

Committee Minutes

Development Management Sub-Committee of the Planning Committee

Edinburgh, 17 June 2009

Present: - Councillors Lowrie (Convener), Burgess, Child, Keir, McIvor, Morris, Mowat, Munn, Paisley, Peacock and Rose.

Also Present - Councillors Jackson and McInnes.

1 Applications

The Sub-Committee considered the applications on the agenda.

Councillor Jackson was heard as a local ward member in respect of item 3 (500 Ferry Road (Land To The Rear Of)).

Decision

To determine the applications as detailed in Appendix 1 to this minute.

(Reference – reports by the Head of Planning of 17 June 2009, submitted)

2 Breaches of Control

The Sub-Committee considered the Breaches of Control on the agenda.

Decision

To agree as detailed in Appendix 2 to this minute.

(Reference – reports by the Head of Planning of 17 June 2009, submitted)

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APPLICATIONS

APPENDIX 1

(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	500 Ferry Road (Land To The Rear Of) (09/00777/OUT)	Application to erect residential development.	To GRANT outline planning permission, as detailed in the report, subject to the additional conditions outlined in Annexe A.
4	122C Craigs Road (08/04329/FUL)	Erection of building and permanent use of site for processing and compositing of green and woody waste.	To GRANT conditional planning permission, subject to the informatives, as detailed in the report.
5	33 Greenbank Crescent (09/00806/FUL)	Application to form attic conversion using velux roof windows plus ground floor extension.	To CONTINUE to the next meeting of the Development Management Sub-Committee on 24 June for a site visit.
6	40 Ravelston Dykes (09/00803/FUL)	Application to remove existing garage, conservatory, bay window, proposed extension and alterations.	To grant a MIXED DECISION: - To grant conditional planning permission for a single storey extension at 40 Ravelston Dykes. To refuse planning permission for a two storey extension at 40 Ravelston Dykes.

Stopping Up Order

7	Clermiston Crescent		To confirm the Stopping Up Order.
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ANNEXE A

Development Management Sub-Committee of 17 June 2009

500 Ferry Road (Land To The Rear Of) (09/00777/OUT)

Additional Conditions: -

Archaeology:

'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, reporting & analysis) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

Environmental Health:

1. Prior to the commencement of construction works on site:
 - (a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
 - (b) Where necessary, a detailed schedule of any remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.

Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.

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APPLICATIONS

APPENDIX 2

(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
Breach of Control			
8	7 Atholl Terrace	Unauthorised erection of a satellite dish antenna on a listed building.	To authorise the use of enforcement action to rectify the breach of planning control, as detailed in the report.
9	37 Castle Avenue	Unauthorised creation of two dormers on the west-facing roof elevation.	To authorise the use of enforcement action to rectify the breach of planning control, as detailed in the report.
10	1 Clifton Terrace	Unauthorised erection of a free-standing non-illuminated advertising board within the curtilage of the premises and the erection of a non-illuminated fascia sign erected at ground floor level.	To authorise the use of enforcement action to rectify the breach of planning control, as detailed in the report.
11	19 Dowie's Mill Lane	Unauthorised alterations of listed building – insertion of plastic “mushroom” vents in a pantiled roof.	To authorise the use of enforcement action to rectify the breach of planning control, as detailed in the report.
12	12 (PF2) Kirk Street	Unauthorised installation of four double glazed UPVC window units.	To authorise the use of enforcement action to rectify the breach of planning control, as detailed in the report.
13	12 (1F1) Kirk Street	Unauthorised installation of six UPVC double glazed casement window units.	To authorise the use of enforcement action to rectify the breach of planning control, as detailed in the report.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
14	12 (3F1) Kirk Street	Unauthorised installation of seven UPVC double glazed casement window units.	To authorise the use of enforcement action to rectify the breach of planning control, as detailed in the report.
15	12 (3F2) Kirk Street	Unauthorised installation of seven UPVC double glazed window units.	To authorise the use of enforcement action to rectify the breach of planning control, as detailed in the report.
16	5 Mansionhouse Road	Unauthorised erection of trellis.	To authorise the use of enforcement action to rectify the breach of planning control, as detailed in the report.
17	51 Nicolson Street	Unauthorised shop front alterations including the installation of a canopy and without express consent the erection of two banners at first floor level, a fascia sign on the canopy and four sections of signage on the shopfront.	To authorise the use of enforcement action to rectify the breach of planning control, as detailed in the report.
18	3 South Fort Street	Unauthorised replacement of original single glazed timber sash and case windows with double glazed sash and case windows, the removal of decorative fanlight, formation of alcove in front right hand principal room, removal of wood panelling in left hand principal room and formation of full height walk-in cupboard.	To authorise the use of enforcement action to rectify the breach of planning control, as detailed in the report.