

Committee Minutes

Development Quality Sub-Committee of the Planning Committee

Edinburgh, 31 March 2004

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

Also Present:- Councillors Attridge, Jackson and Wheeler.

1 Braid Burn – Flood Prevention

A proposal (03/03979/CEC) had been received for a detailed flood prevention scheme, at Braid Burn, to prevent flooding from extreme flows and from blockage of culverts.

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

Motion

Not to consider the application until the impact of any changes to the proposed flood wall at Inch Park and how this would impact on the entire flood prevention scheme had been established.

- moved by Councillor Gilmore, seconded by Councillor Murray.

Amendment

That the Sub-Committee consider the application at today's meeting.

- moved by Councillor Child, seconded by Councillor Lowrie.

Voting

The amendment was carried by 10 votes to 3.

Thereafter, the Sub-Committee unanimously agreed to approve the submission of a Notice of Intention to Develop to the Scottish Ministers.

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Decision

To approve the submission of a Notice of Intention to Develop to the Scottish Ministers.

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

Declaration of Interest

Councillor Child declared a non-financial interest in the above item as a non-executive Director of TIE.

2 Applications

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

Councillor Attridge was heard as local ward member in respect of agenda item 5 (108 Duke Street).

Councillor Jackson was heard as local ward member in respect of agenda items 7 (23 South Laverockbank Avenue) and 13 (62 Granton Road).

Councillor Wheeler was heard as local ward member in respect of agenda item 6 (6A Featherhall Avenue)

Decision

To agree as detailed in Appendix 1 to this minute.

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

Declaration of Interest

Councillor Munro declared a non-financial interest in agenda item 5 (108 Duke Street) as a member of the Port of Leith Housing Association and took no part in determining the application.

3 Appeal Decisions by the Scottish Ministers

Decisions on appeals had been made by the Scottish Ministers as detailed in Appendix 2 to this minute.

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Decision

To note the report.

(Reference – report no DQ/031/03-04/CS by the Director of Corporate Services,
submitted.)

W6/PL/DQ310304/EK

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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	19 Craigmount Gardens (04/00078/FUL)	Revised design of existing dormer and new side dormer (in retrospect)	<p>1. To indicate that the Sub-Committee was minded to refuse retrospective planning permission and to take enforcement action requiring the development to be carried out in accordance with the approved plans for the reasons that the proposal:-</p> <p>a) was not in keeping with the character and appearance of the building or the area, contrary to North West Edinburgh Local Plan Policy H4;</p>

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
			<p>b) would result in a loss of privacy and residential amenity to the neighbouring property contrary to the Council's non-statutory guidelines on daylighting, privacy and sunlight.</p> <p>2. That the officials report further on the proposed reasons for refusal.</p>
4	Braid Burn (03/03979/CEC)	Flood defence walls and embankment, new bridges, flood storage reservoirs.	Approve submission of Notice of Intention to Develop to the Scottish Ministers. (See also item 1 of foregoing minute).
5	108 Duke Street (03/03578/FUL)	a) Demolish existing church building and replace with new church hall and associated facilities, 18 new build flats above and five court yard apartments to rear (as amended), including reduction of units to rear.	Continued to ask the developer to submit a revised design that was more in keeping with the character of the area and specifically more sympathetic in terms of architecture, materials and retaining existing light and amenity.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
	(03/03578/CON)	b) Demolish existing church building and replace with new church hall and associated facilities, 18 new build flats above and five court yard apartments to rear.	Continued to ask the developer to submit a revised design that was more in keeping with the character of the area and specifically more sympathetic in terms of architecture, materials and retaining existing light and amenity.
6	6A Featherhall Avenue (03/01551/FUL)	Erect enclosed veranda.	Grant conditional planning permission.
7	23 South Laverockbank Avenue (0/00266/FUL)	Erect conservatory.	<p>1. To indicate that the Sub-Committee was minded to refuse planning permission for the reasons that:</p> <p>a) The conservatory would extend more than half the depth of the garden contrary to the Council's non-statutory guidelines on house extensions.</p>

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
			<p>b) The development would result in the loss of privacy and daylight to the neighbouring property contrary to the Council's non-statutory guidelines on daylighting, privacy and sunlight.</p> <p>2. To ask the officials to report further on the proposed reasons for refusals.</p>

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
8	Almondhill, Kirkliston (03/03557/FUL)	Replace existing 15m high lattice tower with 17.9m lattice tower, relocate existing antennae, install additional antennae, cabin and ancillary equipment and extend compound fence.	<ol style="list-style-type: none"> 1. To indicate that the Sub-Committee was minded to refuse planning permission for the reason that the proposed development is contrary to policy ENV12 of the Lothian Structure Plan and Policies E5, E6, E49 and E50 of the Finalised Rural West Edinburgh Local Plan, in that it would represent an undesirable intrusion into an area designated as Green Belt for which there was no over-riding justification. 2. To ask the officials to report further on the proposed reasons for refusal.
9	46-46B Cammo Road (03/03786/FUL)	Flatted residential development, as amended (19 units)	Refuse planning permission.
10	214 Carrick Knowe Avenue (04/00174/FUL)	Proposed conservatory and domestic garage.	Grant planning permission.
11	16 Cramond Road South (04/00482/FUL)	Alteration and attic conversion with roof terrace.	Grant planning permission.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
12	Gibb's Entry (Near Haddon's Court) (04/00335/CEC)	Place communal paper recycling container.	Approve submission of Notice of Intention to Develop to the Scottish Ministers.
13	62 Granton Road (04/00260/FUL)	Change of use to form hot food take-away from shop.	Continued to allow the Head of Planning and Strategy to have further discussions with the applicant to clarify the nature of the proposals and whether formal consent would be required.
14	Hermant Street (03/00652/FUL)	Proposed erection of flats (amendment of consent no. 00/01673/FUL).	Grant conditional planning permission.
15	21 McDonald Place (03/04285/FUL)	Proposed development of 11 flats and associated parking.	Continued at the request of the Head of Planning to allow additional representations to be taken into account.
16	4 Marchfield Park (04/00113/FUL)	Erect conservatories, add dormer windows.	Grant planning permission.
17	246 (1F1) Newhaven Road (03/03474/FUL)	Replacement of existing aluminium double glazed windows to white UPVC double glazed windows.	Refuse planning permission.
18	12 Plewlandcroft, South Queensferry (04/00397/FUL)	Alterations and two-storey extension to house.	Grant planning permission.
19	2 Polwarth Crescent (03/04682/FUL)	Alter and change of use to form restaurant from office.	Continued for a site visit.
20	18 South Groathill Avenue (03/02185/OUT)	Outline planning application for retail development and associated car parking.	Grant conditional outline planning permission subject to a legal agreement.

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APPENDIX 2

APPEAL DECISIONS BY THE SCOTTISH MINISTERS
(As referred to in item 3 of the foregoing minute.)

Development/Appellant	Decision and Date	Decision by the Scottish Ministers
<p>454 Gorgie Road</p> <p>Adaptation of intakes and installation of silencers to flues from spraybooths</p> <p>(01/00959/FUL)</p> <p>Addison Motors Ltd</p>	<p>Planning permission refused and enforcement action authorised by the Sub-Committee on 11 June 2003.</p>	<p>Appeals allowed, planning permission granted as detailed in letter from the Scottish Executive and enforcement notice quashed.</p> <p>No award of expenses.</p>
<p>2 Lauriston Street</p> <p>Display internal window advertising (in retrospect)</p> <p>(03/00270/ADV)</p> <p>Mr J Drummond.</p>	<p>Advertisement consent refused and enforcement action authorised by the Sub-Committee on 23 July 2003.</p>	<p>Appeal allowed and advertisement consent granted as detailed in letter from the Scottish Executive.</p>
<p>14-16 Shandwick Place</p> <p>Erect illuminated fascia and projecting signs (in retrospect)</p> <p>(02/02629/ADV)</p> <p>Specsavers Optical Group.</p>	<p>Advertisement consent refused and enforcement action authorised by the Sub-Committee on 8 October 2003.</p>	<p>Appeal in respect of projecting sign allowed.</p> <p>Appeal in respect of fascia sign dismissed.</p>