

Committee Minutes

Development Management Sub-Committee of the Planning Committee

Edinburgh, 14 November 2007

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

Also Present:- Councillor Munro.

1 Applications

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

Councillor Munro was heard as a local ward member in respect of agenda item 9 (64 – 66 Great Junction Street).

Decision

To agree as detailed in the Appendix to this minute.

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

2 2-6 Calton Road – Breach of Control

Details were given of an unauthorised illuminated box sign and projecting sign at 2-6 Calton Road.

The Director of City Development considered that the signs had a detrimental effect on the character and appearance of the listed building and conservation area.

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Decision

To authorise that enforcement action be taken to secure the removal of the unauthorised signs.

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

3 145 Lochend Road – Breach of Control

The Sub-Committee had previously agreed to refuse retrospective planning permission for the erection of a combined bin store/substation with a pitched roof at 145 Lochend Road and agreed that enforcement action be taken.

The Director of City Development reported further on the matter and considered that the introduction of the new roof structure had no adverse effect on local amenity or daylight to neighbouring residents. It was not considered expedient to take any further action regarding the pitched roof. Moreover, the Director recommended that the Committee agree to withdraw the previously authorised enforcement action and grant consent for the pitched roof.

Decision

- 1) To withdraw the enforcement action previously authorised.
- 2) To grant planning permission for the pitched roof.

(References – Development Quality Sub-Committee 15 February 2006 (Appendix, Item 17); report by the Director of City Development, submitted.)

4 13 (F1) Valleyfield Street – Breach of Control

Details were given of an unauthorised change of use from office/retail unit to residential use at 13 (Flat 1) Valleyfield Street.

The Director of City Development considered that a satisfactory standard of residential amenity could not be achieved and the ventilation and boiler ducts had a detrimental effect on the character and appearance of the listed building.

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Decision

To authorise that enforcement action be taken requiring the cessation of the unauthorised residential use and the removal of the ventilation and boiler duct vents from the front elevation.

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

5 Pennywell Grove/Pennywell Medway/Pennywell Place (Areas Adjacent to Pennywell Road/Muirhouse Parkway Junction) – Stopping Up Order

The Sub-Committee had previously granted conditional planning permission for the erection of a high school and associated development at Pennywell Grove/Pennywell Medway/Pennywell Place (Ref 06/03200/FUL).

Approval was now sought for the promotion of a Stopping Up Order to ensure public safety during construction and demolition works.

Decision

To approve the promotion of a Stopping Up Order under the terms of Section 207 and 208 of the Town and Country Planning (Scotland) Act 1997.

(References – Development Quality Sub-Committee 20 December 2006 (Appendix 1, item 7); report by the Director of City Development, submitted.)

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APPENDIX

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	31 Assembly Street (06/04766/FUL)	a) Conversion of warehouse into 11 apartments (Adjustments to internal layout and legal agreement relating to City Car Club).	1) To approve the minor (non-material) adjustments to the internal layout. 2) To otherwise adhere to the Sub-Committee's previous decision of 7 February 2007 to grant conditional planning permission subject to the legal agreement being adjusted to include a contribution to the Edinburgh City Car Club.
	(07/01508/FUL)	b) Residential apartment block providing 15 apartments and one commercial block (Adjustments to internal layout, condition relating to communal parking and legal agreement relating to City Car Club).	1) To approve the minor (non-material) adjustments to the internal layout. 2) To approve the deletion of the condition relating to communal parking in the centre of the site and its substitution

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			with a legal agreement, linked to the parallel application for the conversion of the warehouse, (06/04766/FUL) requiring the creation of two City Car Club spaces prior to the occupation of either development. This does not affect the other provisions contained in the legal agreement previously approved.
4	5A Balcarres Street (07/00792/FUL)	Erect five town houses.	<ol style="list-style-type: none"> 1) Grant conditional planning permission subject to legal agreements. 2) To ask the applicants to liaise with Transport officials on appropriate road signage.
5	9 Belmont Road, Juniper Green (07/03129/FUL)	Remove porch and extend lounge to the rear of the house.	Refuse planning permission for the reason that the scale and design of the proposed extension fails to preserve or enhance the character and appearance of the Juniper Green Conservation Area, contrary to South West Edinburgh Local Plan Policy E3 and the finalised Edinburgh City Local Plan Policies Des 11 and ENV5

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
6	13 (GF) Crawford Road (07/01292/FUL)	Sub-division of dwelling flat to form two dwelling flats.	Grant conditional planning permission.
7	11-12A Gayfield Square (07/01286/FUL) (07/01286/CON)	a) Mixed use development comprising of four town houses and gallery commercial unit (as amended). b) Demolition of existing buildings.	Continued for: 1) A site visit. 2) Additional visual presentation material. Continued for: 1) A site visit. 2) Additional visual presentation material.
8	65 Glenvarloch Crescent (07/02924/FUL)	Alterations and change of use of vacant class 1 shop premises to form a two bedroom flat.	Grant planning permission.
9	64-66 Great Junction Street (07/02471/FUL)	Change of use to hot food takeaway shop.	Grant conditional planning permission.