

Committee Minutes

Development Management Sub-Committee of the Planning Committee

Edinburgh, 30 September 2009

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

Also Present: - Councillors Balfour and T. McKay

1 84 Barnton Park – Erection of Wind Turbine

A planning application (09/01608/FUL) had been submitted for the erection of a 1.8m wind turbine on a 9.5m high column. The Head of Planning gave details of the application and the planning considerations involved.

2 letters of representation had been received commenting on the proposals.

Motion

To grant planning permission subject to the conditions as recommended by the Head of Planning.

- moved by Councillor Peacock, seconded by Councillor Lowrie.

Amendment

To grant conditional planning permission subject to the deletion of proposed condition no. 2. which required cessation of the consent after three years.

- moved by Councillor Rose, seconded by Councillor Burgess.

Voting

For the motion	-	7
For the amendment	-	4

Decision

To grant planning permission subject to the conditions as recommended by the Head of Planning.

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(Reference – Development Management Sub-Committee of 30 September 2009 (item 3); report by the Head of Planning, submitted).

2 33 Ellersly Road – Demolition of Office Block and Erection of Residential Units

Planning applications (09/0115/FUL and 09/0115/CON) had been submitted for the demolition of existing offices and the erection of 72 residential units with associated parking and landscaping at 33 Ellersly Road. The Head of Planning gave details of the application and the planning considerations involved.

Councillor Balfour spoke as a ward member and said that there was support for the proposal from the local community. He suggested that the committee consider deleting proposed condition 3 in the application for Conservation Area Consent to allow the development of the site to be progressed without undue delay provided that there was a condition that would require the developer to 'green' or landscape the site immediately after demolition of the office building.

Motion

To grant conditional permission as detailed in the report by the Head of Planning subject to deletion of condition 3 in relation to the application for Conservation Area consent (09/0115/CON) and substitution of a suitably worded condition requiring the developer to green or landscape the site following demolition of the buildings, to the satisfaction of the planning authority.

Moved by Councillor Lowrie, seconded by Councillor Keir.

Amendment

To grant planning permission subject to the conditions as recommended by the Head of Planning and detailed in the report.

Moved by Councillor Burgess, seconded by Councillor Morris.

Voting

For the motion	-	8
For the amendment	-	3

Decision

To grant conditional permission as detailed in the report by the Head of Planning subject to deletion of condition 3 in relation to the application for Conservation Area Consent (09/0115/CON) and substitution of a suitably worded condition requiring the developer to green or landscape the site following demolition of the buildings, to the satisfaction of the planning authority.

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(Reference – Development Management Sub-Committee of 30 September 2009 (item 7a and 7b); report by the Head of Planning, submitted).

3 Other Planning Applications

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

(Councillor T McKay was heard in respect of application no. 09/01373/FUL 74 Telford Road (item 15),.

Decision

To determine the applications as detailed in the Appendix to this minute.

(Reference – reports by the Head of Planning, submitted)

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APPENDIX 1

Applications

(As referred to in item 3 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	84 Barnton Park Avenue (09/01608/FUL)	Erection of 1.8m diameter wind turbine on 9.5m high column.	To GRANT conditional planning permission, subject to an informative as detailed in the report by the Head of Planning. (On a division). The Department have been asked to prepare guidelines for this type of installation.
4	11 Blacket Place (09/01675/FUL) (09/01675/LBC)	a) Demolish conservatory, alter house and erect extension (as amended). b) Demolish conservatory, alter house and erect extension (as amended).	To GRANT conditional planning permission as detailed in the report by the Head of Planning. To GRANT Listed Building Consent subject to conditions and the views of the Scottish Ministers as detailed in the report by the Head of Planning.
5	15, 17 Boswall Road (08/03971/FUL)	a) Redevelopment of hospice facility including offices, training facilities and lecture hall, associated access, car parking and landscaping.	To GRANT conditional planning permission subject to informatives as detailed in the report by the Head of Planning.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
	(08/03971/LBC)	b) Redevelopment of hospice.	To GRANT Listed Building Consent subject to conditions and the views of the Scottish Ministers as detailed in the report by the Head of Planning.
6	Land Adjacent to 2B Brae Park Road (09/00355/FUL)	Minor amendments to existing consent (Ref 06/00903/FUL), as amended (in retrospect).	To GRANT conditional planning permission as detailed in the report by the Head of Planning (revised scheme) subject to the amendment of condition 3 as recommended.
7	33 Ellersly Road (09/01115/FUL)	a) Demolition of offices and erection of 72 residential units with associated parking and landscaping (as amended).	To GRANT conditional planning permission subject to informatives as detailed in the report by the Head of Planning.
	(09/01115/CON)	b) Existing building and relocation of north boundary.	To GRANT Conservation Area Consent subject to conditions and the views of the Scottish Ministers as detailed in the report subject to the deletion of condition 3 and substitution of a condition by the Head of Planning to the effect that the site would require to be greened and landscaped following demolition and in advance of redevelopment to the satisfaction of the planning authority. (On a division)

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
8	7A Barnton Avenue (Land 18 Metres Northeast of) (09/01399/FUL)	Erection of 7 flats with underground parking.	APPLICATION WITHDRAWN PRIOR TO MEETING
9	1 Cliftonhall Road (Bonnington Farm) (09/00849/FUL)	Replacement dwelling house.	To GRANT conditional planning permission as detailed in the report by the Head of Planning.
10	Land to Rear of 8-16 Hillview Drive (09/01944/FUL)	Erect conservatory on east side of house.	To GRANT conditional planning permission subject to informatives as detailed in the report by the Head of Planning.
11	10-12 Hopetoun Street (Land 15 Metres Northwest of) (09/01792/FUL)	Erection of temporary security fence (5 years).	To GRANT planning permission subject to informatives as detailed in the report by the Head of Planning.
12	94 Pilton Drive, (Spartans FC) (09/01393/FUL)	Install new converted spectator area, turnstile entrances and container accommodation.	To GRANT planning permission subject to informatives as detailed in the report by the Head of Planning.
13	36-38 Raeburn Place (09/01648/FUL)	Installation of external refrigeration plant to rear yard area (in retrospect).	To GRANT conditional planning permission subject to informatives as detailed in the report by the Head of Planning.
14	37 Southhouse Road (09/01923/FUL)	Erection of an additional 2.43m high fence along rear boundary.	To GRANT planning permission subject to informatives as detailed in the report by the Head of Planning.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
15	74 Telford Road (09/01373/FUL)	Variation of condition GA2 of A/01004/95 to allow the drive thru to trade between the hours 6am – midnight seven days a week.	To CONTINUE the application for further information and negotiation with applicants.
16 ADDITIONAL ITEM CONSIDERED URGENT	235-237, 239-241 Leith Walk (09/01032/FUL)	Shop front alterations and change of use at 239/241 from class 1 (Retail) TO Class 3 (Café).	To issue a MIXED DECISION as recommended and detailed in the report by the Head of Planning. a) To AGREE the change of use from Class 1 (Retail) to Class 3 (Café) subject to the conditions in the report by the Head of Planning. b) To REFUSE permission for an external shutter box.