

Committee Minutes

Development Quality Sub-Committee of the Planning Committee

Edinburgh, 17 November 2004

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

Also Present:- Councillor Kate MacKenzie.

1 Applications

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

Councillor Kate MacKenzie was heard as local ward member in respect of agenda item 3 (Cramond Road North).

Decision

To agree as detailed in Appendix 1 to this minute.

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

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/010/04-05/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	Cramond Road North (04/00997/FUL)	Extension to gardens to plots 87, 88, 91 (from 9m to 15m deep) (amendment of condition)	1) To grant conditional planning permission subject to an additional condition that the boundary treatment shall be hedging comprising of native species. 2) To note that the Head of Planning and Strategy would monitor the boundary to ensure that there was no encroachment of the garden area beyond the approved alignment.
4	4 Blackchapel Close (04/03290/FUL)	Form utility room, shower room and new porch	Grant planning permission.
5	25 Burns Street (04/03047/FUL)	a) Erection of 3 townhouses	Grant conditional planning permission.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
	(04/03047/CON)	b) Demolition of public house and boundary wall to yard	Indicate intention to grant conditional conservation area consent subject to the views of the Scottish Ministers.
6	50 Cockburn Street (04/03216/FUL)	Change of use to coffee shop: class 3	Grant conditional planning permission.
7	32 Corbiehill Crescent (04/01724/FUL)	Proposed flat-roofed rear extension measuring 4.6 x 3.2 metres (as amended)	Grant planning permission.
8	Corstorphine Road (Adjacent to Holiday Inn) (04/03397/FUL)	Proposed installation of 12 metre high slimline monopole accommodating 3 no. shrouded 3G antennas, 1 no. electrical equipment cabinet and associated ancillary development	Grant conditional planning permission.
9	24 Duddingston View (04/01635/FUL)	Form new extension and flat roof garage/utility room terraced area/alter existing attic room and fixed stair access (as amended)	Grant planning permission.
10	4 and 6 Grassmarket (04/03322/FUL)	Change of use from restaurant and shop to restaurant, shop, and multi-purpose venue	Grant conditional planning permission.
11	7 Greenbank Park (04/02744/FUL)	Internal alterations and single storey extension with conservatory to rear elevation	Grant conditional planning permission.
12	20A Inverleith Row (Royal Botanic Garden) (04/02470/GDT)	Extend the existing herbarium building at second floor level for use to store herbarium specimens	Raise no objection to the proposal.
13	66 Katesmill Road (Katesmill Road Playing Field) (04/03305/FUL)	Replacement of existing accommodation with new clubhouse	Grant conditional planning permission.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
14	65 King's Meadow (04/03085/FUL)	Proposed house extension	Grant planning permission.
15	116 Lothian Road (04/02239/FUL)	Removal of restriction to cooking permission	Grant conditional planning permission.
16	2A Marischal Place (04/03241/FUL)	Change of use of joinery workshop and storage to two residential units (as amended to delete unit closest to existing tenements)	Refuse planning permission.
17	Middle Pier Road (Plot 2) Granton Harbour (160 Lower Granton Road) (04/02877/FUL)	Modification to condition no. 7 (access to car park to be gated) and condition no. 8 (addition of visitor parking) of previous consent (ref no. 02/03635/FUL)	<p>Minded to grant conditional planning permission subject to:</p> <ol style="list-style-type: none"> <li data-bbox="1066 972 1370 1375">1) An additional condition requiring that the pedestrian access around the proposed barrier should meet the appropriate standards for disabled access. <li data-bbox="1066 1420 1370 2047">2) The Head of Planning and Strategy giving further consideration to whether condition 7 (requiring internal roads and footways to be built to a standard suitable for adoption) was necessary if the parking area was to be maintained as a private area.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
			(Note: Authority was delegated to officers to delete condition 7, if necessary, and to issue the consent thereafter in appropriate terms.)
18	30 Queensferry Road (Orchard Brae House) (04/03390/FUL)	Installation of three telecommunications antenna and one dish (1 x 0.2m) and associated cabinets and equipment	Grant planning permission.
19	8 Roxburgh Place (04/01985/FUL)	Conversion of office building into student residences, demolition of out building and erection of bike shed	Grant conditional planning permission subject to an additional condition requiring that a scheme for recycling and waste management be submitted and implemented to the satisfaction of the Head of Planning and Strategy and the Director of Environmental and Consumer Services.
20	29B Shandon Crescent (04/03549/FUL)	Form new french doors to attic bedroom and new balcony to bay window roof	Grant planning permission.
21	2-3 Teviot Place (04/03101/FUL)	Replace existing doors and repaint frontage (partially in retrospect)	Refuse planning permission and authorise enforcement action.

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APPENDIX 2

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

Development/Appellant	Decision and Date	Decision by the Scottish Ministers
<p>28 Craiglockhart Avenue Erect dwelling house. (03/04713/FUL) Ms Grant and Mr McCardle</p>	<p>Planning permission refused under delegated authority on 24 February 2004.</p>	<p>Appeal <u>dismissed</u>.</p>
<p>139 Princes Street Change of use from bureau de change and telesales office to adult gaming centre with ancillary retail and catering facilities at ground floor and tanning centre at first floor. (03/04438/FUL) Welbeck CP</p>	<p>Planning permission refused under delegated authority on 26 January 2004.</p>	<p>Appeal <u>allowed</u> and conditional planning permission granted as detailed in letter from the Scottish Executive. Award of expenses against the Council as detailed in letter from the Scottish Executive.</p>
<p>133 Redford Road Replace windows (in retrospect) (03/04079/LBC) Dr Aitken</p>	<p>Listed building consent refused and enforcement action authorised by the Sub-Committee on 24 March 2004.</p>	<p>Appeal <u>dismissed</u> and enforcement notice <u>upheld</u>.</p>