

## Committee Minutes

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

**Edinburgh, 1 December 2004**

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

**Also Present:-** Councillor Kate MacKenzie.

#### **1 628 Queensferry Road – Demolition of Existing House and Construction of 2 two-storey Semi-detached Houses and 2 Semi-detached Bungalows**

A planning application (04/03501/FUL) had been received for the demolition of the existing house at 628 Queensferry Road and the construction of 2 two-storey semi-detached houses and 2 semi-detached bungalows at the site.

Twenty four letters of representation had been received, commenting on the proposals.

#### **Motion**

To grant planning permission subject to:

- 1) The conditions contained in the report by the Director of City Development.
- 2) An additional condition requiring that notwithstanding the provisions of the General Permitted Development Order, the houses shall not be altered externally or extended without the prior written approval of the planning authority.

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- 3) An additional condition requiring that any vehicular gates at the site shall open inwards.

- moved by Councillor Davies, seconded by Councillor Ponton.

**Amendment**

To continue consideration of the application for a site visit.

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

**Voting**

The motion was carried by 6 votes to 4.

**Decision**

To grant planning permission subject to:

- 1) The conditions contained in the report by the Director of City Development.
- 2) An additional condition requiring that, notwithstanding the provision of the General Permitted Development Order, the houses shall not be altered externally or extended without the prior written approval of the planning authority.
- 3) An additional condition requiring that any vehicular gates at the site shall open inwards.

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

**2 18 Northumberland Street North East Lane (Rear of 27 Great King Street) – Construct Mews House (as amended)**

A planning application (04/03156/FUL) and a listed building consent application (04/03156/LBC) had been received to construct a mews house (as amended) at 18 Northumberland Street North East Lane (rear of 27 Great King Street).

Twenty one letters of representation had been received commenting on the proposals.

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**Motion**

- 1) To indicate the intention to refuse planning permission and listed building consent as the development, by the reason of its design and height would have a detrimental effect on the character and appearance of the conservation area and the listed building contrary to the Council's non-statutory guidelines on mews buildings.
- 2) To ask the officials to report further on the proposed reasons for refusal.

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

**Amendment**

- 1) To grant planning permission subject to the conditions contained in the report by the Director of City Development.
- 2) To indicate intention to grant listed building consent subject to:
  - (a) the conditions contained in the report by the Director of City Development and;
  - (b) the views of the Scottish Ministers.

- moved by Councillor Ponton, seconded by Councillor Murray.

**Voting**

The amendment was carried by 6 votes to 4.

**Decision**

- 1) To grant planning permission subject to the conditions contained in the report by the Director of City Development.
- 2) To indicate intention to grant listed building consent subject to:
  - (a) the conditions contained in the report by the Director of City Development and;

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(b) the views of the Scottish Ministers.

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

### **3 Applications**

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

Councillor Kate MacKenzie was heard as local ward member in respect of agenda items 4 (28 Barnton Avenue West) and 7 (628 Queensferry Road).

#### **Decision**

To agree as detailed in the appendix to this minute.

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

### **4 228 Morrison Street – Breach of Control**

Details were provided of the unauthorised installation of 24 double glazed upvc windows on the front elevation and 29 double glazed upvc windows on the rear elevation of 228 Morrison Street, which was within the West End Conservation Area.

#### **Decision**

- 1) To take no statutory enforcement action but to indicate that this sequence of events should not be viewed as constituting a precedent.
- 2) To indicate the Sub-Committee's serious concern at the conduct of the parties involved in this breach of planning control.

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

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**APPENDIX**  
**(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.

Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
3	6 Bankhead Drive (Langmuir Works) (04/00243/OUT)	Demolition of existing industrial/office building and erection of new class 4 business space/ office development in outline.	Grant outline planning permission subject to:  1) The conditions contained in the report by the Director of City Development.  2) A legal agreement.  3) An additional condition requiring that prior to the commencement of works on site, a fully detailed waste management plan, with details of access to recycling facilities, shall be submitted to and approved in writing by the Head of Planning and Strategy and the Director of Environmental and Consumer Services. Thereafter, the requirements agreed shall be implemented to the satisfaction of the Head of Planning and Strategy and the Director of

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
			<p>Environmental and Consumer Services, prior to the occupation of the development hereby approved.</p> <p>4) An additional condition requiring that:</p> <p>i) prior to the commencement of works on site:</p> <p>a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning and Strategy, either that the level of risk posed to human health and the wider environment by contaminants in, on, or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and</p>

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
			<p>b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning and Strategy.</p> <p>ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning and Strategy.</p>
4	28 Barnton Avenue West (03/02555/FUL)	Proposed development of six apartments.	To continue at the request of the applicant to allow the application to be considered in conjunction with two other applications in Barnton Avenue West.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
5	20 Gilmerton Road (Land at rear of) (02/02022/FUL)	Erect flats with access from Orrok Park (revised scheme of 53 flats).	Continued for:  1) A site visit.  2) Further information on:  a) a Traffic Impact Assessment on the road junctions in relation to the neighbouring school access;  b) the parking layout;  c) any enhanced risk of flooding in the area caused by the development;  d) comments by the Police in relation to boundary treatment.
6	7-11 Hope Street (04/01490/FUL)	Hotel with café bar and reception on ground floor, toilets and kitchen at basement level, bedroom accommodation on 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> floors, public house/ restaurant on the ground floor and nightclub/entertainment facility at basement floor level (as amended).	Grant conditional planning permission.



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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
7	628 Queensferry Road (04/03501/FUL)	Demolition of existing house, construction of 2 two-storey semi-detached houses and 2 semi-detached bungalows.	<p>Grant planning permission subject to:</p> <ol style="list-style-type: none"> <li>1) The conditions contained in the report by the Director of City Development.</li> <li>2) An additional condition requiring that notwithstanding the provisions of the General Permitted Development Order, the houses shall not be altered externally or extended without the prior written approval of the planning authority.</li> <li>3) An additional condition requiring that any vehicular gates at the site shall open inwards.</li> </ol> <p>(On a division – see item 1 of foregoing minute.)</p>
8	89 Whitehouse Road (04/01039/FUL)	Demolish 2 storey dwelling house and garage and erect two 2 storey dwelling houses.	Refuse planning permission for the reason that the proposal is contrary to policy H4 of the North West Edinburgh Local Plan as the proposed form and design of the houses are out of character with the surrounding area, and the width is uncharacteristic in relation to plot width.

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<b>Agenda Item No.</b>	<b>Address/ Reference No</b>	<b>Details of Proposals</b>	<b>Decision</b>
9	Bankhead Farmhouse, Glenbrook Road, Balerno (04/02952/FUL)	Alterations and extension to form 3 houses.	Grant conditional planning permission.
10	47 Braid Farm Road (04/03432/FUL)	New garage.	Grant conditional planning permission.
11	19-21 Drumsheugh Gardens (04/03009/FUL)  (04/03009/LBC)	(a) Conversion of nursing home into 20 flats (as amended).  (b) Conversion of nursing home into 20 flats (as amended).	Grant conditional planning permission subject to a legal agreement.  Indicate intention to grant conditional listed building consent subject to the views of the Scottish Ministers.
12	192 Duddingston Park South (04/03431/FUL)	Erect conservatory.	Grant planning permission.
13	11 Durham Square (04/03827/FUL)	Alteration and rear extension to ground and 1 <sup>st</sup> floor and dormer removal to south elevation and velux insertions to south and north elevations (as amended).	Grant planning permission.
14	60 East Restalrig Terrace (04/03191/FUL)	Sub-division to form two supported flats.	Grant planning permission.
15	1 Essex Park (04/03653/FUL)	Extension over existing garage to form new bedroom and ensuite on first floor and extending garage to the north.	Grant conditional planning permission.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
16	196 Ferry Road (04/02580/FUL)	Alteration and extension of existing coach house/garage.	Grant planning permission.
17	282 Gilmerton Road (04/03621/FUL)	Rear extension and boundary fencing.	Grant planning permission.
18	232 Leith Walk (02/03863/FUL)	Modification of Condition 2 attached to previous planning permission (ref 01/02782/FUL) to enable takeaway operations between the hours of 17.00-01.00 Sundays to Thursdays and 17.00-03.00 on Fridays and Saturdays.	Refuse planning permission.
19	35 Lockharton Avenue (04/03193/FUL)	Extension of existing dwelling and sub-division to form additional dwelling.	Grant conditional planning permission.
20	10 London Street (04/01749/FUL)  (04/01749/LBC)	(a) Refurbishment with extension and conversion of three flats into two flats.  (b) Refurbishment with extension and conversion of three flats into two flats.	Grant conditional planning permission.  Indicate intention to grant conditional listed building consent subject to the views of the Scottish Ministers.
21	3(2F1) Montgomery Street (04/03477/FUL)	(a) Replacement windows to rear of building (in retrospect).	Refuse planning permission and authorise that enforcement action be taken.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
	(04/03477/LBC)	(b) Proposed replacement windows to rear of building (in retrospect).	Refuse listed building consent and authorise that enforcement action be taken.
22	107 Newington Road (04/03672/FUL)	Change of use from shop to restaurant.	Grant conditional planning permission.
23	1-5 Niddrie Mains Road (04/02871/OUT)	Mainstream residential/ flats (as amended to include commercial/ community use).	<p>To continue –</p> <p>a) To allow the Director of City Development to discuss with the applicants whether they would be willing to continue the application until the Planning Committee had considered the Craigmillar Urban Design Framework.</p> <p>b) For further information on whether the earlier development of this site would prejudice the options contained in the Craigmillar Urban Design Framework.</p> <p><b>Note:</b> To indicate that a waste management plan and access to recycling facilities should be a reserved matter in any consent.</p>

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
24	18 Northumberland Street North East Lane (Rear of 27 Great King Street) (04/03156/FUL)  (04/03156/LBC)	(a) Construct mews house (as amended).  (b) Construct mews house.	Grant conditional planning permission.  Indicate intention to grant conditional listed building consent subject to the views of the Scottish Ministers.  (On a division – see item 2 of foregoing minute.)
25	10 Path Brae, Kirkliston (04/03710/FUL)	Erection of upvc conservatory.	Grant planning permission.
26	18 Queen's Crescent (04/02957/FUL)	Alter roof, fit velux roof windows and form glazed windows out of existing "dummy" gable window; extend kitchen and rear room, form first floor conservatory and balcony.	Grant conditional planning permission.
27	Riccarton Mains Road (Heriot-Watt University), Riccarton, Currie (04/02681/FUL)	Form three research units and associated car parking.	Grant conditional planning permission subject to a legal agreement.
28	4 Shandon Road (04/03044/FUL)	Remove window and replace with french doors (as amended).	Grant conditional planning permission.
29	28 Silverknowes Drive (04/03671/FUL)	Erect lean-to conservatory to rear of house.	Grant planning permission.

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<b>Agenda Item No.</b>	<b>Address/ Reference No</b>	<b>Details of Proposals</b>	<b>Decision</b>
30	1 and 1A St Alban's Road (04/01870/FUL)	Proposed roof garden over existing bedroom extension.	Refuse planning permission and authorise that enforcement action be taken.

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