

Committee Minutes

Development Quality Sub-Committee of the Planning Committee

Edinburgh, 10 January 2007

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

1 Applications

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

Decision

To agree as detailed in Appendix 1 to this minute.

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

2 121 Constitution Street – Breach of Control

Details were provided of the unauthorised erection of signage and spotlights on the front elevation of the ground floor restaurant premises at 121 Constitution Street.

The Director of City Development considered that the signage and lighting had a detrimental affect on the character of the listed building and the character and appearance of the Leith Conservation Area.

Decision

To authorise that enforcement action be taken to remove the unauthorised signage and spotlights.

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

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3 3 King's Place – Breach of Control

Details were given of the unauthorised erection of six flagpoles on the front elevation of the public house at 3 King's Place.

The Director of City Development considered that six poles, on the front of a relatively small building, created a visually dominating effect which was detrimental to the appearance of the building and to the amenity of the surrounding area.

Decision

To authorise that enforcement action be initiated to secure the removal of the six unauthorised flagpoles.

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

4 112A (3F1) West Bow – Breach of Control

The Sub-Committee was advised of the unauthorised removal of the top sash from a single glazed, timber sash and case window on the front elevation of the building, at flat 3F1 of 112A West Bow.

The Director of City Development considered that the unauthorised work had an adverse effect on the listed building and the character and appearance of the Old Town Conservation Area, contrary to Central Edinburgh Local Plan policies CD2, CD4, CD5, CD20 and Non-Statutory Guidelines on window replacement and alterations to Listed Buildings.

Decision

To authorise that enforcement action be taken to restore the window to its condition prior to works taking place.

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

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.

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Decision

To note the report.

(Reference – report no DQ/021/06-07/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	1 Lauriston Place (Royal Infirmary) (05/03894/FUL)	a) Amendment to planning permission (02/01662/FUL), change of use of surgical building to residential/leisure; change of use of Q5 to residential/ commercial/retail; demolition of Red Home with formation of new public space and erection of office/retail/leisure building; change of use of Sidney Mitchell buildings to hotel and amendment to Q10 with association increase in affordable housing units and associated car parking and landscaping.	Continue consideration – 1) To allow members to visit the site. 2) For further details of the dimensions of the Red Home and additional visual material showing the proposed replacement buildings and public space. 3) For an addition to Condition 18 requiring the submission and approval by the Head of Planning and Strategy of external materials.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
	(05/03895/LBC)	b) Demolition of the Red Home.	<p>4) For details of the relationship of the proposals to the Edinburgh Standards for Sustainable Buildings.</p> <p>5) For clarification of the management of parking for visitors.</p> <p>Continue consideration –</p> <p>1) To allow members to visit the site.</p> <p>2) For further details of the dimensions of the Red Home and additional visual material showing the proposed replacement buildings and public space.</p>
4	20-22A Nelson Street (06/03666/FUL)	Alter flat (22B) and reinstate the room and window under the entrance plat, sub-divide flat (22A/20A) into two flats, swap entrance door at basement level with window, internal alterations.	Grant conditional planning permission.
5	40 Bridge Street, Newbridge (06/03844/FUL)	Change of use of business unit to Class 3 hot food takeaway/sit-in café.	Grant conditional planning permission.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
6	21 Candlemaker Row (06/03615/FUL)	Change of use to hot food takeaway, limited to pizza baking.	Grant conditional planning permission.
7	4 and 22 Elm Row (Outside) (06/02619/CEC)	Retain two waste containers.	Approve submission of Notice of Intention to Develop subject to the views of the Scottish Ministers.
8	144 Lothian Road (06/02220/ADV)	Erect three internally illuminated aluminium fascia panel signs (in retrospect).	<ol style="list-style-type: none"> 1. Grant conditional advertisement consent for the fascia signage. 2. Refuse advertisement consent for the vinyl advertisements in the windows on the Fountainbridge elevation. 3. To authorise enforcement action in respect of the vinyl advertisements in the windows on the Fountainbridge elevation.
9	3 Maidencraig Crescent (06/04692/FUL)	Form two dormers and make external alterations.	Grant planning permission.
10	75 March Road (06/03654/FUL)	Demolish existing house and erect two storey house.	Grant planning permission.
11	41 Montrose Terrace (06/04591/FUL)	a) Installation of satellite dish (in retrospect).	Refuse planning permission and authorise that enforcement action be taken.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
	(06/04591/LBC)	b) Installation of satellite dish (in retrospect).	Refuse listed building consent and authorise that enforcement action be taken.
12	20 Mountcastle Green (06/04042/FUL)	Roof top extension and alterations.	Grant planning permission.
13	51 South Bridge (06/02206/LBC) (06/02206/ADV)	a) Erect fascia signage to front elevation and internal blinds at first floor level (in retrospect). b) Erect fascia sign and internal blinds at first floor level (in retrospect).	Refuse listed building consent and authorise that enforcement action be taken in respect of fascia sign. Refuse advertisement consent and authorise that enforcement action be taken.

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APPENDIX 2

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

Development/Appellant	Decision and Date	Decision by the Scottish Ministers
<p>36 Clerwood Park Erect conservatory (06/01885/FUL) Mr K Azam.</p>	<p>Planning permission refused under delegated authority on 30 June 2006.</p>	<p>Appeal <u>dismissed</u>.</p>
<p>29 Drum Brae Form dormer to rear (06/01808/FUL) Ms J Morrison.</p>	<p>Planning permission refused under delegated authority on 28 July 2006.</p>	<p>Appeal <u>dismissed</u>.</p>
<p>Liberton Drive/ Alnwickhill Road Residential development (in outline) (05/00574/OUT) Hart Estates Ltd.</p>	<p>Outline planning permission refused by the Sub-Committee on 11 May 2005.</p>	<p>Appeal <u>dismissed</u></p>
<p>Meadow Place Road (adjacent to Kirklands) Erect telecommunications monopole and equipment cabinets (05/02300/FUL) Hutchison 3G UK Ltd.</p>	<p>Planning permission refused under delegated authority on 31 March 2006.</p>	<p><u>Appeal allowed</u> and conditional planning permission granted as detailed in the letter from the Scottish Executive.</p>

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Development/Appellant	Decision and Date	Decision by the Scottish Ministers
<p>100 (3f2) South Clerk Street</p> <p>Erect partition and fire door to form 2 bedrooms (in retrospect)</p> <p>(06/01279/LBC)</p> <p>Ashwood Scotland Ltd.</p>	<p>Listed building consent refused and enforcement action authorised by the Sub-Committee on 14 June 2006.</p>	<p><u>Appeal allowed</u> and listed building consent granted.</p>
<p>South Groathill Avenue (Craigleith Retail Park)</p> <p>Erect 2 totem pole signs</p> <p>(06/01550/ADV)</p> <p>Henderson UK Retail Warehouse Fund.</p>	<p>Advertisement consent refused under delegated authority on 9 June 2006.</p>	<p><u>Appeal allowed</u> and conditional advertisement consent granted as detailed in the letter from the Scottish Executive.</p>