

## Committee Minutes

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

Edinburgh, 16 June 2004

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

**Also Present:-** The Lord Provost and Councillors O'Malley and Wheeler.

#### 1 Applications

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

Councillor Wheeler was heard as local ward member in respect of agenda item 12 (9 Featherhall Avenue).

The Lord Provost was heard as local ward member in respect of agenda item 20 (land adjacent to 18 Muirhouse Bank).

#### Decision

To agree as detailed in the Appendix to this minute.

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

#### Declaration of Interest

Councillor The Hon David Guest declared a non-financial interest in agenda item 5 (8 Hopetoun Street and 56 Annandale Street) as a customer of the existing use.

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**2 1 Merchiston Place – Breach of Control**

Details were provided of the unauthorised erection of a sun blind, associated external housing, unauthorised signage and lights and the removal of two individual letters from the original post office sign at Boroughmuirhead Post Office, 1 Merchiston Place.

**Decision**

To serve a listed building enforcement notice to ensure the removal of the sun blind, unauthorised signage and lighting, and the restoration of the original post office sign by the replacement of the two missing letters.

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

**3 177 Morningside Road – Breach of Control**

Detailed were provided of the unauthorised change of use of 177 Morningside Road from a retail unit to accommodate a café/hot food takeaway.

Councillor O'Malley was heard as local ward member.

**Decision**

To authorise that enforcement action be taken to ensure that the unauthorised café/hot food takeaway use ceases.

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

**4 10a Greenhill Park (Alexander Esme Gordon House) – Building Preservation Notice**

The Convener ruled that this item, notice of which had been given at the start of the meeting, be considered as a matter of urgency, in order that it be dealt with timeously.

There was an urgent requirement to serve a Building Preservation Notice in respect of 10a Greenhill Park as a planning application had been submitted to demolish the existing building and erect three new dwelling houses.

Councillor O'Malley was heard as local ward member.

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**Decision**

To approve the service of a Building Preservation Notice in respect of 10a Greenhill Park under Section 3 of the Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

(Reference – 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.

<b>Agenda Item No.</b>	<b>Address/ Reference No.</b>	<b>Details of Proposals</b>	<b>Decision</b>
3	Buteland Farm, Balerno (03/02968/FUL)  (03/02969/FUL)	a) Build new farmhouse and outbuildings.  b) Build two new farm cottages.	Continue to allow site visit to take place.  Continue to allow site visit to take place.
4	8A Ellersly Road (03/01260/FUL)	a) Conversion of Belmont House to residential use – sub-divide to form 2 dwelling houses and 1 penthouse. Formation of garages with flats over (as amended).	Grant conditional planning permission subject to:-  1. A legal agreement.  2. An additional condition requiring that, notwithstanding the approved drawings, the dormers to rear of the western most garage shall be deleted and substituted with rooflights, details of which shall be submitted to and approved in writing by the

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	(03/01260/LBC)	b) Sub-divide mansion house to form 2 dwelling houses plus 1 penthouse dwelling, associated alterations.	<p>Head of Planning and Strategy prior to the commencement of works on site.</p> <p>Indicate intention to grant conditional listed building consent subject to the views of the Scottish Ministers.</p>
5	8 Hopetoun Street and 56 Annandale Street (03/03523/FUL)	Mixed use office and residential development.	<ol style="list-style-type: none"> <li>1. To indicate the Sub-Committee's general satisfaction with the amended proposals.</li> <li>2. To continue consideration to ask the applicant to examine further improvements to the massing and articulation of the building, in particular its relationship to the existing houses.</li> </ol>
6	35 Lockharton Avenue (03/04709/FUL)	Extension of existing dwelling and subdivision to form new dwelling.	Continue to allow site visit to take place.
7	21 McDonald Place (03/04285/FUL)	Proposed development of 11 flats and associated parking.	1. Not to refuse planning permission as previously minded.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
			2. To continue consideration to allow for the formal submission of the amended proposals.
8	46 Argyle Crescent (04/01407/FUL)	Alter roof over dwelling, including formation of dormer to front and rear elevations together with 2 velux rooflights to front and 1 velux to rear.	Grant conditional planning permission subject to an additional condition requiring that the materials to be used shall be in accordance with the relevant policies, details of which shall be submitted to and approved in writing by the Head of Planning and Strategy before the commencement of works on site.
9	Bonnington Bond, Anderson Place (04/00359/FUL)	Change of use from 5 office units to form 5 domestic dwellings.	To note that the application was withdrawn.
10	39-40 Commercial Street (04/01289/FUL)  (04/01289/LBC)	a) Erection of 2 replacement spires accommodating telecommunications equipment with associated cabling and ground based outdoor cabinets.  b) Erection of 2 replacement spires accommodating telecommunications equipment with associated cabling and ground based outdoor cabinets.	Grant conditional planning permission.  Grant conditional listed building consent.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
11	7 Craiglockhart Road (04/01239/FUL)	Extension and alterations to form kitchen and garden room and erection of replacement screen fence to rear (Amended re-submission of withdrawn application 04/00324/FUL).	Grant conditional planning permission.
12	9 Featherhall Avenue (04/00987/FUL)	Proposed alterations to flatted block to erect front glazed roof housing for access stair to roof.	Refuse planning permission and authorise enforcement action if required.
13	1 Forrester Park Drive (04/01112/FUL)	Alterations to front and side elevations.	Grant conditional planning permission.
14	9 Granton Road (03/04662/FUL)	Permission sought for increase in permitted children from 26 to 36 by extending into adjoining property (previously a workshop/office).	Grant conditional planning permission.
15	17 Greenbank Row (04/00952/FUL)	Alterations to existing fabric to form 2 dormers and removal of existing single garage to construct extension to east elevation.	Grant conditional planning permission.
16	7 Henderson Place Lane (04/00369/FUL)	Alterations and change of use from industrial to office accommodation.	Grant conditional planning permission.
17	103 High Street (04/01079/FUL)	Part change of use from shop to shop and restaurant/café (restricted cooking) with alterations to rear to form access.	Grant conditional planning permission.
18	326 Lanark Road (04/00741/FUL)	Proposed agricultural building/golf buggy accommodation.	Grant conditional planning permission.

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<b>Agenda Item No.</b>	<b>Address/ Reference No.</b>	<b>Details of Proposals</b>	<b>Decision</b>
19	32 Moat Terrace (04/00771/FUL)	Residential development of 24 flats with associated vehicular access and parking.	Grant conditional planning permission subject to a legal agreement.
20	18 Muirhouse Bank (Land Adjacent to) (04/01097/FUL)	Erection of temporary suite with associated parking and landscaping.	To continue consideration for further information on the programme of development of the site and the proposed use of the marketing suite and to examine the feasibility of temporary access from Ferry Road.
21	73 Restalrig Avenue (04/01367/FUL)	Extend house to rear.	Grant planning permission.
22	30 Seaview Terrace (04/01304/OUT)	Erect single dwelling to rear (as amended to increase plot size).	Grant conditional outline planning permission.
23	4 Springwood Park (04/00962/FUL)	Side and roof extension including internal alterations (as amended).	Refuse planning permission.