

Committee Minutes

Development Management Sub-Committee of the Planning Committee

Edinburgh, 30 July 2008

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

Also present:- Councillors Bridgman and Hawkins.

1 Sir Harry Lauder Road (Adjacent Land) – Waste Transfer Station

A planning application (07/04148/FUL) had been received to build a rail transfer station comprising infrastructure, main building, smaller building for storage, parking and weighbridge, on land at the former Freight Liner Terminal, adjacent to Sir Harry Lauder Road, Portobello.

The site had been visited on 25 June 2008.

709 letters and e-mails, and two petitions totalling 760 signatures had been received commenting on the proposals.

The Director of City Development reported on the proposals.

The application was considered under the Sub-Committee's procedure for hearings and the following groups addressed the Sub-Committee:-

Brighton Residents' Association

The Sub-Committee heard from Frances Wraith on behalf of the Brighton Residents' Association, who expressed the following concerns:-

- The proposed height of the transfer building would visually dominate the area and would have a detrimental effect on the character and appearance of the Conservation Area.
- The proposed buildings would be on an incline which would make them visible from many directions in the surrounding area.

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- The screening provided by retaining some of the woodland would be insufficient due to the trees being shorter than the buildings, and also deciduous and therefore leafless in the winter months. Additionally, contradictory statements suggested vegetative screening could be thinned to cut down potential habitat for vermin.
- Proposals to light up the site during the hours of darkness would cause intrusive light pollution for nearby residential properties.
- The listed Brighton residences, which were built over 200 years ago, could suffer structural damage as a result of vibrations from additional HGV and rail traffic.
- Due to their listed status, the Brighton residences could not be fitted with double glazing to protect them from noise nuisance.
- The large numbers of Heavy Goods Vehicles and operation of the station would generate dust, vermin and odours.
- There was likely to be considerable loss of residential amenity as a result of the proposals.
- The consultation process had not met the expectations of the community and it was perceived that certain promises made by the applicant had not been kept (seismic analysis, comments postcards, video of similar Viridor operation in London etc).

Portobello Amenity Society

The Sub-Committee heard from John Stewart on behalf of the Portobello Amenity Society, who raised the following issues:-

- The proposed building would be very high, 3 times the height of the walkway above Sir Harry Lauder Road, and would have a detrimental impact on the Conservation Area.
- The applicant had played down the visual impact of the building, but it would be visible from Milton Road East and from the listed Brighton residences. This would be the first view of Portobello that many first time visitors to Edinburgh would have and it would give an extremely negative image of the Conservation Area.
- The intended upgrade of floodlighting and downlights on the building would cause sufficient light pollution to render Viridor a bad neighbour under the terms of the Town and Country Planning Act.
- The placing of this development in Portobello would compromise recent environmental improvements to the area.
- Viridor had no control over the woodland screening as it lay outwith the boundary of the site.

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Portobello Community Council

The Sub-Committee heard from Peter McColl on behalf of Portobello Community Council, who highlighted the following points:-

- There had been massive levels of community opposition to the development.
- There was a lack of clarity over the purpose of the site in terms of the Lothian and Borders Area Waste Plan as the plan did not identify the need for any additional waste transfer stations.
- The environmental claims made by Viridor had not been proven.
- The possible 900 lorry movements per day would have a serious impact on the already overloaded junctions of Sir Harry Lauder Road.
- The development would have a detrimental effect on residential amenity by way of noise, air, odour and light pollution.

Portobello Opposes New Garbage Site

The Sub-Committee heard from Diana Cairns and Rab Leslie on behalf of Portobello Opposes New Garbage Site (PONGS), who raised the following issues:-

- The proposal would generate an additional 928 HGV movements per day around the Portobello area.
- The traffic study carried out by Viridor had not taken account of the traffic volumes at the Seafield roundabout and the Milton Link Junction, both of which were already operating beyond capacity.
- Lorry transfer of waste to the site would not be environmentally friendly, and claims by the applicant of emission cut down through rail transfer on to Dunbar could not be validated without measuring the length of current lorry journeys.
- Serious congestion could occur at the proposed entrance and exit to the site and could be detrimental to road safety.
- The traffic impact of other new developments in the area had not been taken into account.
- During peak hours, it was likely that the roller shutters designed to seal in noise and smells would be open for extended periods, meaning that both would inevitably escape into the surrounding area.
- Complaint to SEPA would not necessarily yield satisfaction, given that the Seafield stench issue remained unresolved over many years.
- The rail operation would not be conditioned, suggesting that night activity at the site was always possible.
- The freight trains would run on diesel – a source of particulates which can cause respiratory problems.

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- If Viridor was awarded the contract to handle Edinburgh's waste, there was no guarantee they would not seek 24 hour operation of the site.
- The development would harm Portobello's tourist profile.

The Applicant

The Sub-Committee heard from Peter Wishart, Darran Kitchener and John Raper on behalf of the applicant, who made the following points:-

- The consultation process had been extensive and all conceivable mitigation measures in terms of traffic, noise and odour had been worked into the application.
- A detailed traffic assessment had been carried out to examine the impact of the development on the existing road network and junctions. While additional traffic would be generated, it would have no detrimental impact on the existing road network.
- The proposal would reduce HGV traffic by transferring freight from road to rail.
- The development would be good for the city and the environment, providing jobs and a much needed service.
- Use of the rail system would be greener than the road network and reduce CO2 emissions.
- Comparisons made by objectors to the Powderhall site were not fair, as that facility was not purpose built and closer to residences. Despite this, Powderhall had only attracted a small number of complaints in three years.
- Viridor would work hard to ensure that it was a good neighbour.
- Similar sites operated successfully in other parts of the country.
- Noise impact from the development would be significantly less than anticipated and would be mitigated by the topography of the site, tree cover and railway infrastructure.
- Viridor would be prepared to accept a restriction of 300 HGV movements per day.

The Sub-Committee heard from Councillors Bridgman and Hawkins as local ward members who spoke on behalf of their constituents.

Members then took the opportunity to ask questions of the various parties.

The Convener thanked all the speakers for their contributions.

Motion

To grant conditional planning permission subject to:-

- 1) A legal agreement.

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- 2) An additional condition that the HGV movements be limited to 300 trips per day.

- moved by Councillor Lowrie, seconded by Councillor Rose

Amendment

- 1) To indicate intention to refuse planning permission for the reasons that:
- a) The additional traffic movements generated by this development would exceed the capacity of the local road network and would lead to unacceptable levels of traffic congestion contrary to PAN63, and a full traffic assessment had not been carried out to assess the impact of the development on the wider area.
 - b) The proposal would result in an unacceptable loss of residential amenity through noise generated from traffic, light pollution, potential odour escape and air pollution, contrary to Policy H7 of the North East Edinburgh Local Plan and Policy Env7 of the finalised Edinburgh City Local Plan.
 - c) It had not been demonstrated that the proposed design, height and massing of the Waste Transfer Station would be in keeping with the scale and character of the surrounding area and would not have a detrimental visual impact on the area, and the adjoining conservation area, contrary to Policies E25 and E26 of the North East Edinburgh Local Plan and Policies Des1, Des3 and Des4 of the finalised Edinburgh City Local Plan.

- 2) To ask the officials to report further on the proposed reasons for refusal.

- moved by Councillor Mowat, seconded by Councillor Morris.

Voting

For the motion	-	3 votes
For the amendment	-	9 votes

Decision

- 1) To indicate intention to refuse planning permission for the reasons that:
- a) The additional traffic movements generated by this development would exceed the capacity of the local road network and would lead to unacceptable levels of traffic congestion contrary to PAN63, and a full traffic assessment had not been carried out to assess the impact of the development on the wider area.

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- b) The proposal would result in an unacceptable loss of residential amenity through noise generated from traffic, light pollution, potential odour escape and air pollution, contrary to Policy H7 of the North East Edinburgh Local Plan and Policy Env7 of the finalised Edinburgh City Local Plan.
 - c) It had not been demonstrated that the proposed design, height and massing of the Waste Transfer Station would be in keeping with the scale and character of the surrounding area and would not have a detrimental visual impact on the area, and the adjoining conservation area, contrary to Policies E25 and E26 of the North East Edinburgh Local Plan and Policies Des1, Des3 and Des4 of the finalised Edinburgh City Local Plan.
- 2) To ask the officials to report further on the proposed reasons for refusal.
(Reference – report by the Director of City Development, submitted.)

2 Application

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

Decision

To agree as detailed in Appendix 1 to this minute.

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

3 Edmonstone – Tree Preservation Order

Details were provided of a Tree Preservation Order in respect of the Edmonstone Estate.

The Development Management Sub-Committee had previously approved an outline planning application (04/03551/OUT) for a private hospital, associated access roads and landscaping, with a recommendation that the trees on the site be protected.

An order to prevent removal of or damage to the trees had been made under delegated authority on 19 February 2008, and to ensure their continued protection, the Committee was asked to confirm the Tree Preservation Order.

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Decision

To confirm Tree Preservation Order No 164 (Edmonstone, Edinburgh).

(Reference – Development Quality Sub-Committee 13 September 2006 (minute item 1); report by the Director of City Development, submitted.)

4 Marchfield Park Lane – Tree Preservation Order

Details were given of a Tree Preservation Order in respect of Marchfield Park Lane.

Following information that the manse on the site had been demolished without the required prior notification, it was considered expedient to make a tree preservation order covering a number of trees (including a mature beech and sycamore tree) to ensure that the trees could not be removed without the consent of the of the Head of Planning and Strategy.

Eight letters highlighting the importance of the trees had been received prior to the order being made.

The Director of City Development considered it appropriate to modify the order to protect only the sycamore and beech trees.

Committee was asked to confirm Tree Preservation Order No 166, as modified.

Decision

To confirm Tree Preservation Order No 166 (Marchfield Park Lane), as modified.

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

5 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 DM/005/08-09/CS by the Director of Corporate Services, submitted.)

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APPENDIX 1
Applications
(As referred to in item 2 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	Sir Harry Lauder Road (Adjacent Land) (07/04148/FUL)	Rail Transfer Station for residual waste on land at the former Freight Liner Terminal, Portobello. Development will comprise infrastructure, main building (Transfer Station), smaller building for storage, and parking and weighbridge.	<p>1) To indicate intention to refuse planning permission for the reasons that:</p> <p>a) the additional traffic movements generated by this development would exceed the capacity of the local road network and would lead to unacceptable levels of traffic congestion contrary to PAN63, and a full traffic assessment had not been carried out to assess the impact of the development on the wider area.</p> <p>b) the proposal would result in an unacceptable loss of residential amenity through noise generated from traffic, light pollution, potential odour escape and air pollution, contrary to</p>

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
			<p>Policy H7 of the North East Edinburgh Local Plan and Policy Env7 of the finalised Edinburgh City Local Plan.</p> <p>c) It had not been demonstrated that the proposed design, height and massing of the Waste Transfer Station would be in keeping with the scale and character of the surrounding area and would not have a detrimental visual impact on the area, and the adjoining conservation area, contrary to Policies E25 and E26 of the North East Edinburgh Local Plan and Policies Des1, Des3 and Des4 of the finalised Edinburgh City Local Plan.</p> <p>2) To ask the officials to report further on the proposed reasons for refusal.</p> <p>(On a division, see item 1 of the foregoing minute.)</p>

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
4	8 Inverleith Gardens (08/00978/FUL)	Remove timber fence and install new air conditioning unit (in retrospect).	To refuse planning permission and authorise that enforcement action be taken to remove the air conditioning unit.

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APPENDIX 2

(As referred to in item 5 of the foregoing minute).

Appeal Decisions by the Scottish Ministers

Development/Appellant	Decision and Date	Decision by the Scottish Ministers
<p>16 East Craigs Wynd Re-align timber fence (07/02977/FUL) Mr and Mrs Harrison.</p>	<p>Planning permission refused under delegated authority on 22 August 2007.</p>	<p>Appeal <u>dismissed</u>.</p>
<p>54-56 Frederick Street Install hydraulic step/ platform access and extend platt (07/04639/LBC) Balfour and Manson.</p>	<p>Listed building consent refused under delegated authority on 19 December 2007.</p>	<p>Appeal <u>allowed</u> and conditional listed building consent granted as detailed in the letter from the Scottish Government.</p>
<p>1 Hillpark Avenue Rear roof extension (07/04069/FUL) Mr and Mrs Shanks.</p>	<p>Planning permission refused under delegated authority on 6 March 2008.</p>	<p>Appeal <u>dismissed</u>.</p>

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Appeal Decisions by the Scottish Ministers (cont)

Development/Appellant	Decision and Date	Decision by the Scottish Ministers
<p>438 Lanark Road</p> <p>Part change of use to children's day care nursery</p> <p>(Appeal against conditions relating to kitchen ventilation and the restriction of the number of children in the outdoor play area)</p> <p>(07/04369/FUL)</p> <p>Mr C Gilbert.</p>	<p>Conditional planning permission granted by the Sub-Committee on 16 January 2008.</p>	<p>Appeal allowed and conditional planning permission varied as detailed in the letter from the Scottish Government.</p>
<p>1 North Gyle Farm Court</p> <p>Demolish conservatory and erect garden room</p> <p>(07/03087/FUL and LBC)</p> <p>Mr G Ronaldson.</p>	<p>Planning permission and listed building consent refused under delegated authority on 19 September 2007.</p>	<p>Appeals allowed and planning permission and listed building consent granted as detailed in the letter from the Scottish Government.</p>
<p>127 Princes Street</p> <p>Erect shop fascia signage</p> <p>(07/02888/LBC and ADV)</p> <p>Game Stores Group Ltd.</p>	<p>Listed building consent and advertisement consent refused under delegated authority on 4 September 2007.</p>	<p>Appeals dismissed.</p>
<p>12 Ravelston Garden</p> <p>Replace steel-framed windows and doors</p> <p>(07/04309/LBC)</p> <p>Mr and Mrs J Swanson.</p>	<p>Listed building consent refused under delegated authority on 3 March 2008.</p>	<p>Appeal dismissed.</p>

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Edinburgh, 6 August 2008

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

Also present:- Councillors Beckett, Henderson, McInnes and Kate MacKenzie.

1 16 Lovedale Road, Balerno – Extend House to Front, Form New Roof and Erect External Store Adjacent to Neighbour's Garage

The Sub-Committee had previously continued consideration of a planning application (08/01592/FUL), to extend a house at the front, form a new roof and erect an external store adjacent to the neighbour's garage, at 16 Lovedale Road, Balerno, for a site visit.

The site had been visited on 31 July 2008.

13 letters of objection had been received in connection with the proposal.

Councillor Henderson was heard as a local ward member.

Motion

To grant conditional planning permission.

- moved by Councillor Lowrie, seconded by Councillor Morris.

Amendment

To refuse planning permission for the reason that the proposal would adversely affect the character of the area.

- moved by Councillor Paisley, seconded by Councillor Hinds.

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Voting

For the motion - 12 votes
For the amendment - 2 votes

Decision

To grant conditional planning permission.

(Reference – Development Management Sub-Committee 2 July 2008
(Appendix item 14); report by the Director of City Development, submitted.)

2 Applications

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

Councillor McInnes was heard as a local ward member in respect of agenda item 3 (16 Dalhousie Terrace).

Councillor Beckett was heard as a local ward member in respect of agenda item 5 (10A Forth Street).

Councillor Henderson was heard as a local ward member in respect of item 7 (550 Lanark Road West, Balerno).

Councillor Kate MacKenzie was heard as a local ward member in respect of agenda item 14 (2 Cramond Place and 49, 51 Cramond Road North).

Decision

To agree as detailed in Appendix 1 to this minute.

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

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.

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Decision

To note the report.

(Reference – report no DM/006/08-09/CS by the Director of Corporate Services, submitted.)

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APPENDIX 1

Applications (As referred to in item 2 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	16 Dalhousie Terrace (08/01513/FUL)	Demolish side garage and replace with extended garage with accommodation over.	Grant planning permission subject to a condition requiring that "Notwithstanding the submitted plans, all elevations of the extension hereby approved shall be finished in natural stone to match the main dwelling, to the satisfaction of the Head of Planning and Strategy".
4	East Fettes Avenue (land at) (07/04068/FUL)	Install 2 all weather hockey pitches, associated fencing, floodlighting, access road and paths.	Refuse planning permission for the floodlighting, access road and car parking for the reasons that – a) The proposals are contrary to policies CD4, CD5 and T13 of the Central Edinburgh Local Plan and Policy Env5 of the Finalised Edinburgh City Local Plan as the formation of the access road, parking and floodlighting columns would introduce features alien to the character and appearance of the Conservation Area in

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
			<p>this location, to the detriment of that character and appearance.</p> <p>b) The proposed floodlights would result in an unacceptable loss of visual amenity and would be detrimental to residential amenity due to late evening activity, contrary to policy H11 of the Central Edinburgh Local Plan and Policy Hou8 of the finalised Edinburgh City Local Plan.</p> <p>c) The proposals are contrary to Policy Ge11 of the Central Edinburgh Local Plan, Policy Env11 of the finalised Edinburgh City Local Plan and the Council's non-statutory guidelines on tree protection as the formation of the access would result in the loss of healthy mature trees of landscape and amenity value, to the detriment of the character and appearance of the conservation area.</p>

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
			(Note – The Sub-Committee at its meeting on 2 July 2008 resolved to grant permission for the hockey pitches and associated fencing, subject to the pitches being moved 8 metres to the west of the proposed location.)
5	10A Forth Street (08/01654/FUL)	Construct single house.	Continue consideration:- 1) To confirm neighbour notification. 2) For further assessment of the appropriateness, in principle, of residential use of the site.
6	11 Harewood Road (land at) (07/05111/FUL) 11 Harewood Road (land at) (07/05111/LBC)	(a) Demolish school lodge and form mixed tenure housing (2-3 storey townhouses, 3-4 storey flat blocks) within grounds of school. (b) Demolish school lodge.	Grant conditional planning permission subject to legal agreements. Indicate intention to grant conditional listed building consent subject to the views of the Scottish Ministers.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
7	550 Lanark Road West, Balerno (08/00849/FUL)	Erect detached dwelling house.	<p>1. Indicate that the Sub-Committee is minded to grant planning permission.</p> <p>2. Continue consideration to allow the Director of City Development to report on appropriate conditions.</p> <p>(Note – The Sub-Committee were of the view that an exception to Development Plan Policy was justified as the proposal would not be detrimental to the setting of the listed building and qualities of the designed landscape, and there had been no objections to the application from Historic Scotland or Scottish Natural Heritage.)</p>
8	16 Lovedale Road, Balerno (08/01592/FUL)	Extend house to front, form new roof and erect external store adjacent to neighbours garage.	<p>Grant conditional planning permission.</p> <p>(On a division – see item 1 of the foregoing minute.)</p>
9	9-11 Sighthill Court (08/00665/FUL)	Redevelop 17,252 m2 university campus to form 24,838 m2 campus including re-use of buildings, alteration to car parking layout, landscaping and other associated works.	Grant conditional planning permission subject to legal agreements and subject to the Green Travel Plan including parking.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
10	Wauchope Terrace (land adjacent to) (08/01253/FUL)	Erect 58 residential units in phase 8 of the Wauchope Square masterplan comprising a mixture of houses and flats between 2 and 4 stories and associated external works.	Grant conditional planning permission subject to legal agreements.
11	56, 56A Broughton Street (08/01300/FUL)	Change of use to restaurant on ground floor and delicatessen on lower ground floor (as amended).	Grant conditional planning permission subject to a legal agreement.
12	30 Cleikiminfield (08/02204/FUL)	Extend house.	Grant conditional planning permission.
13	62 Clerk Street (08/02124/FUL)	Change of use from shop to office.	Grant conditional planning permission.
14	2 Cramond Place and 49, 51 Cramond Road North (08/00606/FUL)	Demolish dwellings and erect eight dwellings (as amended).	Continue consideration – 1) For a site visit. 2) To ask the applicant to reconsider and amend the design of the development to make a positive contribution to the overall quality of the environment and have regard to the setting and of neighbouring developments.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
			3) For details of the external materials and colours of finishes. 4) For further information on the proposed home zones.
15	11 Frogston Avenue (08/02050/FUL)	Demolish single storey extension to rear and construct two storey extension to front of dwelling house.	Grant planning permission.
16	19 Hillhouse Road (08/01960/FUL)	Erect single storey extension to form waiting room and additional consulting rooms, demolish single garage (as amended).	Grant conditional planning permission.
17	Malbet Park (08/02137/FUL)	Change of use of footpath to garden ground area, soft landscape.	Refuse 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>103 Newington Road</p> <p>Erect rear dormer extension (as amended)</p> <p>(07/03739/FUL)</p> <p>Dr D Ferenbach.</p>	<p>Planning permission refused under delegated authority on 30 October 2007.</p>	<p>Appeal <u>allowed</u> and planning permission granted as detailed in the letter from the Scottish Government.</p>
<p>34A Primrose Bank Road</p> <p>Alter and extend dwelling house</p> <p>(07/03917/FUL)</p> <p>Mrs C Aitken.</p>	<p>Planning permission refused by the Sub-Committee on 21 November 2007 (contrary to recommendation).</p>	<p>Appeal <u>dismissed</u>.</p>
<p>47 Woodhall Road</p> <p>Extend driveway</p> <p>(07/04437/FUL)</p> <p>Mr and Mrs D Millar.</p>	<p>Planning permission refused under delegated authority on 21 December 2007.</p>	<p>Appeal <u>dismissed</u>.</p>

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Edinburgh, 13 August 2008

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

Also Present:- Councillor Edie.

1 Applications

The Sub-Committee considered the applications on the agenda.

Councillor Edie was heard as a local ward member in respect of agenda item 7 (6 Hillview Drive).

Decision

To agree as detailed in Appendix 1 to this minute.

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

2 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 DM/007/08-09/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	21A Bellenden Gardens (08/00797/FUL)	Erection of 6 flats and 1 house (as amended)	Grant conditional planning permission subject to the removal of the legal agreement requiring a developer contribution towards road safety improvements.
4	244-296 Lanark Road (99/02391/FUL)	Demolish existing garage and erect 47 dwellings (as amended to 42).	To take no action to enforce the condition on parking bays, yellow lines and traffic calming measures.
5	Sir Harry Lauder Road (Adjacent Land) (07/04148/FUL)	Rail Transfer Station for residual waste on land at the former Freight Liner Terminal, Portobello. Development will comprise infrastructure, main building (Transfer Station), smaller building for storage, and parking and weighbridge.	To refuse planning permission for the reason that:- 1. The proposal is contrary to the provisions of policy H7 of the North East Edinburgh Local Plan and Planning Advice Note 63 (Waste Management Planning) in that the proposal constitutes a non-residential development that is likely to introduce increased levels of traffic movements,

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			<p>which will exceed the capacity of the local road network, leading to unacceptable levels of congestion to the detriment of residential amenity.</p> <p>2. The proposal is contrary to policy H7 of the North East Edinburgh Local Plan and policies Hou 8 and Inf 1 of the Finalised Edinburgh City Local Plan as the development will result in an unacceptable loss of residential amenity as a result of traffic noise, light pollution, potential odour escape and air pollution.</p> <p>3. The proposal is contrary to policies E25 and E26 of the North East Edinburgh Local Plan and policies Des 1-4 of the Finalised Edinburgh City Local Plan by virtue of the design, height and massing of the proposed building in that it would be incompatible with the adjoining residential area; detrimental to residential amenity;</p>

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			and detrimental to the appearance of the conservation area.
6	3 Christie Miller Place (08/01724/FUL)	Erect roof-level sunroom with external access to roof garden, glass balustrade to edge, galvanised steel spiral staircase with matching deck access to kitchen, and glazed doors to the spiral stair (as amended).	Grant planning permission.
7	6 Hillview Drive (08/02257/FUL)	Alterations to previously approved consent (increase footprint and roof pitch to improve accommodation within roof space, delete garage).	Grant conditional planning permission.
8	Little France Drive (Adjacent Land) (08/00344/REM)	Development of centre for regenerative medicine, comprising facilities for biomedical research and support services with associated car parking and access.	Grant conditional approval of reserved matters.
9	162 Morningside Road (08/02222/FUL)	Change of use from jewellers (Class 1), to beauty salon (Class 2).	Grant conditional planning permission.
10	527 Queensferry Road (06/02533/FUL)	Erect 36 flats.	Continued at the request of the applicants in order to resolve land ownership issues.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
11	15-17 (GF) South St Andrew Street (08/01618/FUL)	Change of use from showroom (Class 1) to letting agents (Class 2) with ancillary coffee shop and minor shop front alterations.	Grant planning permission.
12	81 Saughton Road North (07/05084/FUL)	Change of use to café (in retrospect).	Grant conditional planning permission.

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APPENDIX 2

**Appeal Decisions by Scottish Ministers
(As referred to in item 2 of the foregoing minute)**

Development/Appellant	Decision and Date	Decision by the Scottish Ministers
<p>70 Dinmont Drive</p> <p>Demolish hall and erect 11 flats (as amended)</p> <p>(07/03203/FUL)</p> <p>Queensberry Properties (Dinmont Drive) Ltd.</p>	<p>Planning permission refused by the Sub-Committee on 30 January 2008 (contrary to recommendation).</p>	<p>Appeal <u>dismissed</u>.</p>
<p>Westfield Farm, Winchburgh</p> <p>Erect cottage for person engaged in agriculture (in outline)</p> <p>(07/00268/OUT)</p> <p>Mrs Bowlby.</p>	<p>Planning permission refused under delegated authority on 10 August 2007.</p>	<p>Appeal <u>allowed</u>. Minded to grant conditional outline planning permission subject to a legal agreement as detailed in the letter from the Scottish Government.</p>