

Committee Minutes

Development Quality Sub-Committee of the Planning Committee

Edinburgh, 15 September 2004

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

Also Present:- Councillor McInnes.

1 47 Braid Farm Road – Extension to Dwelling House

A planning application (03/04714/FUL) had been received to extend the dwelling house at 47 Braid Farm Road.

The Director of City Development reported on the application.

3 letters commenting on the proposal had been received.

Councillor McInnes was heard as local ward member.

Motion

To continue consideration of the application for a site visit.

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

Amendment

To grant planning permission subject to:

- 1) The conditions detailed in the report by the Director of City Development.
- 2) An additional condition requiring that no trees on the application site shall be lopped, topped or felled without the prior written approval of the Head of Planning and Strategy.

- moved by Councillor Davies, seconded by Councillor Ponton.

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Voting

The amendment was carried by 7 votes to 5.

Decision

To grant planning permission subject to:

- 1) The conditions detailed in the report by the Director of City Development.
- 2) An additional condition requiring that no trees on the application site shall be lopped, topped or felled without the prior written approval of the Head of Planning and Strategy.

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

2 Museum of Scotland, Chambers Street/George IV Bridge – Lamppost Banners

An advertisement application (04/02753/ADV) had been received to mount lamppost banners on three lampposts directly outside the Museum of Scotland on the George IV Bridge frontage.

The Director of City Development reported on the application.

Motion

To grant advertisement consent subject to:

- 1) The conditions detailed in the report by the Director of City Development.
- 2) Condition 2 being amended to read “The banners hereby approved shall be used for the purposes of advertising the Museum of Scotland and events held there only and not for commercial advertising purposes, including the restaurant facilities”.
- 3) An additional condition requiring that the banners should not overhang the carriageway; details of the position of the banners shall be submitted to and approved in writing by the Head of Planning and Strategy prior to their installation.

- moved by Councillor Davies, seconded by Councillor Murray.

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Amendment

- 1) To indicate intention to refuse advertisement consent for the reasons that the proposal would be detrimental to the character and appearance of the conservation area, contrary to Central Edinburgh Local Plan Policy CD5 and the Council's Non-Statutory Guidelines on Advertisements and Signs and Flagpoles, Flags and Banners, and would set an undesirable precedent.
- 2) To ask the officials to report on the proposed reasons for refusal.

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

Voting

The motion was carried by 7 votes to 6.

Decision

To grant advertisement consent subject to:

- 1) The conditions detailed in the report by the Director of City Development.
- 2) Condition 2 being amended to read "The banners hereby approved shall be used for the purposes of advertising the Museum of Scotland and events held there only and not for commercial advertising purposes, including the restaurant facilities".
- 3) An additional condition requiring that the banners should not overhang the carriageway; details of the position of the banners shall be submitted to and approved in writing by the Head of Planning and Strategy prior to their installation.

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

3 Applications

The Sub-Committee considered the remaining planning 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).

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4 46 South Clerk Street – Breach of Control

Details were provided of the unauthorised erection of an acrylic advertisement board on the shop fascia and the fitting of two spotlights above the acrylic advertisement board at 46 South Clerk Street.

Decision

To authorise that enforcement action be taken to secure the removal of the acrylic advertisement board and the two associated spotlights.

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

5 Appeals 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/007/04-05/CS by the Director of Corporate Services, submitted).

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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	5 Hillside Crescent (04/01307/FUL)	Creation of a day services centre for adults with learning disabilities.	1) Grant planning permission subject to the following conditions: (i) The development hereby permitted shall be commenced no later than five years from the date of this consent. (ii) The sound insulation properties or sound transmission characteristics of the structures and finishes shall be such that no impact or airborne noise from normal operations within the application

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
			<p>premises is audible in any neighbouring living apartment.</p> <p>(iii) All music and vocals amplified or otherwise shall be so controlled as to be inaudible within any neighbouring noise sensitive premises.</p> <p>(iv) The design, installation and operation of any plant, machinery or equipment shall be such that the combined noise from all plant, machinery and equipment complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartments.</p>

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
			<p>(v) The design, installation and operation of any ventilation associated with the kilns shall be such that the combined noise from the ventilation complies with NR20 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.</p> <p>(vi) The dropping off/picking up of clients associated with development shall take place only at the corner of Brunswick Street/Hillside Crescent, and only until such time as disabled parking provision is made on Hillside Crescent.</p>

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
			2) To request the Director of City Development to promote the Traffic Regulation Order as quickly as possible.
4	171-185 Slateford Road (03/02194/FUL)	Proposed residential development comprising 154 flats with all associated roads, infrastructure, car parking and landscaping; temporary sales centre.	1) Minded to grant conditional planning permission subject to a legal agreement and subject to: i) an additional condition that the design and installation of any lift shall be such that any associated noise complies with NR20 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment;

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
			<p>ii) the Head of Planning and Strategy agreeing with the developer adjustments to ensure that an appropriate amount of parking was dedicated for residents only.</p> <p>2) The application to be referred back to the Sub-Committee should an agreement on residents parking not be reached.</p>
5	31 Adelphi Place (04/01365/FUL)	Replacement lean-to conservatory with mahogany UPVC conservatory.	Grant planning permission.
6	47 Braid Farm Road (03/04714/FUL)	Extension to existing dwelling house.	<p>Grant conditional planning permission subject to an additional condition requiring that no trees on the application site shall be lopped, topped or felled without the prior written approval of the Head of Planning and Strategy.</p> <p>(On a division, see item 1 of the foregoing minute.)</p>

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
7	Chambers Street/George IV Bridge (Museum of Scotland) (04/02753/ADV)	Lamppost banners mounted on existing lampposts.	<p>Grant advertisement consent subject to:</p> <ol style="list-style-type: none"> 1) Condition 2 being amended to read "The banners hereby approved shall be used for the purposes of advertising the Museum of Scotland and events held there only and not for commercial advertising purposes, including the restaurant facilities." 2) An additional condition requiring that the banners should not overhang the carriageway; details of the position of the banners shall be submitted to and approved in writing by the Head of Planning and Strategy prior to their installation. <p>(On a division see item 2 of the foregoing minute.)</p>
8	12 Craighall Terrace (04/02658/FUL)	Alterations and extensions.	Grant conditional planning permission.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
9	Gogarbank Farm (04/02312/FUL)	Extension of laboratory and support facilities.	Grant conditional planning permission subject to a legal agreement.
10	328 Lasswade Road (04/01436/FUL)	Erect a one and a half-storey extension to east gable of farm house (to form garage, visitors bedroom, study office, toilet and kitchen) plus ancillary site works and relocation of oil tank.	Grant conditional planning permission.
11	11 Pentland Avenue (04/01780/FUL)	Alter house incorporating front dormer, rear dormer with terrace, and small side entrance porch.	Grant planning permission.
12	29 Raeburn Place (04/01370/FUL) (04/01370/LBC)	a) Installation of two satellite dishes, an air conditioning vent and balustrading on the existing rear extension to the betting office. b) Installation of two satellite dishes, an air conditioning vent and balustrading on the existing rear extension to the betting office.	Refuse planning permission and authorise enforcement action. Refuse listed building consent and authorise enforcement action.
13	45 Restalrig Square (04/01044/FUL)	Form driveway.	Grant planning permission.
14	81 Saughton Road North (04/01889/FUL)	Convert former video shop to cafeteria/internet shop.	Refuse planning permission.
15	198 Upper Craigour (04/02777/FUL)	Erection of single storey extension.	Continue for a site visit.

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APPENDIX 2

APPEAL DECISIONS BY THE SCOTTISH MINISTERS
(As referred to in item 5 of the foregoing minute)

Development/Appellant	Decision and Date	Decision by the Scottish Ministers
<p>19 Bailie Terrace</p> <p>Erect pitched roof extension over single storey extension.</p> <p>(03/02696/FUL)</p> <p>Mr and Mrs Irvine.</p>	<p>Planning permission refused under delegated authority on 6 January 2004.</p>	<p>Appeal allowed and conditional planning permission granted as detailed in letter from the Scottish Executive.</p>
<p>17 Boswall Terrace</p> <p>Unauthorised fence.</p> <p>Mr B Nothard.</p>	<p>Enforcement action authorised by the Sub-Committee on 28 January 2004.</p>	<p>Appeal allowed, enforcement notice quashed and planning permission granted.</p>
<p>222 Gorgie Road</p> <p>Change of use from retail to restricted hot food takeaway.</p> <p>(03/03253/FUL)</p> <p>Mr A Presswell.</p>	<p>Planning permission refused under delegated authority on 18 February 2004.</p>	<p>Appeal allowed and conditional planning permission granted as detailed in letter from the Scottish Executive.</p> <p>No award of expenses.</p>
<p>40 Hillview Road</p> <p>Construct front porch and side and rear extensions.</p> <p>(03/03122/FUL)</p> <p>Mr M Dunlop.</p>	<p>Planning permission refused under delegated authority on 21 October 2003.</p>	<p>Appeal allowed and conditional planning permission granted as detailed in letter from the Scottish Executive.</p>

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Development/Appellant	Decision and Date	Decision by the Scottish Ministers
<p>30 The Square, Kirkliston</p> <p>Erect fence (in retrospect)</p> <p>(03/02227/FUL)</p> <p>Mr D Gilmore.</p>	<p>Planning permission refused and enforcement action authorised by the Sub-Committee on 5 November 2003.</p>	<p>Appeal dismissed and enforcement notice upheld as detailed in letter from the Scottish Executive.</p>
<p>30 West Mill Road</p> <p>Erect dwelling house</p> <p>(03/01272/FUL)</p> <p>Mr and Mrs D Tedesco.</p>	<p>Planning permission refused under delegated authority on 23 December 2003.</p>	<p>Appeal allowed and conditional planning permission granted as detailed in letter from the Scottish Executive.</p>
<p>5 Woodlands Grove</p> <p>Erect dwelling house (in outline)</p> <p>(04/00269/OUT)</p> <p>Mr A Hay.</p>	<p>Planning permission refused under delegated authority on 2 March 2004.</p>	<p>Appeal dismissed.</p>