

Committee Minutes

Development Quality Sub-Committee of the Planning Committee

Edinburgh, 2 March 2005

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

Also Present:- Councillor Paisley.

1 Chair

The Convener (Councillor Davies) vacated the Chair for agenda item 4 (Harvesters Way) and in the absence of the Vice-Convener, Councillor Child was appointed to the Chair.

2 Applications

The Sub-Committee considered the items on the agenda.

Councillor Paisley was heard as local ward member in respect of agenda item 18 (6 Muirend Avenue, Juniper Green).

Decision

To agree as detailed in Appendix 1 to this minute.

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

Declarations of Interests

Councillors Davies and Gilmore declared non-financial interests in agenda item 4 (Harvesters Way) as Directors of Capital City Homes, took no part in the consideration of this item and left the meeting room until discussion of the item was concluded.

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3 2B Merchiston Crescent – Breach of Control

Details were provided of the unauthorised erection of a satellite dish on the front elevation at 2B Merchiston Crescent.

The Director of City Development considered that the works were not contrary to Central Edinburgh Local Plan Policies CD5 and CD19 and substantially complied with the non-statutory policy on satellite dish aerials.

Decision

To seek an application for the dish in a revised location on a side elevation.

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

4 81 Saughton Road North – Breach of Control

The Sub-Committee had previously refused an application (04/01889/FUL) to change the use of the shop at 81 Saughton Road North to a cafeteria/internet shop for the reason that the proposal was contrary to North West Edinburgh Local Plan Policy S3 and Draft North West Edinburgh Local Plan Policy R10 as it would result in the loss of a retail unit which would be detrimental to the vitality of this shopping centre.

Details were provided of the unauthorised change of use of the retail unit to a café.

Decision

That enforcement action be taken to ensure that the unauthorised café use ceased.

(Reference – Development Quality Sub-Committee, 15 September 2004 (agenda item 14), report by the Director of City Development, submitted).

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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 DQ/017/04-05/CS by the Director of Corporate Services, submitted).

W2/PL/DQS020305/CE

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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 | Granton Pier (Plot 4 and 7A Middle Pier) (03/01922/FUL) | 295 new build units (residential) with 14,000 square feet retail/commercial units (class 1-5 inclusive) together with underground car park (as amended to 290 new build units (residential) with 3000 square metres of retail/commercial units (class 1-4 inclusive). | 1. Grant conditional planning permission subject to a legal agreement and an additional condition to read "The waste management and recycling arrangements submitted with the application shall be implemented to the satisfaction of the Head of Planning and Strategy prior to the occupation of the development hereby approved". |

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| Agenda Item No. | Address/ Reference No. | Details of Proposals | Decision |
|-----------------|------------------------|----------------------|--|
| | | | <p>2. To note an undertaking by Forth Property Developments Ltd to bring forward landscaping to the square adjacent to block 7a in conjunction with the development of this block.</p> <p>3. To request the Director of City Development to report on the provision and implementation of City Car Club spaces for the area as a whole.</p> <p>4. To ask the Director of City Development to keep the content and delivery of masterplans under review to ensure that with each individual application the overall targets are being achieved.</p> |

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| Agenda Item No. | Address/ Reference No. | Details of Proposals | Decision |
|---|--|--|--|
| 4 | Harvesters Way (04/03642/FUL) | Residential development of two to three bed apartments, 3 bed maisonettes and 3 x 4 bed townhouses. | Grant conditional planning permission subject to the amendment of condition 8 to read: "The applicant will provide a bus stop and pedestrian crossing subject to agreement of location and details with the Head of Transport and Head of Planning and contribute the sum of £10,000 to the Council's Safer Routes to School Programme, all prior to occupation of the development." |
| Declaration of Interests – Councillors Davies and Gilmore declared non-financial interests in the above item as Directors of Capital City Homes, took no part in the consideration and left the meeting room until discussion of the item was concluded. | | | |
| 5 | 11-13 Arthur Street (04/03740/FUL) | Four storey residential development. Ten two-bedroomed flats with associated car parking and amenity area (as amended to nine units with altered stair tower). | Grant conditional planning permission subject to deletion of requirement for legal agreement in respect of City Car Club contribution (condition 4). |
| 6 | 18 Blantyre Terrace (04/04435/FUL) | Change of use from residential to teaching and ancillary uses. | Grant conditional planning permission. |
| 7 | 36 Broomside Terrace (04/04479/FUL) | Alterations and extension to existing flat. | Refuse planning permission. |

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| Agenda Item No. | Address/ Reference No. | Details of Proposals | Decision |
|------------------------|---|---|--|
| 8 | 2 Carrington Road (Fettes College) (04/04161/FUL) | Proposed upper sixth form boarding house for residential use by school boarders and staff during term time, to be used as residential accommodation rented to the general public out of term times and the erection of a bridge over the existing burn. | Grant conditional planning permission. |
| 9 | 23 and 29 Clarebank Crescent (05/00117/FUL) | Formation of two platforms at each side of existing rear steps at 23 and 29 Clarebank Crescent. | Grant planning permission. |
| 10 | 91 Comiston Drive (04/03817/FUL) | Erect a bike store in front garden, in retrospect (as amended). | Grant conditional planning permission. |
| 11 | 33 Craiglockhart Avenue (05/00031/FUL) | Extension of garage, new patio doors to rear. | Grant planning permission. |
| 12 | 19 Cramond Glebe Road (05/00047/FUL) | Erect a house (single storey/barrier free/two bedrooms) – use class 9. | Grant conditional planning permission. |
| 13 | 53A Dudley Crescent (04/03683/FUL) | Proposed alterations and extension to existing kitchen/bathroom extension at rear of dwelling to form 2 bedrooms and shower room and internal alterations. | Grant conditional planning permission. |
| 14 | 645 Ferry Road (05/00015/FUL) | Change of use from class 1 retail to class 2 for use as licensed betting office. | Refuse planning permission. |

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| Agenda Item No. | Address/ Reference No. | Details of Proposals | Decision |
|-----------------|--|---|--|
| 15 | 10-18 Forrest Road (04/04139/FUL) | Change of use from shops to bar/restaurant internal alterations, new ground floor frontage. | Continue for: 1. A site visit. 2. Clarification of the change in the potential floor area available for use. 3. Details of location of neighbouring residential property. |
| 16 | 18 Hermitage Park (04/03647/FUL) | Extend dwelling house. | To note that the application had been withdrawn by the applicant. |
| 17 | 200 Mansfield Road, Balerno (Whinrig) (04/01481/REM) | Proposed 5 bedroom dwelling (Appeal against non-determination.) | Advise Scottish Ministers that, had the Planning Authority been able to determine the application, it would have refused planning permission. |
| 18 | 6 Muirend Avenue (Juniper Green) (04/04538/FUL) | Extension to house and erection of 2m high close boarded screen fencing on south and east boundaries. | Grant conditional planning permission. |
| 19 | 75 Parkgrove Road (04/03708/FUL) | Internal alterations and extension on ground floor to north (rear) elevation, to accommodate kitchen extension, dining area, study and bedroom. | Grant conditional planning permission. |

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| Agenda Item No. | Address/ Reference No. | Details of Proposals | Decision |
|------------------------|---|---|---|
| 20 | 65-77 Portobello High Street (area outwith) (04/04628/CEC) | Enhance the streetscape quality and create garden space outwith housing. | 1. Approve. 2. Planning permission deemed to be granted by the Scottish Ministers. |
| 21 | 6 Rothesay Place (04/04071/FUL) | Change of use and conversion of hotel to residential use. | Grant conditional planning permission subject to a legal agreement. |
| 22 | 80 South Trinity Road (04/04190/FUL) | Alter and extend private house (partly in retrospect). | Grant planning permission. |
| 23 | 30 Swanston Drive (05/00012/FUL) | Proposed house extensions. | Grant planning permission. |
| 24 | 30 West Mill Road (04/04418/FUL) | New dwelling house. | Grant conditional planning permission. |
| 25 | 32 Woodhall Terrace (Juniper Green) (04/03313/FUL) | Attic extension to form 2 additional bedrooms and shower room, alterations and extension to lounge, dining, kitchen and utility room. | Grant conditional planning permission. |
| 26 | 16 Zetland Place (05/00076/FUL) | House extension. | Grant conditional planning permission. |

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APPENDIX 2

Appeal Decisions by Scottish Ministers (As referred to in item 5 of the foregoing minute)

| Development/Appellant | Decision and Date | Decision by the Scottish Ministers |
|--|--|---|
| <p>Almondhill, Kirkliston Erection of replacement tower and antennae, location of cabin and equipment and extension of compound (03/03557/FUL) O2 (UK) Ltd</p> | <p>Planning permission refused by the Sub-Committee on 2 June 2004.</p> | <p>Appeal <u>allowed</u> and planning permission granted as detailed in the letter from the Scottish Ministers. No award of expenses.</p> |
| <p>86, 88 and 90 Main Street and 1 to 5 Station Road, Kirkliston Demolition of existing and erection of new convenience supermarket and 22 residential flats with associated car parking and open space (03/03252/FUL) Scottish Midland Co-operative Society Ltd</p> | <p>Planning permission refused by the Sub-Committee on 21 January 2004.</p> | <p>Appeal <u>dismissed</u>.</p> |
| <p>127 Rose Street Formation of balcony storage area and rear dormer window (04/00740/FUL) (04/00740/LBC) Mr Finn</p> | <p>Planning permission and listed building consent refused under delegated authority on 14 April 2004.</p> | <p>Appeals <u>allowed</u> and planning permission and listed building consent granted as detailed in the letter from the Scottish Ministers.</p> |