

## **Committee Minutes**

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

**Edinburgh, 23 June 2004**

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

**Also Present:-** Councillor Dixon.

#### **1 112 Raeburn Place (Raeburn House Hotel) – Demolish Clubhouse, Ancillary Buildings and Extensions and Erect Extension to Hotel and New Clubhouse**

A planning application (03/03864/FUL) and a conservation area consent application (03/03864/CON) had been received to extend the existing hotel and members clubhouse (all to operate with a hotel liquor licence) at 112 Raeburn Place (Raeburn House Hotel) and to extend the existing sports clubhouse and ancillary buildings, outbuildings and squash courts to Portgower Place, non original extensions to the rear of Raeburn House Hotel, and sections of the boundary wall to Portgower Place.

The site was visited on 10 June 2004.

The Director of City Development reported on the application.

144 letters commenting on the proposals had been received.

Letters of objection were received from Alistair Darling MP, The Cockburn Association, Stockbridge Community Council, Raeburn Community Association and 115 others.

Letters of support were received from the Scottish Rugby Union Plc and 33 others.

Mr Simpson (Jones Lang LaSalle) was heard on behalf of the applicants and Mr Miller (Scottish Rugby Union Plc) was heard on behalf of those in support of the application.

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The Sub-Committee then heard Mr Quinn (on behalf of Stockbridge Community Council), Mr Henderson (on behalf of the Raeburn Community Association) and Mr McDonald (on behalf of The Cockburn Association).

Councillor Dixon was heard as a local ward member.

Members of the Sub-Committee then asked questions of the various parties present.

Councillor Davies thanked all parties for their respective contributions.

**Motion**

To continue consideration of the application:-

- 1) To examine conditions to control the use of the restaurant and public bar space.
- 2) To examine the possible reduction in the size of the restaurant and its separation from the bar facilities.
- 3) For additional information on the use of the conjoined extended hotel and clubhouse facilities in recreational leisure terms.

- moved by Councillor Davies, seconded by Councillor Marshall.

**Amendment**

- 1) To indicate intention to refuse planning permission as the proposals would result in an inappropriate intensification of use in this location to the detriment of local amenity, contrary to Central Edinburgh Local Plan Policies H1, H11, ED5, L2 and L7.
- 2) To indicate intention to refuse conservation area consent as there was no consent for an appropriate replacement building.
- 3) To ask the officials to report on the proposed reasons for refusal.

- moved by Councillor Lowrie, seconded by Councillor The Hon David Guest.

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### **Voting**

The amendment was carried by 6 votes to 5.

### **Decision**

- 1) To indicate intention to refuse planning permission as the proposals would result in an inappropriate intensification of use in this location to the detriment of local amenity contrary to Central Edinburgh Local Plan Policies H1, H11, ED5, L2 and L7.
- 2) To indicate intention to refuse conservation area consent as there was no consent for an appropriate replacement building.
- 3) To ask the officials to report on the proposed reasons for refusal.

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

## **2 Adjournment**

At this point the Convener (Councillor Davies) adjourned the Sub-Committee for a period of five minutes.

## **3 Chair**

The Convener (Councillor Davies) vacated the Chair and the Vice-Convener (Councillor Marshall) assumed the Chair for the following items of business.

## **4 Buteland Farm, Balerno – Erect New Farmhouse and Outbuilding**

Consideration of a planning application (03/02968/FUL) to erect a new farmhouse and outbuildings at Buteland Farm, Balerno had been continued for a site visit.

The site was visited on 17 June 2004.

A supporting statement was provided by the applicant.

The Director of City Development reported further on the application.

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### **Motion**

To grant planning permission subject to a legal agreement to restrict the occupation of the houses to persons involved in agricultural use and other conditions to be determined by the Head of Planning and Strategy, as a departure from development plan policy was justified in this case in order to allow agricultural use .

- moved by Councillor Laing, seconded by Councillor Hunter.

### **Amendment**

To refuse planning permission as there was no current justified need for the dwelling proposed within this countryside location, for the purposes of agricultural or other countryside activity and the proposals were therefore contrary to Policy 2.2 of the adopted Currie, Balerno Local Plan, Policy E5 of the Finalised Rural West Edinburgh Local Plan, Policy ENV16 of the adopted Structure Plan and Policy ENV3 of the Draft Structure Plan.

- moved by Councillor Marshall, seconded by Councillor Tritton.

### **Voting**

The amendment was carried by 5 votes to 2.

### **Decision**

To refuse planning permission as there was no current justified need for the dwelling proposed within this countryside location, for the purposes of agricultural or other countryside activity and the proposals were therefore contrary to Policy 2.2 of the adopted Currie, Balerno Local Plan, Policy E5 of the Finalised Rural West Edinburgh Local Plan, Policy ENV16 of the adopted Structure Plan and Policy ENB3 of the Draft Structure Plan.

(References – Development Quality Sub-Committee 14 April 2004 (item 2); Development Quality Sub-Committee 19 May 2004 (Appendix 1, item 3); report by the Director of City Development, submitted).

## **5 Buteland Farm, Balerno – Build Two New Farm Cottages**

Consideration of a planning application (03/02969/FUL) to erect two new farm cottages at Buteland Farm, Balerno had been continued for a site visit.

The site was visited on 17 June 2004.

A supporting statement was provided by the applicant.

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The Director of City Development reported further on the application.

**Motion**

To grant planning permission subject to a legal agreement to restrict the occupation of the houses to persons involved in agricultural use and other conditions to be determined by the Head of Planning and Strategy, as a departure from development plan policy was justified in this case in order to allow agricultural use.

- moved by Councillor Laing, seconded by Councillor Hunter.

**Amendment**

To refuse planning permission as there was no current justified need for the dwelling proposed within this countryside location, for the purposes of agricultural or other countryside activity and the proposals were therefore contrary to Policy 2.2 of the adopted Currie, Balerno Local Plan, Policy E5 of the Finalised Rural West Edinburgh Local Plan, Policy ENV16 the adopted Structure Plan and Policy ENV3 of the Draft Structure Plan.

- moved by Councillor Marshall, seconded by Councillor Tritton.

**Voting**

The amendment was carried by 5 votes to 2.

**Decision**

To refuse planning permission as there was no current justified need for the dwelling proposed within this countryside location, for the purposes of agriculture or other countryside activity and the proposals were therefore contrary to Policy 2.2 of the adopted Currie, Balerno Local Plan, Policy E5 of the finalised Rural West Edinburgh Local Plan, Policy ENV16 of the adopted Structure Plan and Policy ENV3 of the Draft Structure Plan.

(References – Development Quality Sub-Committee 14 April 2004 (item 2); Development Quality Sub-Committee 19 May 2004 (Appendix 1 item 3); report by the Director of City Development, submitted).

**6 Chair**

The Vice-Convener (Councillor Marshall) vacated the chair and the Convener (Councillor Davies re-assumed the chair for the remainder of the meeting.

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## **7 Applications**

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

### **Decision**

To agree as detailed in the Appendix to this minute.

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

### **Declaration of Interest**

Councillor Child declared a non-financial interest in agenda items 13a and 13b (27 Inverleith Row) as a family member was employed by the applicant.

## **8 232 Leith Walk – Breach of Control**

Details were provided of the unauthorised alteration of a shop front and the unauthorised erection of a projecting timber and metal canopy and three illuminated signs at 232 Leith Walk.

### **Decision**

To authorise that enforcement action be taken to ensure that the alterations to the shop front are removed and the original shop front is reinstated.

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

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**APPENDIX**

**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.

<b>Agenda Item No.</b>	<b>Address/ Reference No.</b>	<b>Details of Proposals</b>	<b>Decision</b>
3	Raeburn House Hotel, 112 Raeburn Place (03/03864/FUL)  (03/03864/CON)	a) Extension to existing hotel and new members clubhouse (all to operate with hotel liquor licence)  b) Demolition of existing sports clubhouse and ancillary buildings, outbuildings and squash courts to Portgower Place, non original extensions to rear of Raeburn House Hotel, sections of boundary wall to Portgower Place	1) To indicate intention to refuse planning permission as the proposals would result in an inappropriate intensification of the use in this location to the detriment of local amenity contrary to Central Edinburgh Local Plan Policies H1, H11, ED5, L2 and L7.  2) To indicate intention to refuse conservation area consent as there was no consent for an appropriate replacement building.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
			<p>3) To ask the officials to report on the proposed reasons for refusal.</p> <p>(On a division – see item 1 of foregoing minute)</p>
4	<p>Buteland Farm, Balerno (03/02968/FUL)</p> <p>(03/02969/FUL)</p>	<p>a) Build new farmhouse and outbuildings</p> <p>b) Build two new farm cottages</p>	<p>Refuse planning permission.</p> <p>Refuse planning permission.</p> <p>(On a division – see items 4 and 5 of foregoing minute)</p>
5	16 Cramond Gardens (04/01433/CLU)	Laying of timber decking, erection of wooden ballustrade and installation of iron spiral staircase to form rear garden terrace	<p>1) Grant Certificate of Lawfulness.</p> <p>2) To ask the Head of Planning and Strategy to report further to the next meeting of the Planning Committee on measures which can be taken to avoid circumstances where the Council would be time barred from taking enforcement action.</p>
6	Freelands Farm, Freelands Road, Ratho (04/01107/FUL)	Build two houses (semi-detached)	Refuse planning permission.



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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
7	35 Lockharton Avenue (03/04709/FUL)	Extension of existing dwelling and subdivision to form new dwelling	<p>1) To indicate intention to refuse planning permission as the scale of the proposal would be obtrusive, would not be subservient or relate clearly to the original building, would not harmonise with or reflect the character of the area contrary to Local Plan Policy and non-statutory guidelines and would set an undesirable precedent for future development in the area.</p> <p>2) To ask the officials to report on the proposed reasons for refusal.</p>
8	23 Ann Street (04/00365/FUL)	a) Construction of new rear dormer and new access to ground floor at rear and alter front basement area including 2 new windows (as amended)	Grant conditional planning permission.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
	(04/00365/LBC)	b) Construction of new rear dormer, new access to ground floor at rear and alter front basement area including 2 new windows and internal alterations (as amended)	Indicate intention to grant conditional listed building consent subject to the views of the Scottish Ministers.
9	Edmonstone Campus, Old Dalkeith Road (02/04372/OUT)	Outline planning permission for centre for bio-medical research including educational, health and support facilities	<p>1) Grant conditional outline planning permission subject to a legal agreement.</p> <p>2) To ask officers to ensure that any contributions to national infrastructure do not jeopardise the development and should be secondary to contributions to the local infrastructure.</p>
10	2 Gogar Bank (Land to the West Lodge, Trefoil House) (03/04428/LBC)	Formation of new access in stone wall	Indicate intention to grant conditional listed building consent subject to an additional condition requiring that the application shall be referred to the Scottish Ministers prior to determination.
11	Greenbank Drive (City Hospital Site) (04/00815/FUL)	Additional 8 apartments within attic space of 3 flat blocks and 2 garage blocks	Grant conditional planning permission subject to a legal agreement.

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<b>Agenda Item No.</b>	<b>Address/ Reference No.</b>	<b>Details of Proposals</b>	<b>Decision</b>
12	50 Howden Hall Road (04/00753/FUL)	Children's day nursery	Grant conditional planning permission.
13	27 Inverleith Row (03/03410/FUL)  (03/03410/LBC)	a) Alterations to hotel and bar (as amended)  b) Alterations to hotel and bar (as amended)	Grant planning permission.  Indicate intention to grant conditional listed building consent subject to the views of the Scottish Ministers.
14	363 Lanark Road (04/01082/FUL)	Form flat roof dormers, front and rear (alter existing)	Grant planning permission.
15	447 Lanark Road (04/01503/FUL)	Change of use from dwelling house to guest house with car parking to front and replacement extension to rear (larger than existing)	Refuse planning permission.
16	SE Wedge (Old Dalkeith Road) (04/01605/FUL)	Installation of 12.5m high street works type telecommunications tower (supporting 3 shrouded antennas) with 2 ground raised equipment cabinets	Grant planning permission.
17	35-39 Raeburn Place (04/00476/LBC)	Erection of fascia board and projecting sign	Grant listed building consent.
18	3 Ravenscroft Street (04/01447/FUL)	New two storey domestic dwelling house	Grant conditional planning permission.
19	16-22 Waterloo Place (04/01558/ADV)	Global/UK Brawn adverts printed on mesh panels	Grant conditional advertisement consent.
20	1 West Relugas Road (04/01497/FUL)	Single storey extensions to form new entrance and rear porches and formation of driveway off Blackford Avenue	Grant planning permission.