

Committee Minutes

Development Quality Sub-Committee of the Planning Committee

Edinburgh, 23 August 2006

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

Also Present:- Councillor Wheeler

1 Chair

Councillor Davies chaired the meeting for agenda items 3, 4 and 5 and items 14 and 15. Councillor Murray (Vice-Convener) chaired the meeting for consideration of the remaining agenda items.

2 1A Old Liston Road, Newbridge – Demolition of Buildings and Redevelopment of Site to Provide Residential Development

An outline planning application (06/01924/OUT) had been received to demolish buildings and redevelop the site at 1A Old Liston Road, Newbridge to provide a new residential development, including family and affordable housing.

A number of supporting statements from the applicants and 19 letters of representation commenting on the proposals had been received.

Motion

- 1) To refuse planning permission for the reasons detailed in the Director of City Development's report.
- 2) To await the imminent publication of the West Edinburgh Planning Framework.
- 3) That the Director of City Development report to the Planning Committee, at the earliest opportunity, on proposals to regenerate Newbridge/Ratho.

Development Quality Sub-Committee
of the Planning Committee
23 August 2006

- moved by Councillor Davies, seconded by Councillor Murray.

Amendment

To continue consideration of the application until the publication of the West Edinburgh Planning Framework, and for the Director of City Development to report on proposals to regenerate Newbridge/Ratho as there were undecided elements of the land use classification which may restrict the direction of future redevelopment of the area.

- moved by Councillor Longstaff and seconded by Councillor Ponton.

Voting

For the motion - 7 votes
For the amendment - 3 votes

Decision

- 1) To refuse planning permission for the reasons detailed in the Director of City Development's report.
- 2) To await the imminent publication of the West Edinburgh Planning Framework.
- 3) That the Director of City Development report to the Planning Committee, at the earliest opportunity, on proposals to regenerate Newbridge/Ratho.

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

Declaration of Interests

Councillor Longstaff declared a non-financial interest in the above item as an objector to the Rural West Edinburgh Local Plan.

3 1 Northumberland Place (The Star Bar) – Refurbishment of Beer Garden and Demolition of Garage

The Sub-Committee had previously continued consideration of a planning application (05/04337/FUL) for the demolition of a garage and the refurbishment of the existing beer garden at 1 Northumberland Place (The Star Bar):

- a) to allow the Head of Planning and Strategy to clarify any change of use; and

Development Quality Sub-Committee
of the Planning Committee
23 August 2006

- b) for further details of the proposed new wall and awning.

The Director of City Development reported further on the application and detailed revisions the applicant had made to the original scheme.

Motion

- 1) To indicate intention to refuse planning permission for the reasons that the proposal was contrary to Central Edinburgh Local Plan Policy H11 (in relation to Housing Amenity), as the intensification of the public house use, coupled with the increase in the size of the beer garden, would result in an unacceptable loss of the residential amenity through increased activity and general noise and disturbance.
- 2) To ask the officials to report on the proposed reasons for refusal.
 - moved by Councillor Guest, seconded by Councillor Laing.

Amendment

To grant Planning permission subject to the conditions detailed in the Director of City Development's report.

- moved by Councillor Murray and seconded by Councillor Child.

Voting

For the motion - 4 votes
For the amendment - 5 votes

Decision

To grant planning permission subject to the conditions detailed in the Director of City Development's report.

(References – Development Quality Sub-Committee 26 April 2006 (Appendix 1, Item 19); report by the Director of City Development, submitted).

4 Applications

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

Councillor Wheeler was heard as local ward member in respect of agenda item 15 (69B Saughton Road North).

Development Quality Sub-Committee
of the Planning Committee
23 August 2006

Decision

To agree as detailed in Appendix 1 to this minute.

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

Declaration of Interests

Councillor Child declared a non-financial interest in agenda item 3 as a non-Executive Director of PARC and took no part in the determination of the application.

5 13-14 Argyle Place – Breach of Control

Details were given of the unauthorised demolition of a wall within the rear garden of 13-14 Argyle Place.

The Director of City Development considered that the works had a detrimental impact on the nature of the lane, and an adverse effect on the character and appearance of the Conservation Area.

Decision

To authorise that enforcement action be taken to secure the reinstatement of the rear wall.

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

6 26 Bath Road – Breach of Control

The Sub-Committee had previously considered the unauthorised use of the site at 26 Bath Road for the purposes of a waste transfer/re-cycling station. The Sub-Committee had agreed, amongst other things, to continue consideration of the matter, to take no enforcement action meantime and to formally invite a planning application for the current use.

The Head of Planning and Strategy advised that the company had been asked to submit a retrospective application for the site, but that this had not been received to date. Since the preparation of the report, further information had been received from SEPA regarding a waste management licence and the Head of Planning requested that the application be continued further to allow consideration of this new information.

Development Quality Sub-Committee
of the Planning Committee
23 August 2006

Decision

To continue consideration of the item at the request of the Head of Planning and Strategy, in order to respond to further information received from SEPA regarding new Waste Management Licence.

(References – Development Quality Sub-Committee 5 July 2006 (Item 4); report by the Director of City Development, submitted).

7 9 Couper Street – Breach of Control

Details were provided of the unauthorised erection of two satellite dishes on the front elevation of 9 Couper Street.

The Director of City Development considered that the dishes had a detrimental impact on the character of the listed building, and an adverse effect on the character and appearance of the Conservation Area.

Decision

To authorise that enforcement action be taken to require the removal of the satellite dishes.

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

8 16 Home Street – Breach of Control

Details were given of the unauthorised erection of a banner and railings at 16 Home Street.

The Director of City Development considered that the banner, due to its conspicuous location at the front of the building, had an adverse effect on the visual amenity of the area. The metal railings were fixed to the gable walls of the neighbouring buildings and were not deemed to have an adverse effect on the character of the streetscape.

Decision

- 1) To authorise that enforcement action be taken to require the removal of the banner.
- 2) That no further action be taken in respect of the railings.

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

Development Quality Sub-Committee
of the Planning Committee
23 August 2006

9 24A Stafford Street– Breach of Control

Details were given of the unauthorised erection of two banners, supporting poles and an illuminated box sign at 24A Stafford Street.

The Director of City Development considered that both the banners, including supporting poles, and the illuminated box sign had an adverse impact on the character and appearance of the Conservation Area, and a detrimental effect on the character of the 'B' listed building.

Decision

To authorise that enforcement action be taken to remove the unauthorised banners and illuminated box sign.

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

10 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/009/06-07/CS by the Director of Corporate Services, submitted.)

Development Quality Sub-Committee
of the Planning Committee
23 August 2006

APPENDIX 1

APPLICATIONS

(As detailed in item 4 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	Greendykes Avenue (Land at Greendykes North) (05/01358/OUT)	Residential development and public open space at approx 80 units per ha on 9.5 ha of land enclosed by Greendykes Avenue and Greendykes Road and submitted housing design guide (in outline).	1) Grant conditional outline planning permission subject to a legal agreement. 2) That a detailed design statement on Home Zones be presented to the Sub-Committee in conjunction with the first detailed planning application for this site.
Declaration of Interests – Councillor Child declared a non-financial interest in item 3 above as a non-Executive Director of PARC and took no part in the determination of the application.			
4	26 Hailesland Place (06/00109/CEC)	Demolish pre-fabricated building and construct two-storey community office building.	Approve submission of Notice of Intention to Develop to the Scottish Ministers, subject to requirements.

Development Quality Sub-Committee
of the Planning Committee
23 August 2006

Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
5	1A Old Liston Road, Newbridge (06/01924/OUT)	Demolition of buildings and redevelopment of site to provide residential development including family and affordable housing, access roads, car parking, footpaths and cycleways, public park, open space, landscaping and other ancillary facilities (as amended).	1) Refuse planning permission. 2) To await the imminent publication of the West Edinburgh Planning Framework. 3) That the Director of City Development report to the Planning Committee, at the earliest opportunity, on proposals to regenerate Newbridge/Ratho. (On a division, see item 2 of the foregoing minute.)
Declaration of Interests – Councillor Longstaff declared a non-financial interest in item 5 above as an objector to the Rural West Edinburgh Local Plan.			
6	19 Craigentenny Grove (06/01304/FUL)	Erection of new detached house (single storey).	Continue for a site visit.
7	6-10 Gorgie Road (05/04129/FUL)	Change of use from bank to four flats.	Continue for a site visit.
8	516 Lanark Road West, Balerno (06/01543/FUL)	Erection of single dwelling house.	Refuse planning permission.

Development Quality Sub-Committee
of the Planning Committee
23 August 2006

Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
9	37-43 Leven Street (05/04171/FUL)	Alteration of public house via the change of use of ancillary storage and managers flat and the incorporation of vacant hot food takeaway unit to form public house comprising ancillary restaurant area, beer garden, kitchen, storage, cellarage, managers office and toilet accommodation.	Grant conditional planning permission.
10	Moredunvale View (06/02277/FUL)	Residential development of 12 semi-detached houses with associated car parking.	Indicate intention to grant conditional planning permission subject to the views of the Scottish Ministers.
11	70 Newhaven Road (06/01441/FUL)	Erection of new development of small business units (as amended)	Grant conditional planning permission subject to a legal agreement.
12	1 Northumberland Place (The Star Bar) (05/04337/FUL)	Refurbishment of beer garden and demolition of garage.	Grant conditional planning permission. (On a division, see item 3 of the foregoing minute.)
13	15 Redbraes Place (06/02811/FUL)	Erection of a pitched roof to replace existing flat roof.	Grant planning permission.
14	20 Regent Street (06/01449/FUL)	Proposed new two-storey detached dwelling house.	Refuse planning permission.
15	69B Saughton Road North (06/02529/FUL)	The installation of a 12m high flagpole incorporating three 3G antennas, equipment cabin and electrical meter cabinet.	Grant conditional planning permission.

Development Quality Sub-Committee
of the Planning Committee
23 August 2006

Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
16	64 South Gyle Park (06/02198/FUL)	Alterations and two-storey extension to house.	Grant conditional planning permission.

Development Quality Sub-Committee
of the Planning Committee
23 August 2006

APPENDIX 2

**Appeal Decisions by the Scottish Ministers
(As referred to in item 10 of the foregoing minute)**

Development/Appellant	Decision and Date	Decision by the Scottish Ministers
<p>10 Builyeon Road, South Queensferry</p> <p>Display internally illuminated monolith sign</p> <p>(04/01234/ADV)</p> <p>BP Oil Ltd.</p>	<p>Advertisement consent refused under delegated authority on 3 February 2006.</p>	<p>Appeal <u>dismissed</u>.</p>
<p>Portobello Road (opposite Craigentenny Avenue)</p> <p>Display two internally illuminated 48-sheet advertisement hoardings (as amended)</p> <p>(06/00671/ADV)</p> <p>Maiden Outdoor Advertising.</p>	<p>Advertisement consent refused under delegated authority on 21 April 2006.</p>	<p>Appeal <u>dismissed</u>.</p>