

Committee Minutes

Development Quality Sub-Committee of the Planning Committee

Edinburgh, 14 December 2005

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

1 6 India Street – Internal Alterations to Town House

A listed building consent application (05/03367/LBC) had been received for internal alterations to the town house at 6 India Street (as amended).

Three letters of representation had been received commenting on the proposal.

Motion

To indicate intention to grant listed building consent subject to the conditions contained in the report by the Director of City Development and the views of the Scottish Ministers.

- moved by Councillor Davies, seconded by Councillor Tritton.

Amendment

To continue consideration of the application for:

- 1) A site visit.
- 2) Further information on any works previously carried out to the first floor rooms.

- moved by Councillor The Hon David Guest, seconded by Councillor Laing.

Voting

The motion was carried by 5 votes to 3.

Development Quality Sub-Committee
of the Planning Committee
14 December 2005

Decision

To indicate intention to grant listed building consent subject to the conditions contained in the report by the Director of City Development and the views of the Scottish Ministers.

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

2 86/5 Montpelier Park – Attic Conversion and Formation of Roof Terrace

A planning application (05/03585/FUL) had been received for an attic conversion and formation of roof terrace (including velux rooflights) at 86/5 Montpelier Park.

Three letters of representation had been received commenting on the proposal.

Motion

To grant planning permission.

- moved by Councillor Longstaff, seconded by Councillor Child.

Amendment

To continue consideration of the application for a site visit.

- moved by Councillor The Hon David Guest, seconded by Councillor Tritton.

Voting

The motion was carried was 8 votes to 2.

Decision

To grant planning permission.

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

Development Quality Sub-Committee
of the Planning Committee
14 December 2005

3 Applications

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

Decision

To agree as detailed in Appendix 1 to this minute.

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

Declarations of Interests

Councillor Davies and Councillor The Hon David Guest declared a non-financial interest in agenda item 9 (Grassmarket – Stance 1-8) as Board Members of the Edinburgh City Centre Management Company.

4 31 Pinkhill – Tree Preservation Order

A provisional Tree Preservation Order had been made in respect of a piece of land to the South of Pinkhill which contained mature trees within a long established belt of semi-natural woodland.

The Director of City Development was of the opinion that the trees made a significant contribution to the amenity of the locality.

Following objections, the Schedule to the Order had been amended to omit a sycamore tree that could not be identified.

The Sub-Committee was asked to confirm the Tree Preservation Order which was provisionally served on 21 June 2005.

Decision

To confirm the City of Edinburgh Tree Preservation Order no 2 2005 (31 Pinkhill, Edinburgh).

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

Development Quality Sub-Committee
of the Planning Committee
14 December 2005

5 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/022/05-06/CS by the Director of Corporate Services, submitted.)

Development Quality Sub-Committee
of the Planning Committee
14 December 2005

APPENDIX 1

APPLICATIONS

(As referred to in item 3 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	39 Argyle Crescent (05/03369/FUL)	Attic conversion incorporating two dormers to the rear and three velux windows at the front (materials amended)	Grant planning permission.
4	1 Baberton Mains Gardens (05/03561/FUL)	Alterations and extension to dwelling house to form two storey extension to side and single storey extension to rear	Grant planning permission.
5	47 Buckstone Terrace (05/03548/FUL)	Proposed alterations to external decking area to form protective barriers at differences in levels and additional area for smoking	Grant planning permission.
6	100-102 Dalry Road (05/03309/FUL)	Bakery, delicatessen with wine sales and café	Grant conditional planning permission.
7	539 Gilmerton Road (05/00682/FUL)	Form dormer extension and erect conservatory (as amended)	Grant conditional planning permission.
8	1 Glenorchy Terrace (05/03490/FUL)	Installation of two velux roof windows in existing slated roof	Grant conditional planning permission.
9	Grassmarket (Stance 1-8) (05/03331/FUL)	Craft market to be held every weekend	Grant conditional planning permission.
Declarations of Interests - Councillor Davies and Councillor The Hon David Guest declared a non-financial interest in item 9 above as Board Members of the Edinburgh City Centre Management Company.			
10	11 (3F3) Hillside Street (05/03107/FUL)	Extend into attic space to create four bedrooms and a shower room, including roof windows	Grant conditional planning permission.

Development Quality Sub-Committee
of the Planning Committee
14 December 2005

Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
11	24-26 Hopetoun Road, South Queensferry (05/03241/FUL)	Proposed alterations to existing beer garden	Grant planning permission.
12	6 India Street (05/03367/LBC)	Internal alterations to town house (as amended)	Indicate intention to grant conditional listed building consent subject to the views of the Scottish Ministers. (On a division, see item 1 of the foregoing minute.)
13	27 Lennel Avenue (05/03518/FUL)	Alteration and extension to existing house and erection of garage	Grant planning permission.
14	12 Lygon Road (05/01306/FUL) (05/01306/LBC)	a) Change of use from hotel to flatted development with new extension (as amended) b) Erect an extension at the side of the proposed ground floor flat, together with some internal alterations to the layout (as amended)	Grant conditional planning permission. Grant conditional listed building consent.
15	86/5 Montpelier Park (05/03585/FUL)	Attic conversion and formation of roof terrace to the rear, addition of velux rooflights to the front	Grant planning permission. (On a division – see item 2 of the foregoing minute.)
16	58 Newington Road (05/03449/FUL)	Alterations and change of use from restaurant to form hot food take-away with restricted opening hours and ancillary seating area	Grant conditional planning permission.
17	17 Orwell Place (05/03226/FUL)	Extension of former school building	Grant conditional planning permission.

Development Quality Sub-Committee
of the Planning Committee
14 December 2005

Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
18	29-29A Raeburn Place (05/03349/FUL) (05/03349/LBC)	a) Installation of satellite dish to the rear wall of 29a Raeburn Place and installation of two air conditioning louvres to the rear of 29 Raeburn Place (in retrospect) b) Installation of satellite dish to the rear wall of 29a Raeburn Place and installation of two air conditioning louvres to the rear of 29 Raeburn Place (in retrospect)	Refuse planning permission and authorise that enforcement action be taken to remove the unauthorised satellite dish and two air conditioning units. Refuse listed building consent and authorise that enforcement action be taken to remove the unauthorised satellite dish and two air conditioning units.
19	13 Relugas Gardens (05/03525/FUL)	Form porch and rear extension	Grant planning permission.
20	45 Waverley Place (05/02718/FUL)	Erect timber deck at same level as existing ground level, in front garden (in retrospect)	Grant planning permission.
21	171 Whitehouse Loan (05/03242/FUL)	Erect double garage and form door opening in existing wall	Grant conditional planning permission.

Development Quality Sub-Committee
of the Planning Committee
14 December 2005

APPENDIX 2

Appeal Decisions by Scottish Ministers (As referred to in item 5 of the foregoing minute)

Development/Appellant	Decision and Date	Decisions by the Scottish Ministers
7 Featherhall Avenue Erect two storey extension to dwellinghouse (04/04127/FUL) Mr & Mrs A Millar	Planning permission refused under delegated authority on 7 January 2005.	Appeal <u>dismissed</u> .
35/2 and 39/2 Niddry Street Change of use from derelict accommodation to 2 one bedroom and 2 studio flats (04/02473/FUL) Mr F Martone.	Planning permission refused under delegated authority on 19 November 2004.	Appeal <u>allowed</u> and planning permission granted as detailed in the letter from the Scottish Executive.