exception of the proposed site at Panmure Close and to ask the Director of Services for Communities to consider alternative sites including Lochend Close.  2) Approve submission of Notice of Intention to Develop to the Scottish Ministers.
8	20 Columba Road (07/00990/FUL)	Raise roof of right wing and form extension to rear and dormer to front.	Grant conditional planning permission.
9	56-64 Craighall Road (06/04686/FUL)	Erect two town houses and one flat.	Continue consideration for a site visit. (Agreed on a division – see item 1 of foregoing minute.)
10	33 Craighouse Terrace (06/04597/FUL)	Alter and extend to form 9 additional bedrooms and ancillary office accommodation to nursing home.	Continue consideration –  1) For a site visit.  2) To request the applicant to provide details of waste management proposals.

Development Management Committee  
of the Planning Committee  
18 July 2007

<b>Agenda Item No.</b>	<b>Address/ Reference No</b>	<b>Details of Proposals</b>	<b>Decision</b>
11	17 East Suffolk Road (07/00876/FUL)	Increase opening hours, increase from 27 to 32 children, change of use of 1 room (modification of conditions).	Grant conditional planning permission.
12	7 Eltringham Gardens (07/01495/FUL)	Erect conservatory, garage and extend dwelling.	Grant planning permission.
13	194 Ferry Road (07/01629/FUL)	Convert attic space to form new terrace and opening in roof.	Grant planning permission.
14	60 Gilmerton Dykes Street (07/01030/FUL)	Part change of use from shop to pizza hot food takeaway and shop with alterations to frontage.	Grant conditional planning permission.
15	5 Glenlockhart Bank (06/01280/FUL)	Remove house and garage and erect new house and garage (as amended).	Continue consideration for a site visit.
16	360-362 Gorgie Road (07/01037/FUL)	Change of use from shop to toy library, meeting room and office.	Grant planning permission.
17	5 (3F2) Polwarth Place (07/02121/FUL)	Install rooflights.	Grant planning permission.
18	5 Restalrig Drive (06/04738/FUL)	Replacement social club and new housing.	Grant conditional planning permission subject to legal agreements.
19	53 Thomson Drive, Currie (07/01012/FUL)	Erect 1.8m high timber boundary fence (amended to 2.0 m).	To refuse planning permission and authorise that enforcement action be taken.
20	Turnhouse Road (Land adjacent to) (07/01129/FUL)	Erect natural gas pressure reduction station.	Grant conditional planning permission.

Development Management Committee  
of the Planning Committee  
18 July 2007

**APPENDIX 2**

**Appeal Decisions by Scottish Ministers (As referred to in item 4 of the foregoing minute)**

Development/Appellant	Decision and Date	Decision by the Scottish Ministers
<p><b>2 Bankhead Drive</b></p> <p>Display of 2 banner signs to the rear</p> <p>(06/05195/ADV)</p> <p>Mays Carpets.</p>	<p>Advertisement consent refused under delegated authority on 16 February 2007.</p>	<p>Appeal in respect of sign reading "MAYS World of CARPETS" <b>allowed</b> as detailed in the letter from the Scottish Executive.</p> <p>Appeal in respect of sign reading "OPEN TO TRADE &amp; PUBLIC" <b>dismissed</b>.</p>
<p><b>21 Fillyside Avenue</b></p> <p>Attic conversion, forming dormers in the roof space</p> <p>(06/04644/FUL)</p> <p>Mr S Gladstone.</p>	<p>Planning permission refused under delegated authority on 9 September 2006.</p>	<p>Appeal <b>dismissed</b>.</p>
<p><b>18 Kingsknowe Gardens</b></p> <p>Remove garage and erect new dwelling house</p> <p>(06/02803/OUT)</p> <p>Mr C Quinn.</p>	<p>Outline planning permission refused under delegated authority on 31 August 2006.</p>	<p>Appeal <b>dismissed</b>.</p>
<p><b>121 Milton Road West (Duddingston House Courtyard)</b></p> <p>Replace single glazed sash and case windows with double glazed units</p> <p>(06/03174/LBC)</p> <p>Mr and Mrs E Gladstone.</p>	<p>Listed building consent refused under delegated authority on 26 September 2006.</p>	<p>Appeal <b>dismissed</b>.</p>

Development Management Committee  
of the Planning Committee  
18 July 2007

<p><b>242 Morrison Street</b></p> <p>Display internally illuminated advertisement panel</p> <p>(06/03735/ADV)</p> <p>Big Advert Outdoor Ltd.</p>	<p>Advertisement consent refused under delegated authority on 30 November 2006.</p>	<p>Appeal <b><u>dismissed</u></b>.</p>
<p><b>50 Ravelston Dykes Road</b></p> <p>Demolish building and erect residential development</p> <p>(06/01918/FUL)</p> <p>Applecross Properties Ltd.</p>	<p>Planning permission refused under delegated authority on 25 August 2006.</p>	<p>Appeal <b><u>dismissed</u></b>.</p>
<p><b>28 Ravelston House Park</b></p> <p>Erection of a conservatory</p> <p>(06/04800/FUL)</p> <p>M Yusaf.</p>	<p>Planning permission refused under delegated authority on 26 January 2007.</p>	<p>Appeal <b><u>dismissed</u></b>.</p>
<p><b>20 Regent Street</b></p> <p>Erect two-storey detached dwelling</p> <p>(06/01449/FUL)</p> <p>Mr C Douglas.</p>	<p>Planning permission refused by the Sub-Committee on 23 August 2006.</p>	<p>Appeal <b><u>dismissed</u></b>.</p>
<p><b>99 Slateford Road</b></p> <p>Unauthorised display of 4 non-illuminated banner signs</p> <p>P and P Marinello.</p>	<p>Advertisement enforcement action authorised by the Sub-Committee on 22 November 2006.</p>	<p>Appeal <b><u>dismissed</u></b> and enforcement notice upheld.</p>