

## Committee Minutes

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### **Development Quality Sub-Committee of the Planning Committee**

**Edinburgh, 19 January 2005**

**Present:-** Councillors Davies (Convener), Child, The Hon David Guest, Hunter, Laing, Marshall, Ponton, Tritton and Wigglesworth.

**Also Present:-** Councillor Rust.

#### **1 Applications**

The Sub-Committee considered the planning applications on the agenda.

Councillor Rust was heard as local ward member in respect of agenda item 3 (Dreghorn Loan).

##### **Decision**

To agree as detailed in Appendix 1 to this minute.

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

#### **2 66-96 Commercial Street – Breach of Control**

Details were provided of the unauthorised erection of three banners on the frontage of 76, 86 and 96 Commercial Street, contrary to Policies E18, E22 and E31 of the adopted North East Edinburgh Local Plan.

##### **Decision**

That enforcement action be taken to secure the removal of the banners and their fixings.

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

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### **3 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 DQ/013/04-05/CS by the Director of Corporate Services, submitted.)

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## APPENDIX 1

### APPLICATIONS

(As referred to in item 1 of the foregoing minute)

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

Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
3	Dreghorn Loan (03/04628/FUL)	Detailed planning permission for the development of 47 residential units and land reserved for 8 affordable housing units, including access road, associated landscaping, community woodland and felling of trees in a conservation area and all ancillary works.	1) To indicate that the Sub-Committee was minded to refuse planning permission for the reasons detailed in the report by the Director of City Development and an additional reason that the design was of insufficient quality and would be detrimental to the character and appearance of the area.  2) To continue the matter to ask the officers to comment on the proposed additional reason for refusal.
4	6 Hopetoun Street (04/03398/FUL)	Demolition of existing warehouse and erection of office and residential flats.	1) To indicate that the Sub-Committee were generally satisfied with the proposal, subject to:

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
			<p>i) Condition 11 being amended to read – “details of the refuse storage and recycling facilities shall be submitted to and approved by the Head of Planning and Strategy prior to construction work commencing”; and</p> <p>ii) An additional condition requiring that details of the materials shall be reported back to the Sub-Committee for approval.</p> <p>2) To continue consideration of the matter for the applicant to provide further information and details of the Hopetoun Street frontage treatment, especially the basement car park walls and grilles and their relationship to the previous consent.</p>

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
5	88 Walter Scott Avenue (04/02938/FUL)	Change of use from shop to hot food take-away and installation of external duct.	Refuse planning permission for the reason that the proposal is contrary to Policy R6 (Changes of Use in Local and Other Neighbourhood Centres), in the finalised South East Edinburgh Local Plan in that the provision of a fourth hot food take-away in this small parade of 14 shops will be detrimental to its retail function, while the intensification of hot food take-away uses will lead to a loss of residential amenity.
6	7 Albyn Place (04/04062/ADV)	Company logo on window blinds.	Refuse advertisement consent and authorise enforcement action.
7	10 Albyn Place (04/03885/ADV)	Company logos on window blinds (in retrospect).	Refuse advertisement consent and authorise enforcement action.
8	23 Bath Street (04/03062/FUL)	Extend existing builder's workshop.	Grant conditional planning permission.
9	16 Claverhouse Drive (04/03810/FUL)	Attic alteration and rear extension (as amended).	Grant planning permission.
10	282A Gilmerton Road (04/03836/FUL)	Erect double garage and demolish old precast concrete single garage.	Grant conditional planning permission.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
11	2 Gogarbank (Land to the West of West Lodge, Trefoil House) (03/04428/FUL)	Erection of residential accommodation and care home to provide short break/respice care, formation of new access and associated car parking (Class 8).	Continue for:  1) A site visit.  2) The Head of Planning and Strategy to report on appropriate conditions should the Sub-Committee be minded to approve this application.
12	202 Mountcastle Crescent (04/03045/FUL)	Extension to house (as further amended).	Grant planning permission.
13	74-77 Queen Street (04/03985/ADV)	Company logo on blinds/plaque at main entrance (in retrospect).	Refuse advertisement consent and authorise enforcement action.
14	7-9 Rothesay Place (04/04072/FUL)	Change of use and conversion of hotel to residential use.	Grant conditional planning permission subject to a legal agreement.
15	10 South Bridge (04/03912/ADV)	Fascia, projecting and internal 'open' sign (as amended).	Grant conditional advertisement consent.
16	21 Torphichen Street (04/04232/FUL)  (04/04232/LBC)	a) Install disabled access ramp at main entrance.  b) Install disabled access ramp at main entrance.	Refuse planning permission.  Refuse listed building consent.
17	Torphin Road (Warklaw Hill) (04/03892/FUL)	Addition of 3 antenna to existing telecommunications mast.	Grant conditional planning permission.
18	42 Wakefield Avenue (04/02133/FUL)	Alterations and extension to existing semi-detached house, and new garage.	Grant planning permission.

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## APPENDIX 2

### Appeal Decisions by Scottish Ministers (As referred to in Item 3 of the foregoing minute.)

Development/Appellant	Decision and Date	Decision by the Scottish Ministers
<p><b>82 Hillview Terrace</b></p> <p>Dormer window extensions to side and rear</p> <p>(04/00723/FUL)</p> <p>M and S Richards</p>	<p>Planning permission refused under delegated authority on 7 April 2004.</p>	<p>Appeal <b>allowed</b> in respect of rear dormer and conditional planning permission granted as detailed in the letter from the Scottish Ministers.</p> <p>Appeal <b>dismissed</b> in respect of side dormer.</p>
<p><b>35 Lockharton Avenue</b></p> <p>Extend dwelling and subdivide to form new dwelling</p> <p>(03/04709/FUL)</p> <p>Triumph Homes 2000 Ltd</p>	<p>Planning permission refused by the Sub-Committee on 4 August 2004.</p>	<p>Appeal <b>dismissed</b>.</p>
<p><b>32 Minto Street</b></p> <p>Widen existing gateway for vehicular access and a hardstanding</p> <p>(04/01442/FUL)</p> <p>(04/01442/LBC)</p> <p>Mrs Brown</p>	<p>Planning permission and listed building consent refused under delegated authority on 21 June 2004.</p>	<p>Appeals <b>allowed</b> and planning permission and listed building consent granted subject to the conditions detailed in the letter from the Scottish Ministers.</p>

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Development/Appellant	Decision and Date	Decision by the Scottish Ministers
<p><b>63 Saughton Road North</b> Extend over flat roofs, incorporating two dormers to rear and one to front  (04/00455/FUL)  Mr F W Ross</p>	<p>Planning permission refused under delegated authority on 22 April 2004.</p>	<p>Appeal <b>allowed</b> and planning permission granted subject to the conditions detailed in the letter from the Scottish Ministers.</p>
<p><b>31 West Relugas Road</b> Form new driveway  (03/03150/FUL)  Mr and Mrs Adam</p>	<p>Planning permission refused under delegated authority on 15 June 2004.</p>	<p>Appeal <b>allowed</b> and planning permission granted subject to the conditions detailed in the letter from the Scottish Ministers.</p>