

## Committee Minutes

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# Development Quality Sub-Committee of the Planning Committee

Edinburgh, 3 August 2005

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

**Also Present:-** Councillor Jackson, Paisley and Whyte.

## 1 Applications

The Sub-Committee considered the items on the agenda.

Councillor Jackson was heard as local ward member in respect of agenda items 4 and 10 (Craighall Gardens and Craighall Gardens, Bangholm Recreation Ground).

Councillor Paisley was heard as local ward member in respect of agenda item 19 (Kinleith Mill Industrial Estate, Kinleith Mill, Currie.)

Councillor Whyte was heard as local ward member in respect of agenda item 5 (5 Strachan Road).

### Decision

To agree as detailed in Appendix 1 to this minute.

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

### Declarations of Interest

Councillor Murray declared a non-financial interest in item 23 (142 Lothian Road/54A Fountainbridge) as a former resident of Lothian House.

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## **2 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/007/05-06/CS by the Director of Corporate Services, submitted.)

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## APPENDIX 1

### 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	Burdiehouse Road (Old Burdiehouse Drive) (04/03884/FUL)	Erect a three-storey block of 18 flats (amended scheme).	<p>1. To indicate intention to refuse planning permission for the reasons that –</p> <p>(a) The proposals would damage the character and amenity of the residential area and would fail to engender a sense of community contrary to Policy H4 of the finalised South East Edinburgh Local Plan.</p> <p>(b) The proposals would not create or contribute to a sense of place and reinforce local distinctiveness, contrary to Policy DQ6 of the finalised South East Edinburgh Local Plan.</p>

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
			<p>(c) The proposals would not be sympathetic to the scale, character and density of their surroundings, contrary to Policy H4 of the adopted South East Edinburgh Local Plan.</p> <p>(d) The proposals failed to have regard to their setting and to neighbouring development contrary to Policy E4 of adopted South East Edinburgh Local Plan.</p> <p>(e) The proposals would be contrary to the objectives of the Edinburgh Standards for Urban Design.</p> <p>2. To ask the officials to report on the proposed reasons for refusal.</p> <p>3 To ask the Head of Planning and Strategy to prepare a design statement for the development of this site.</p>

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<b>Agenda Item No.</b>	<b>Address/ Reference No</b>	<b>Details of Proposals</b>	<b>Decision</b>
4	Craighall Gardens (04/01951/FUL)	Residential flats in a single block, 4 storeys with part attic accommodation, associated car parking (as amended to modify design/form).	To approve the revised detail of the upper floor.
5	5 Strachan Road (05/00275/FUL)	Demolition of existing house and construction of new dwelling house on site of existing dwelling.	Grant conditional planning permission.
6	8 Braid Hills Approach (05/01313/FUL)	Erect conservatory, deviations to original planning permission (ref 02/02041) and erect boundary wall.	Grant conditional planning permission.
7	13A Brougham Street (05/00975/FUL)	Extension of opening hours from 8 pm to 11 pm all week.	<p>1. To grant planning permission for a temporary period of 5 years subject to conditions to be determined by the Head of Planning and Strategy.</p> <p>(Note: The Sub-Committee was of the view that a departure from development plan policy was justified due to the size, scale and nature of the use of the premises which would not result in noise and activity at unsociable hours).</p>

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
			2. To ask the Director of City Development to report on the reasoned justification for the 8pm restriction in terms of the Supplementary Planning Guidance on Commercial Leisure Uses to Central Edinburgh Local Plan Policy L3.
8	Coburg Lane (04/02591/FUL)	Residential development of 34 apartments with car parking (as amended).	Grant conditional planning permission subject to a legal agreement.
9	Coburg Lane (04/00684/CON)	Demolish 16/17 Coburg Street.	Grant conditional conservation area consent subject to the views of the Scottish Ministers.
10	Craighall Gardens (Bangholm Recreation Ground) (05/00082/CEC)	Proposed demolition, replacement pavilion, all weather sports pitch and floodlighting (as amended).	Continue to –  1) Examine the overall layout of the site.  2) To further consider access and parking arrangements.
11	220 Dalkeith Road (05/00405/FUL)	Erection of two flats, providing sheltered housing for elderly people.	Grant conditional planning permission.
12	318 Gilmerton Road (05/01465/FUL)	Change of use to complementary health clinic.	To indicate that the Sub-Committee was minded to grant planning permission and to ask the Head of Planning and Strategy to report on appropriate conditions that could be applied to any consent to ensure that there was no unacceptable loss of residential amenity.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
13	4 Glebe Gardens (05/00605/FUL)	Extend dwelling house.	Grant planning permission.
14	74-78 Grassmarket (05/01841/LBC)	Proposed external retractable canopy above shop front (in retrospect).	<ol style="list-style-type: none"> <li>1. To refuse listed building consent and to authorise that enforcement action be taken.</li> <li>2. To ask the Head of Planning and Strategy to examine methods to bring the attention of the licensed trade, particularly within the World Heritage Site, to relevant guidelines.</li> </ol>
15	163 Great Junction Street (05/00695/FUL)	Change of use from retail to office unit.	<ol style="list-style-type: none"> <li>1. To grant planning permission.</li> <li>2. To advise the applicant of the need for further consent for alterations to the shopfront and to draw their attention to the Shopfront Improvement Scheme.</li> </ol>
16	8 Hillhouse Road (04/04179/FUL)	Proposed conservatory extension to front of house (as amended).	Grant conditional planning permission.
17	43 Hillpark Avenue (05/02040/FUL)	Alter and extend dwelling house, alter front dormer, add rear dormer, add roof lights, change roof covering, front boundary wall and access.	Grant conditional planning permission.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
18	26 Hillside Crescent (05/01418/FUL)	Erection of temporary timber gate to be replaced by metal gate, either salvaged or purpose built in the style of surrounding gates, 1.6m in height maximum; lay timber decking (in retrospect).	Refuse planning permission and authorise that enforcement action be taken.
19	Kinleith Industrial Estate (Kinleith Mill), Currie (05/00196/FUL)	Pedestrian access/cycle path/bridleway linking Blinkbonny Road and Water of Leith Walkway.	To continue consideration to allow the Head of Planning and Strategy to further assess the application.
20	321 Lanark Road (04/04520/FUL)	Erect two new dwelling houses.	Grant conditional planning permission.
21	37 Liberton Drive (03/04512/VARY)	Non material variation to previous application (Propose single storey extension to rear of property) – to include velux roof lights.	Grant permission for variation of consent.
22	Long Dalmahoy Road (Site Adjacent To Newhouse Cottages), Kirknewton (05/00345/FUL)	Single dwelling in support of livery business.	Refuse planning permission.



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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
23	142 Lothian Road/ 54a Fountainbridge (04/04240/FUL)	Ground floor retail space, five storey office above, basement plant and parking.	To continue –  a) for a site visit on 25 August 2005  b) to examine impact on residential amenity, including privacy  c) to examine proposed materials  d) to examine issues of public realm, including pedestrian facilities  e) for details of adjoining developments.
<b>Declaration of Interest</b> - Councillor Murray declared a non-financial interest in the above item as an ex-resident of Lothian House.			
24	7 Marionville Park (05/01152/FUL)	Erect a single storey rear extension and install velux roof windows to front and rear (as amended).	Grant conditional planning permission.
25	Mountcastle Drive South (Telecomms Mast Adjacent To) (05/02181/FUL)	Telecommunications development comprising an 11.7m high monopole and antennas, together with associated electrical equipment cabinets.	Refuse planning permission.
26	3-5 Newhaven Place (Plot 2B Western Harbour) (05/01179/FUL)	Temporary sales office for residential development (in retrospect).	Grant conditional planning permission for a limited period of 6 months.

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## APPENDIX 2

### Appeal Decisions by Scottish Ministers (As referred to in item 2 of foregoing minute)

Development/Appellant	Decision and Date	Decision by the Scottish Ministers
<p><b>66 Carrick Knowe Drive</b></p> <p>Erect conservatory (04/04205/FUL)</p> <p>Mr and Mrs G E Downie</p>	<p>Planning permission refused under delegated authority on 15 December 2004.</p>	<p>Appeal <b><u>dismissed</u></b>.</p>
<p><b>47 Craigleith Hill Crescent</b></p> <p>Form dormer to side (04/04620/FUL)</p> <p>Mr P McTavish</p>	<p>Planning permission refused under delegated authority on 8 February 2005.</p>	<p>Appeal <b><u>allowed</u></b> and planning permission granted as detailed in the letter from the Scottish Executive.</p>
<p><b>19 Gilberstoun Wynd</b></p> <p>Erection of porch extension (04/04194/FUL)</p> <p>Mr Bannerman</p>	<p>Planning permission refused under delegated authority on 23 December 2004.</p>	<p>Appeal <b><u>dismissed</u></b>.</p>
<p><b>11-14 West Mains Road</b></p> <p>Erect portakabin and link corridor (in retrospect) (04/2395/FUL)</p> <p>Eastern Holdings Ltd</p>	<p>Planning permission refused and enforcement action authorised by the Sub-Committee on 6 October 2004.</p>	<p>Appeal <b><u>dismissed</u></b> and enforcement notice upheld subject to the compliance period being amended from 2 months to 4 months.</p>