

Committee Minutes

Development Quality Sub-Committee of the Planning Committee

Edinburgh, 19 May 2004

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

Also Present:- The Lord Provost and Councillor Mackintosh.

1 Applications

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

Councillor Mackintosh was heard as local ward member in respect of agenda item 4 (16-18 Minto Street).

The Lord Provost was heard as local ward member in respect of agenda item 5 (Pennywell Road, adjacent to St Paul's Roman Catholic Church).

Decision

To agree as detailed in the Appendix to this minute.

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

2 Land at Ingliston Road, Newbridge – Breach of Control

Planning permission had been granted for the construction of car parking and park and ride facilities at Inglison Road (97/00400). The above site, which formed part of that consent, was designated as an overflow car park.

Details were provided of the current use of the site which breached a planning condition that vehicular access to Ingliston Road, through the overflow parking area, would only be permitted in cases of emergency.

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Decision

That enforcement action be taken under sections 127 and/or 145 of the Town and Country Planning (Scotland) Act requiring the cessation of the unauthorised use of the site.

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

WP3/PL/DQSC190504/AS

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APPENDIX

APPLICATIONS

(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	Buteland Farm, Balerno (03/02968/FUL)	a) Build new farmhouse and outbuildings	Continued for a site visit.
	(03/02969/FUL)	b) Build two new farm cottages	Continued for a site visit.
4	16-18 Minto Street (03/04153/FUL)	a) Alter rear garden, partially in retrospect (as amended)	Continued for the Head of Planning and Strategy to report further on the materials to be used in the construction of the fountain.
	(03/04153/LBC)	b) Alter rear garden (partially in retrospect) and build up opening through stone wall (as amended)	Continued for the Head of Planning and Strategy to report further on the materials to be used in the construction of the fountain.
5	Pennywell Road (Adjacent to St Paul's RC Church) (03/03248/FUL)	Telecommunications development comprising 14.2m tall monopole with associated electrical equipment cabinets	Continued to ask the applicant to consider relocating the mast and cabinets to the central reservation of Pennywell Road at an appropriate distance away from the junction.

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6	43 Ashburnham Loan, South Queensferry (04/00832/FUL)	Conversion of existing double garage to habitable accommodation gable extension comprising new double garage with accommodation over. Single storey link between existing house and existing garage	Grant planning permission.
7	26 Barnton Park Gardens (04/00878/FUL)	House extension	Grant conditional planning permission.
8	20A Bath Street (04/00309/FUL) (04/00309/ADV)	a) Replacement windows and awning b) Folding canvas awning and white lettering on valance	Refuse planning permission and take enforcement action. Refuse advertisement consent and take enforcement action.
9	51-53 Broughton Road (04/01001/ADV)	Sign.	Refuse advertisement consent and take enforcement action.
10	32 Christie Miller Avenue (04/01178/FUL)	Erect a single-storey extension to the rear of the existing house and garage and install a rear dormer (as amended).	Grant planning permission.
11	14 (3F3) Comely Bank Street (04/00427/FUL)	Conversion of attic and installation of five velux windows	Grant planning permission.
12	36 (Flat 1) Drum Street (03/03879/FUL)	Erection of 4 flats and 2 retail units (as amended)	Grant conditional planning permission.
13	49 Fernieside Drive (04/00595/FUL)	A rear garden extension to accommodate new kitchen and bedroom	Grant planning permission.
14	Glasgow Road (03/04206/FUL)	Telecommunications development comprising 14.2 metre tall monopole with associated electrical equipment cabinets	Grant conditional planning permission.

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15	22 Glenlee Gardens (04/00379/FUL)	Installation of kennel to garden (repositioning of existing)	Grant conditional planning permission.
16	8 Hopetoun Street and 56 Annandale Street (03/03523/FUL)	Mixed use office and residential development	Continued for: 1) A site visit. 2) Better presentation materials showing the relationship between the proposed office development and the existing two storey houses to the North.
17	35 Lockharton Avenue (03/04709/FUL)	Extension of existing dwelling and subdivision to form new dwelling	Continued for a site visit.
18	29-31 Melville Street (04/00838/FUL)	New boiler flue to rear elevation (in retrospect)	Refuse planning permission and take enforcement action.
19	86 Moredun Park Gardens (04/00208/FUL)	Extend property to rear and side and enlarge rear dormer + 5 no velux rooflights	Grant conditional planning permission.
20	138 Muir Wood Road, Currie (04/00121/FUL)	Alterations and extension to house and erection of single garage	Grant conditional planning permission.
21	6-8 Riversdale Crescent (03/01525/FUL)	Demolition of two semi-detached cottages, development of two semi-detached storey houses	Grant conditional planning permission.
22	67-83 Shandwick Place (04/00441/GDT)	Erect signage	Raise no objections subject to condition.
23	15-15B West Pilton Avenue (03/02993/FUL)	Residential new build housing (as amended)	Grant conditional planning permission.
24	20A-20B West Pilton Park (03/02992/FUL)	Residential new build housing	Grant conditional planning permission.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
<p>The Convener ruled the following item, notice of which had been given at the start of the meeting, urgent in order that a timeous decision could be made. The meeting was adjourned for 5 minutes to allow the members time to consider the tabled report.</p>			
<p>26 (Tabled Item)</p>	<p>Craighall, Musselburgh (Queen Margaret University College) (03/04458/ELC)</p>	<p>Outline planning permission for the erection of an educational campus including academic buildings and student residences, learning resource centre, training hotel, sport and leisure facilities, key worker housing, new road junction on the A1 trunk road, access roads, parking, associated landscaping and utilities.</p>	<p>To advise East Lothian Council:</p> <ol style="list-style-type: none"> 1) that this Council raised no objections to the outline planning application subject to conditions; 2) that this advice was without prejudice to this Council's concerns regarding the loss of green belt in the wider Craighall area.