

Committee Minutes

Development Management Sub-Committee of the Planning Committee

Edinburgh, 3 September 2008

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

Also Present:- Councillors Gordon Mackenzie and Kate MacKenzie.

1 **3 Craigmillar Park – Changes to Residential, Extend Building, Demolish Garage and Conservatory and Erect New Dwelling House**

The Sub-Committee had previously continued consideration of a planning application (07/01568/FUL) to change the use from hotel to residential, extend the building, demolish the garage and conservatory and erect a new dwelling house at 3 Craigmillar Park for a site visit on 4 June 2008 and to continue consideration of the application to examine the positioning of the new house to respect building lines and to maximise green space on 18 June 2008.

The site had been visited on 5 June 2008.

11 letters of objection had been received.

Councillor Gordon Mackenzie was heard as a local ward member.

Motion

To grant conditional planning permission.

- moved by Councillor Lowrie, seconded by Councillor Rose.

Amendment

- 1) Indicate intention to grant conditional planning permission for the change of use to residential and the extension of existing buildings.

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- 2) To indicate intention to refuse planning permission for the demolition of the existing garage and conservatory and the addition of a new dwelling house for the reasons that it would be detrimental to the character and appearance of the conservation area, was an inappropriate design and would constitute an over development of the site.
- 3) To ask the officials to report on the proposed reasons for the refusal.

- moved by Councillor Morris, seconded by Councillor Milligan.

Voting

For the motion - 5 votes
For the amendment - 6 votes

Decision

- 1) Indicate intention to grant conditional planning permission for the change of use to residential and the extension of existing buildings.
- 2) To indicate intention to refuse planning permission for the demolition of the existing garage and conservatory and the addition of a new dwelling house for the reasons that it would be detrimental to the character and appearance of the conservation area, was an inappropriate design and would constitute an over development of the site.
- 3) To ask the officials to report on the proposed reasons for the refusal.

(References – Development Management Sub-Committee 18 June 2008 (item 1), 4 June 2008 (appendix item 3); report by the Director of City Development, submitted).

2 Applications

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

Councillor Kate MacKenzie was heard as a local ward member in respect of agenda item 4 (2 Cramond Place and 49, 51 Cramond Road North).

Decision

To agree as detailed in the Appendix to this minute.

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

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Dissent

Councillor Keir requested that his dissent be recorded in relation to the decision for item 4 (2 Cramond Place and 49, 51 Cramond Road North).

Councillor Morris requested that her dissent be recorded in relation to the decision for items 5(a) and 5(b) (19 Water Street).

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APPLICATIONS

APPENDIX

(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	3 Craigmillar Park (07/01568/FUL)	Change of use to residential, extend building, demolish garage and conservatory, and erect new dwelling house.	<ol style="list-style-type: none"> 1. Indicate intention to grant conditional planning permission for the change of use to residential and the extension of existing buildings. 2. Indicate intention to refuse consent for the demolition of the existing garage and conservatory and addition of new dwelling house for the reasons that it would be detrimental to the character and appearance of the conservation area, was an inappropriate design and would constitute over-development of the site. 3. To ask the officials to report on the proposed reasons for refusal. <p>(On a division see item 1 of the foregoing minute.)</p>
4	2 Cramond Place and 49, 51 Cramond Road North (08/00606/FUL)	Demolition of dwellings and erection of eight dwellings.	Grant conditional planning permission subject to a legal agreement.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
Dissent – Councillor Morris requested that her dissent be recorded in relation to the decision of the above item.			
Other Applications			
6	32 Duart Crescent (08/02190/FUL)	Change of use from DVD rental shop (Class 1) to dental surgery (Class 2)	Grant planning permission.
7	George Heriots School (2 Lauriston Place) (08/01472/FUL)	(a) Construction of new school sports centre and associated landscaping.	Grant conditional planning permission subject to the following additional condition: Prior to the commencement of construction work 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 and Strategy, 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

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
	(08/01472/CON)	(b) Demolition of existing 2/3 storey building.	<p>b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning and Strategy.</p> <p>c) 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 and Strategy.</p> <p>Indicate intention to grant conditional conservation area consent subject to the views of the Scottish Ministers.</p>
8	13 Gracemount Drive (08/01277/FUL)	Alterations and change of use from retail (Class 1) to bookmakers (Class 2).	Grant conditional planning permission subject to a legal agreement.
9	438 Lanark Road (08/01989/FUL)	Erect new detached building for use as a nursery school building.	Grant conditional planning permission subject to a legal agreement.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
10	2-4 St Mark's Lane (08/01783/FUL)	Development of seven terraced houses.	Grant conditional planning permission subject to a legal agreement and the following additional informative that: The developer to liaise with the Department of Services for Communities to ensure adequate provision for waste collection.
11	5 Seafield Street (08/00458/REM)	Erection of 60 flatted units in seven blocks, 4 re-provision houses and dementia care unit.	Grant conditional approval of reserved matters.
12	21-22 St Andrew Square (08/00759/FUL)	Subdivision of office space into three separate office suites and change of use of part of the basement and lower ground floors from office to bar/ restaurant (as amended).	1. Grant conditional planning permission for the change of use from office to bar/ restaurant and the rear alterations subject to a legal agreement. 2. Refuse planning permission for the infilling of the basement.
13	21-22 St Andrew Square (0-8/00424/FUL)	Conversion of part of the existing office to form residential apartments with associated parking.	Grant conditional planning permission.