

Committee Minutes

Development Quality Sub-Committee of the Planning Committee

Edinburgh, 7 May 2003

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

Also Present:- Councillor McInnes.

1 4-14 Constitution Street – Breach of Control

Planning permission had been granted for a development of 71 flats with commercial premises on the ground floor at 4-14 Constitution Street (99/03090/FUL).

Following the identification of discrepancies between the approved and built development, a retrospective application for a number of changes to the approved scheme was refused by Committee on 4 September 2002 and authorisation given for enforcement action to be taken.

Further discussions with the developers had resulted in them agreeing additional works to bring the building more closely into alignment with the original approval.

Decision

- 1) That no further enforcement action be taken meantime.
- 2) That the developer be asked to submit a formal application in respect of the amendments proposed for consideration.

(References – Development Control Sub-Committee 1 March 2000 (item 15); Development Quality Sub-Committee 4 September 2002 (item 3); report by the Director of City Development, submitted).

2 Applications

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

Councillor McInnes was heard as local ward member in respect of agenda item 6 (Braid Hills Road).

Decision

To agree as detailed in Appendix 1 to this minute.

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

3 242 Portobello High Street – Breach of Control

Unauthorised security shutters had been installed at 242 Portobello High Street.

The shutters did not comply with Policy E18 or Policy E29 of the North East Edinburgh Local Plan or the Plan's aim to protect and enhance the character of the conservation area. They did not comply with the Council's relevant guidelines and they were therefore not acceptable.

Decision

To authorise the service of planning and list building notices to ensure the removal of the security shutters within two months of the notice.

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

4 15-23 Ratcliffe Terrace – Breach of Control

Razor wire fencing had been erected on top of the boundary wall to the rear of 15-25 Ratcliffe Terrace.

The works detracted from the appearance of the stone boundary wall and the character and appearance of the conservation area.

Decision

To authorise enforcement action requiring the removal of the razor wire on top of the stone boundary walls.

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

5 New Market Road – Stopping Up of Road

The Sub-Committee had previously approved the making of an Order stopping up part of New Market Road to allow the implementation of planning permission for the erection of a (Class 1) superstore and associated parking, landscaping and infrastructure at 2 New Market Road to proceed.

The Order had been made and publicised in terms of the Town and Country Planning (Scotland) Act 1997.

No objections had been received.

The applicant had now requested that the Order be confirmed.

Decision

To confirm the City of Edinburgh Council (New Market Road, Edinburgh) (Stopping Up) Order 2003 – PO/03/2.

(References – Development Quality Sub-Committee 6 November 2002 (item 4); report DQ/001/03-04/CS by the Director of Corporate Services, submitted).

6 Appeal Decision by the Scottish Ministers

A decision on an appeal had been made by the Scottish Ministers as detailed in Appendix 2 to this minute.

Decision

To note the report.

(Reference – report no DQ/002/03-04/CS by the Director of Corporate Services, submitted).

7 Convener's Comments

Councillor Cairns indicated that he would not be standing for re-appointment as Convener of the Planning Committee. He thanked staff from the Departments of Corporate Services, Environmental and Consumer Services and City Development (in particular staff in the Planning and Transport functions) and members of the Sub-Committee for their support and contributions over the 17 years he had chaired the Sub-Committee.

Development Quality Sub-Committee
of the Planning Committee
7 May 2003

In response Councillors Davies, Longstaff and The Hon David Guest on behalf of members of the Sub-Committee, thanked Councillor Cairns for his fairness, impartiality and the good-natured way in which he had conducted the business of the Planning and Development Quality Sub-Committee.

W2/PL/DQS070503/CE

Development Quality Sub-Committee
of the Planning Committee
7 May 2003

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
4	2 Arboretum Road (03/00167/FUL)	Alterations to internal/demolition of existing garage/erection of new garage.	Grant conditional planning permission.
5	10 Baberton Mains Crescent (03/00138/FUL)	Extension to dwellinghouse.	Grant planning permission.
6	Braid Hills Road (02/02534/FUL)	Erection of 15m telecommunications slimline monopole with three sector antenna, 1 x 0.3m dish and cabinet (as amended to 12.5 metres).	Continue – 1. for a site visit. 2. to request the applicant to provide a photo montage of more distant views of the proposal.
7	30 Glendinning Road, Kirkliston (02/04472/FUL)	Erection of conservatory, in retrospect.	1. Refuse planning permission. 2. To authorise enforcement action.
8	3 Hope Terrace (03/00302/FUL)	Erection of single garage and alterations to garden wall (as amended).	Grant conditional planning permission.
9	17 Main Street, Balerno (03/00869/FUL)	Renewal of extension to opening hours.	Grant conditional planning permission.
10	33/13 Murrayfield Road (02/04644/FUL)	Formation of two new dormer windows (as amended).	Grant conditional planning permission.

Development Quality Sub-Committee
of the Planning Committee
7 May 2003

Agenda Item No	Address/ Reference No	Details of Proposals	Decision
11	43 Patriothall (03/00048/FUL)	Convert existing commercial property into two residential flats.	1. Grant conditional planning permission. 2. Ask the Director of City Development to bring forward urgently the information previously requested on the shortage of small business premises and on the planning policy position.
12	Pavement Beside 10 Princes Street (03/00371/ADV)	Bus shelter with two double sided advertising panels (opposite Waverley Steps).	Grant conditional advertisement consent.
13	1 Queen's Avenue (03/00585/FUL)	Form extension to house.	Grant conditional planning permission.
14	2, 3 and 4 Queensferry Street (03/00670/ADV)	Projecting sign on column of façade.	1. Refuse planning permission. 2. To authorise enforcement action.
15	10 Strachan Gardens (03/00898/FUL)	Single storey extension, variation to previous consent (02/01116/FUL)	Grant conditional planning permission.
16	11 Vexhim Park (02/01957/FUL)	Alterations and extension to existing semi-detached house.	Grant planning permission.
17	43 Warriston Terrace (03/00310/FUL)	To erect a UPVC conservatory to rear of property.	Grant conditional planning permission.
18	13 Winton Drive (02/04232/FUL)	House extension.	Grant planning permission.
The Convener ruled the following items, notice of which had been given at the start of the meeting, urgent in order that a timeous decision could be made.			
Tabled item	Edinburgh Park (00/00811/FUL)	Construct access road for Edinburgh Park southern phase.	Grant conditional planning permission.

Development Quality Sub-Committee
of the Planning Committee
7 May 2003

Agenda Item No	Address/ Reference No	Details of Proposals	Decision
Tabled item	101 Edinburgh Park (02/02259/VARY)	Roads extension, footpaths, cycleways and landscaping (alteration to cycleway and footpath).	Vary planning permission subject to the conditions imposed previously.

W2/PL/DQS070503/CE

Development Quality Sub-Committee
of the Planning Committee
7 May 2003

APPENDIX 2

Appeal Decision by the Scottish Ministers

Development/Appellant	Decision and Date	Decision by the Scottish Ministers
43-45 Leith Street and 2-6 Calton Terrace (99/00791/ADV) Erect signage Belhaven Brewery (Pubs Division).	Advertisement consent refused and enforcement action authorised by the Sub-Committee on 12 June 2002.	Appeal allowed and advertisement consent granted.