

Committee Minutes

Development Management Sub-Committee of the Planning Committee

Edinburgh, 13 May 2009

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

Also present: - Councillors McInnes, McKay and Whyte.

1 5 Merchiston Park, Edinburgh – French Doors, Flue, etc.

The Committee had continued consideration of an application (08/04342/FUL) for installation of french doors, removal and infill of side window and installation of wood burning stove and flue, at 5 Merchiston Park. The site had been visited by the Sub-Committee on 7 May 2009.

The Head of Planning was recommending that the application be granted. A number of letters of objection had been received. Councillor McInnes was now heard as a local member.

Decision

- (1) To continue consideration to ask the applicants to reduce the height of the flue.
- (2) To ask the Head of Planning to report to the Planning Committee on possible guidelines for applicants on developments involving erection of chimney flues and similar within conservation areas.

(Reference – Development Management Sub-Committee 8 April 2009 (item 1); report by the Head of Planning 8 April 2009, re-submitted.)

2 521 Ferry Road, Edinburgh – Synthetic Pitch, Floodlighting, etc.

A planning application (09/00340/FUL) had been submitted for the installation of a synthetic grass hockey pitch and floodlighting, erection of changing rooms, associated paths, fencing, drainage and access at 521 Ferry Road. The Head

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of Planning gave details of the application and the planning considerations involved. The site had been visited by the Sub-Committee on 7 May 2009.

Twenty one letters of representation had been received commenting on the proposals. Councillor Whyte was now heard as a ward member.

The Head of Planning was recommending that the Sub-Committee grant the application subject to conditions and with additional re-wording of two proposed conditions (nos. (2) and (3)) required to meet recommendations by Environmental Assessment.

Motion

To agree the recommendations in the report and grant conditional planning permission, subject to an additional condition preventing a permanent vehicular access from East Fettes Avenue

- moved by Councillor Lowrie, seconded by Councillor Thomas.

Amendment

To continue consideration to ask the developer to consider a re-siting of the pitch, further away from the housing.

- moved by Councillor Hinds, seconded by Councillor McIvor.

Voting

For the motion	-	8
For the amendment	-	5

Decision

To agree the recommendation in the report by the Head of Planning to grant conditional planning permission (including re-wording of conditions (2) and (3)) and subject also to an additional condition that no permanent vehicular access was to be formed from East Fettes Avenue.

(References – Development Management Sub-Committee 8 April 2009 (item 1); report by the Head of Planning, 1 April 2009, re-submitted).

3 Ravelston Quarry, Ravelston Dykes Road - Housing

A planning application (08/03202/FUL) had been submitted for erection of three houses and associated landscaping and access provision at Ravelston Quarry, Ravelston Dykes Road, Edinburgh. The site lay within an area designated as open space and proposed to be included as an extension to the Green Belt.

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The Head of Planning gave details of the application and the planning considerations involved. He considered that a departure from the development plan was justified in this case as the proposals addressed the issue of the contamination of the site, and would improve the area and allow for greater public access, and he recommended that planning permission be granted.

Five letters of representation had been received commenting on the proposals. Councillors McKay and Whyte were heard as ward members.

Motion

That the Sub-Committee be minded to refuse planning permission on grounds that the proposals were inconsistent with the proposed inclusion of the site in the Green Belt, and the adverse effect of loss of open space on local amenity and on nature conservation, and to continue consideration for the Head of Planning to report back on the detail of the reasons for refusal.

- moved by Councillor Lowrie, seconded by Councillor McIvor.

Amendment

To continue consideration to allow a site visit.

- moved by Councillor Dundas, seconded by Councillor Mowat.

Voting

For the motion	-	9
For the amendment	-	4

Decision

To resolve in terms of the motion by Councillor Lowrie, with the Head of Planning to report further on reasons for refusal.

(Reference – report by the Head of Planning, 13 May 2009, submitted.)

4 20 Montagu Terrace, Edinburgh – Hot Food Take-away

The Sub-Committee considered an application (09/00397/FUL) for a change of use from post office to hot food take-away at 20 Montagu Terrace, Edinburgh.

The Head of Planning gave details of the application and the planning considerations involved. He recommended that planning permission be granted subject to conditions.

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A number of letters of objection to the proposals had been received. Councillor Whyte was heard as a ward member.

Decision

That the Sub-Committee be minded to refuse planning permission on grounds of possible detrimental effect on amenity of neighbouring residents and over-provision of similar developments in the area, and with consideration continued for the Head of Planning to report on the detail of the reasons for refusal.

(Reference – report by the Head of Planning 13 May 2009, submitted.)

(Declaration of Interest: Councillor Hinds declared a non-financial interest in the application, she having previously assisted the applicant in another capacity as a Councillor.)

5 66 Buccleuch Street – New Archery Butts, Student Residences, etc.

The Sub-Committee had continued consideration of two planning applications for developments at Archers Hall, 66 Buccleuch Street, Edinburgh, for a site visit, as follows -

- (a) Application no. 08/03150/FUL, for erection of new archery butts and access building and erection of 15 student housing units, and
- (b) Application no. 08/03150 /LBC, for listed building consent for aspects of the development.

The site had been visited on 7 May 2009

The Head of Planning was recommending that planning permission be granted for the applications.

Decision

- (1) To grant planning permission subject to conditions and prior legal agreements, as recommended by the Head of Planning and detailed in his report, but subject also to a requirement that the occupants of the proposed student residencies should not be entitled to a residents car parking permit, with the Head of Planning to consider a means to implement this condition through the legal agreement or other means.
- (2) To ask that management action be taken by the Director of City Development or appropriate department to mitigate any adverse effects of construction traffic on local amenity during the development.

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(Reference – Development Management Sub-Committee 1 April 2009 (item 2); reports by the Head of Planning, 1 April 2009, re-submitted)

6 42 Hermiston, Edinburgh – Demolitions and New Housing, etc.

A planning application (08/04164/FUL) and application for conservation area consent (08/04164/CON) had been submitted for alterations to existing steading buildings and demolition of agricultural building to form 11 houses including landscaping and associated works, at 42 Hermiston. The site lay within the Green Belt. The Sub-Committee had visited the site on 7 May 2009.

The Head of Planning was recommending that application no. 08/04164/FUL should be refused planning permission and that application no.08/04164/CON be the subject of a mixed decision i.e. to grant permission for demolition of four farm buildings and to refuse permission for demolition of the farm steading.

Motion

To approve the recommendations by the Head of Planning in each case, that is to refuse planning permission for application no. 08/04164/FUL, and to issue a mixed decision on application no. 08/04164/CON, as detailed in his reports

- moved by Councillor Lowrie, seconded by Councillor Paisley

Amendment

That the Sub-Committee be minded to grant planning permission for the new housing, an exception to policy being justifiable in this case.

- moved by Councillor Mowat, seconded by Councillor Thomas

Voting

For the motion	-	8
For the amendment	-	3

Decision

- (1) To refuse planning permission for application no. 08/04164/FUL for the reasons as recommended by the Head of Planning and detailed in his report.
- (2) To issue a mixed decision in respect of application no. 08/04164/CON, subject to conditions and reasons as recommended by the Head of Planning and detailed in his report.

(Reference – Development Management Sub-Committee 1 April 2009 (item 4); report by the Head of Planning 1 April 2009, re-submitted.)

7 Other Planning Applications

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

(Councillor Whyte was heard in respect of application no. 08/04104/FUL for development of housing at 33 Orchard Brae Avenue, Edinburgh.)

Decision

To determine the applications as detailed in the Appendix to this minute.

(Reference – reports by the Head of Planning, 13 May 2009, submitted)

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APPENDIX 1

Applications

(As referred to in item 7 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
7	6 Oswald Road (08/03423/FUL)	Construction of a new garage and driveway to improve access to house for a wheelchair user.	To GRANT conditional planning permission, as recommended by the Head of Planning and detailed in his report.
9	65 Dumbiedykes Road (08/03321/OUT)	Erection of flatted development and shop unit as amended.	To GRANT conditional planning permission, and subject to a legal agreement, as recommended by the Head of Planning and detailed in his report.
11	33 Orchard Brae Avenue (Land Adjacent To) (08/04104/FUL)	Erection of residential development.	To CONTINUE the application for the following: 1) A site visit. 2) More information from Scottish Water regarding drainage /flooding issues in the area; further information on reasons why the application would be unable to meet sustainability standards, and further information on day-lighting issues for adjoining properties.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
12	13 Rosebery Crescent (GF) (09/00469/FUL)	Infill back door and change of use from hotel to hotel and house in multiple occupation.	To GRANT planning permission.
13	9A Joppa Park (08/03239/FUL)	Erection of 1 ½ storey house in garden.	To GRANT planning permission, as recommended by the Head of Planning, subject to conditions and detailed in the report.