

Committee Minutes

Development Management Sub-Committee of the Planning Committee

Edinburgh, 4 June 2008

Present:- Councillors Lowrie (Convener), Burgess, Child, Dundas, Hinds, Keir, McIvor, Munn, Paisley, Peacock, Rose and Thomas.

Also present:- Councillors McKay and Whyte.

1 Applications

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

Councillors McKay and Whyte were heard as local ward members in respect of agenda item 4 (East Fettes Avenue (LandAt)).

Decision

To agree as detailed in the Appendix to this minute.

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

2 9 Featherhall Avenue – Breach of Control

Details were given of failure to comply with condition 6 of planning permission 00/01948/FUL relating to restriction of occupancy to persons 55 years of age and over.

The Director of City Development reported that complaints had been received from 4 neighbouring residents regarding the breach of the condition, use of the flats as holiday lets, and late night noise and disturbance.

Development Management Sub-Committee
of the Planning Committee
4 June 2008

Decision

To authorise enforcement action be taken to ensure compliance with the condition.

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

Development Management Sub-Committee
of the Planning Committee
4 June 2008

APPLICATIONS

APPENDIX

(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	3 Craigmillar Park (07/01568/FUL)	Change of use to residential, extend building, demolish garage and conservatory, and erect new dwelling house.	To continue for a site visit.
4	East Fettes Avenue (Land At) (07/04068/FUL)	Install two all weather hockey pitches, associated fencing, floodlighting, access road and paths.	To continue for: 1) A site visit. 2) Services for Communities to reassess the amended proposals and the Head of Planning and Strategy to clarify the definition of open space.
5	5 Strachan Road (08/00689/FUL)	Material variations to approved scheme. Veluxes and revised cupola, glazed area to dining room/kitchen changed, details of boundary walls and fences, details of stone garden shed, as amended (part in retrospect).	1. To refuse planning permission for the ground floor extension for the reason that it would have a detrimental impact on the character and appearance of the surrounding area by virtue of its over-dominant mass and scale, which fails to represent a subservient feature within the context of the overall development.

Development Management Sub-Committee
of the Planning Committee
4 June 2008

Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
			<p>2. To refuse planning permission for the rooflights for the reason that they were detrimental to the character of the surrounding area and resulted in the loss of residential amenity to neighbouring properties by virtue of their incongruous appearance in relation to the roofscape and their location, overlooking neighbouring garden ground.</p> <p>3. To authorise that enforcement action be taken requiring the removal of the roof lights.</p> <p>(Note – The Sub-Committee on 14 May 2008 granted conditional planning permission for the stone shed, retaining walls, stone cladding, close boarded fencing, triangular window and the erection of a cupola.)</p>

Development Management Sub-Committee
of the Planning Committee
4 June 2008

Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
6	3 Windsor Street (08/00749/FUL)	Change of use from dwelling to guest house (in retrospect).	<p>1. To refuse planning permission for the reason that the development is contrary to Central Edinburgh Local Plan Policy H6, in respect of Housing Retention, and to the finalised Edinburgh City Local Plan policy Hou 6 in respect of Loss of Housing as the loss of the residential dwelling is contrary to the Council's stated aims of preserving and enhancing the existing housing stock within the city. The application provides no acceptable case for the loss of the dwelling for a beneficial purpose, a property that is in a good state of repair and capable of residential occupation.</p> <p>2. To authorise that enforcement action be initiated to secure the cessation of the unauthorised use.</p>
Other Applications			
7	5 Casselbank Street (08/00701/FUL)	Change of use from HMO to five one bedroom apartments, to include 2 rooflights to rear.	To grant planning permission subject to a legal agreement.

Development Management Sub-Committee
of the Planning Committee
4 June 2008

Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
8	Cliftonhall Road (Land At) (08/01255/FUL)	Change of use from industrial unit to base for the Scottish Ambulance Service, including offices and Special Operations Response Team base.	To grant conditional planning permission.
9	27 Hermitage Gardens (08/01032/FUL)	Erect single garage and associated hard landscaping.	To grant conditional planning permission.
10	32 and 34 South Oswald Road (08/01242/FUL)	Alter to combine. Replace windows, enlarge window openings, new balcony, new storm porch and re-render extension.	To grant planning permission.