

Committee Minutes

Development Quality Sub-Committee of the Planning Committee

Edinburgh, 16 March 2005

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

Also Present:- Councillor Dixon.

1 Inverleith Park - Demolition of Pavilion and Proposed New Concrete Surfaced Wheeled Sports Facility

Consideration of proposals (04/02910/CEC) and (04/03741/CEC) for the demolition of a pavilion and formation of a new concrete surfaced wheeled sports facility at two alternative locations within Inverleith Park, had been continued for:

- a) The applications to be considered in terms of the Sub-Committee's procedures for "hearings."
- b) The Director of Environmental and Consumer Services to provide an environmental assessment of the applications.
- c) A site visit.
- d) The Head of Planning and Strategy to provide an amended Site Plan.
- e) Further information on the provision of replacement changing facilities within the Park.

The site was visited on 3 March 2005.

The Director of City Development reported further on the applications.

A total of 1,483 letters commenting on the proposals had been received.

Letters of objection and two petitions containing 52 signatures were received from the local MP, 3 MSPs, the Cockburn Association, Stockbridge Community Council, Friends of Inverleith Park, the Inverleith Society, the Ann Street

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Society, the Howard Place Association, the Royal Botanic Gardens and 942 users of the park and members of the public.

514 letters and a petition containing 302 signatures were received in support of the proposals. 7 letters of comment had also been received.

Clive Bowman (Perth and Kinross Council) was heard on behalf of the applicant.

The Sub-Committee then heard Mr Mark Foster (Edinburgh Skateboard Project) on behalf of those in support of the proposals and Mr Dermott Quinn and Ms Fiona Houston (Stockbridge Community Council) on behalf of the objectors.

Councillor Dixon was heard as local ward member.

Members of the Sub-Committee then asked questions of the various parties present.

Councillor Davies thanked all parties for their respective contributions.

Decision

To continue consideration of the application:

- 1) To allow the applicant to submit a fully detailed scheme for the Arboretum Place site, including design details, noise impact assessment and measures for appropriate noise mitigation.
- 2) To seek details of temporary and permanent changing and toilet facilities and the time-scales for their provision.
- 3) For details of the Masterplan for Inverleith Park as a context for the proposals.
- 4) To ask the applicant to consult with the Community Council, amenity bodies and Edinburgh Skatepark Project prior to submission.

(Reference - Development Quality Sub-Committee 16 February 2005 (Item 4); report by the Director of City Development and tabled report by the Director of Environmental and Consumer Services, both submitted.)

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2 Applications

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

Decision

To agree as detailed in the Appendix 1 to this minute.

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

3 47 Braid Farm Road – Breach of Control

Planning permission had been granted (03/04714/FUL) for a rear extension to the house and (04/03432/FUL) for a new garage at 47 Braid Farm Road subject to a condition that the extra accommodation be used only for domestic purposes.

Details were given of the unauthorised change of use of the premises from residential to incorporate business use, to the detriment of residential amenity contrary to South West Edinburgh Local Plan Policy H5.

Decision

That enforcement action be initiated to secure the cessation of the unauthorised part change of use to office.

(Reference – Development Quality Sub-Committee 15 September 2004 (item 3); 1 December 2004 (item 3); report by the Director of City Development, submitted.)

4 56(2F2) Dublin Street – Breach of Control

Listed Building Consent had been granted (A 00830 91) for internal alterations at 56(2F2) Pilrig Street.

Details were given of the unauthorised alteration to an internal wall to create an opening between the kitchen and rear principal room on the lower floor level at the property. This had an adverse effect on the character of the listed building contrary to Central Edinburgh Local Plan Policy CD2, the Council's Guidelines on Alterations to listed buildings and the Memorandum of Guidance on listed buildings and conservation areas.

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Decision

That statutory enforcement action be taken to ensure the rebuilding of the removed section of wall and replacement of timber panelling and skirting boards.

(Reference – Development Control Sub-Committee 24 June 1991; 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 DQ/018/04-05/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	Inverleith Park (04/02910/CEC)	(a) Recreational wheeled sports facility.	Continue – a) To allow the applicant to submit a fully detailed scheme for the Arboretum Place site, including design details, noise impact assessment and measures for appropriate noise mitigation. b) To seek details of temporary and permanent changing and toilet facilities and the time-scales for their provision. c) For details of the Masterplan for Inverleith Park as a context for the proposals.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
	(Arboretum Place) (04/03741/CEC)	(b) Demolition of pavilion and proposed new concrete surfaced wheeled sports facility.	<p>d) To ask the applicant to consult with the Community Council, amenity bodies and Edinburgh Skatepark Project prior to submission.</p> <p>Continue –</p> <p>a) To allow the applicant to submit a fully detailed scheme for the Arboretum Place site, including design details, noise impact assessment and measures for appropriate noise mitigation.</p> <p>b) To seek details of temporary and permanent changing and toilet facilities and the time-scales for their provision.</p> <p>c) For details of the Masterplan for Inverleith Park as a context for the proposals.</p>

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
			d) To ask the applicant to consult with the Community Council, amenity bodies and Edinburgh Skatepark Project prior to submission.
4	118 Princes Street (04/03529/FUL) (04/04014/FUL)	(a) Conversion of B listed building to residential use on 2 nd and 3 rd floors and external alterations (as amended). (b) Conversion of B listed building to residential use on first, second and third floors and external alterations (as amended).	Grant conditional planning permission subject to a legal agreement. Grant conditional planning permission subject to a legal agreement.
5	8 Barnton Park Crescent (04/04598/FUL)	Demolish existing house and garage – erection of new house and garage.	Grant conditional planning permission.
6	2 Bramdean View (04/04146/FUL)	Extend house to side (over garage) and to rear – form 2 new dormer windows and enlarge existing dormer to front elevation.	Grant planning permission.
7	22 Colinton Road (04/02603/FUL)	(a) Conversion of existing villa to four flats and conversion of existing side extension to 4 bed house (as amended).	Grant conditional planning permission.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
	(04/02603/LBC)	(b) Conversion of existing villa to four flats and conversion of existing side extension to four bed house (as amended).	Grant conditional listed building consent.
8	134 Corstorphine Road (Edinburgh Zoo) (04/04388/FUL)	Budongo life science centre – in relation to chimpanzees and relative to behavioural patterns and human evolution.	Grant conditional planning permission.
9	175 Glasgow Road (Gogarburn Hospital) (03/03047/FUL)	Removal of condition number 20 on planning permission 02/00768/FUL.	Grant conditional planning permission.
10	42 Great King Street (04/04608/FUL) (04/04608/LBC)	(a) Sub-divide property. (b) Internal alterations associated with subdivision of property.	Grant planning permission. Indicate intention to grant conditional listed building consent subject to the views of the Scottish Ministers.
11	9 Joppa Grove (04/02169/FUL)	Proposal for the erection of a two-storey house.	Grant conditional planning permission.
12	11-15 Joppa Grove (04/01146/FUL)	Erection of single detached house – amended application (as further amended).	Grant conditional planning permission.
13	157-159 Lanark Road West Currie (05/00159/FUL)	Change of use from rest/care home to property in multiple occupation.	Grant conditional planning permission subject to a legal agreement.
14	61 Pennywell Road (04/04180/FUL)	Shopfront alterations and change of use to restaurant.	Grant conditional planning permission.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
15	98 Portobello High Street (04/04466/FUL)	Change of use from class 1 retail to class 2 (retail financial services)	Refuse planning permission and authorise enforcement action.
16	14 Rosefield Avenue (Portobello Library) (04/04659/CEC)	Remove existing window and replace with smaller window to allow a lift to be installed to meet DDA improvement work.	Approve submission of Notice of Intention to Develop to the Scottish Ministers.
17	15 Sciennes Gardens (05/00177/FUL)	Erection of single garage with WC, new garage entrance in existing wall.	Grant conditional planning permission.
18	Silverknowes Neuk (04/03509/FUL)	Proposed garages (single car, single storey).	Grant conditional planning permission subject to a legal agreement.
19	3 Waters Close (05/00016/FUL)	Change of use from domestic dwelling to new extension to existing restaurant.	Continue to ask the Head of Planning and Strategy to report on appropriate conditions that might make the proposal acceptable.

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APPENDIX 2

APPLICATIONS

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

Development/Appellant	Decision and Date	Decision by the Scottish Ministers
<p>49-51 Albany Street</p> <p>Form new access ramp</p> <p>(04/02640/FUL) (04/02640/LBC)</p> <p>Deaf Action</p>	<p>Planning permission and listed building consent refused under delegated authority on 3 September 2004.</p>	<p>Appeals <u>dismissed</u>.</p>
<p>79 Ladywell Avenue</p> <p>Erect 2 storey detached dwellinghouse and form vehicle run-in</p> <p>(03/93130/FUL)</p> <p>Miss V Croal</p>	<p>Planning permission refused under delegated authority on 26 March 2004.</p>	<p>Appeal <u>dismissed</u>.</p>
<p>53/59 South Bridge</p> <p>Installation of fascia signage (in retrospect)</p> <p>(04/02985/ADV) (04/02985/LBC)</p> <p>Caffe Nero Plc</p>	<p>Advertisement and listed building consent refused and enforcement action authorised by the Sub-Committee on 13 October 2004.</p>	<p>Appeals in respect of fascia signage <u>dismissed</u>.</p> <p>Appeals in respect of hanging sign <u>allowed</u> and advertisement and listed building consent granted as detailed in the letter from the Scottish Ministers for the hanging sign only.</p>
<p>50/2 Whitson Road</p> <p>Erect single storey side extension</p> <p>(04/02383/FUL)</p> <p>Mrs V Glover</p>	<p>Planning permission refused under delegated authority on 23 July 2004.</p>	<p>Appeal <u>allowed</u> and planning permission granted as detailed in the letter from the Scottish Ministers.</p>