

Committee Minutes

Development Management Sub-Committee of the Planning Committee

Edinburgh, 14 September 2011

Present: - Councillors Lowrie (Convener), Burgess, McIvor, Milligan, Morris, Mowat, Munn, Paisley, Peacock, Rose and Thomas.

Also Present: - Councillor McInnes

1 Planning Applications and Pre-Application Reports

The Sub-Committee considered the Planning Applications on the agenda of which, three applications were the subject of a presentation by the Head of Planning. They also considered two Pre-Application Reports, with presentations.

Councillors McInnes was heard as local ward member in respect of agenda item 5 (Canaan Lane, Edinburgh (Proposed Replica Pole, Antenna and Cabinet))

Decision

To determine the pre-application report and the other applications as detailed in Appendix 1 to this minute.

(Reference – reports by the Head of Planning, submitted).

Declaration of Interest

Councillor Burgess declared a non-financial interest in item 31 of the agenda as the Green Party had an office within the development area.

2 Stopping Up – Pennywell Road/West Pilton Crescent Area

The Acting Director of Corporate Services recommended a Stopping-Up Order in respect of Pennywell Road and the West Pilton Crescent Area, Edinburgh, in order to facilitate implementation of planning permission in principle for the redevelopment of five sites for affordable housing and housing for sale with associated landscaping and public realm (sites adjacent to Muirhouse Parkway, Pennywell Road and Ferry Road).

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Decision

To confirm the City of Edinburgh Council (Pennywell Road/West Pilton Crescent Area) (Stopping Up) Order 2011.

(Reference – report by the Acting 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	Details of Proposals/ Reference No	Decision
Item 3 - Ardshiel Avenue, Edinburgh	Erection of 60 bed residential care home (11/01814/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning.
Item 4 - 63 Calton Road, Edinburgh (Proposed Telecommunications Cabinet 12 Metres West Of)	1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02464/FUL)	To GRANT planning permission subject to the condition and informative as detailed in the report by the Head of Planning.
Item 5 - Canaan Lane, Edinburgh (Proposed Replica Pole, Antenna And Cabinet)	Erection of 15m tall replica telegraph pole to accommodate Vodafone/Telefonic a antenna within GRP shroud plus ground level cabinet. (11/02413/FUL)	<ol style="list-style-type: none"> 1) To CONTINUE consideration for a site visit. 2) To ask for further information on pavement count in consultation with transport to assess the level of activity, in regard to pedestrian safety etc. 3) To ask for further information on the proximity of schools and whether they would be within the range for beam intensity.
Item 6 - 7-9 Chamberlain Road, Edinburgh	Single storey rear extension with hipped roof and infilling of recess at first floor level to rear. (11/01333/FUL)	To GRANT planning with informatives as detailed in the report by the Head of Planning.

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Item 7 - 35 Cumberland Street, Edinburgh (Proposed Telecommunications Cabinet 15 Metres North Of)	1x DSLAM telecommunications broadband cabinet, 1408mm x 750mm x 407mm. (11/02493/FUL)	To GRANT planning permission subject to the conditions and informative as detailed in the report by the Head of Planning.
Item 8 - 41 Cumberland Street, Edinburgh (Proposed Telecommunications Cabinet 2 Metres North Of)	1 x DSLAM telecommunications broadband cabinet 1408mm x 750mm x 407mm. (11/02480/FUL)	To GRANT planning permission subject to the conditions and informative as detailed in the report by the Head of Planning.
Item 9 - 52 Drummond Street, Edinburgh (Proposed Telecommunications Cabinet 2 Metres North West Of)	1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02468/FUL)	To GRANT planning permission subject to the condition and informatives as detailed in the report by the Head of Planning.
Item 10 - 61 Dublin Street, Edinburgh (Proposed Telecommunications Cabinet 1 Metre North Of)	1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02474/FUL)	To GRANT planning permission subject to the condition and informative as detailed in the report by the Head of Planning.
Item 11 - 36 East Claremont Street, Edinburgh (Proposed Telecommunications Cabinet 1 Metre North Of)	1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02475/FUL)	To GRANT planning permission subject to the condition and informatives as detailed in the report by the Head of Planning.
Item 12 - 70 East Claremont Street, Edinburgh (Proposed Telecommunications Cabinet 5 Metres East Of)	1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02476/FUL)	To GRANT planning permission subject to the condition and informatives as detailed in the report by the Head of Planning.

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Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
Item 13 - 24 East Court, Edinburgh (Land 40 Metres North West Of)	Erection of 2m high timber fence in East Court. (Retrospective application for temporary Planning Permission) (11/02312/FUL)	To REFUSE planning permission for the reason detailed in the report by the Head of Planning and approve ENFORCEMENT action.
Item 14 - 3 East Silvermills Lane, Edinburgh (Proposed Telecommunications Cabinet 16 Metres East Of)	1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02465/FUL)	To GRANT planning permission subject to the condition and informatives as detailed in the report by the Head of Planning.
Item 15 - 14 Eyre Place, Edinburgh (Proposed Telecommunications Cabinet 3 Metres West Of)	1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02466/FUL)	To GRANT planning permission subject to the condition and informatives as detailed in the report by the Head of Planning.
Item 16 - 10 Gayfield Street, Edinburgh (Proposed Telecommunications Cabinet 10 Metres East Of)	1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02471/FUL)	To GRANT planning permission subject to the conditions and informative as detailed in the report by the Head of Planning.
Item 17 - 3A Henderson Place, Edinburgh (Proposed Telecommunications Cabinet 1 Metres West Of)	1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02472/FUL)	To GRANT planning permission subject to the condition and informatives as detailed in the report by the Head of Planning.

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Item 18 - 36 Howard Place, Edinburgh (Proposed Telecommunications Cabinet 2 Metres North Of)	1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02473/FUL)	To GRANT planning permission subject to the condition and informatives as detailed in the report by the Head of Planning.
Item 19 - 42 Howden Hall Road, Edinburgh	The installation of 2.4m high security fencing within the rear garden of the property. (11/02479/FUL)	To GRANT planning with informatives as detailed in the report by the Head of Planning.
Item 20 - 9-11 Infirmary Street, Edinburgh (Proposed Telecommunications Cabinet 2 Metres South)	1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02469/FUL)	To GRANT planning permission subject to the condition and informative as detailed in the report by the Head of Planning.
Item 21 - The Jewel, Edinburgh (Proposed Monopole And Cabinets)	Erection of 15m tall replica telegraph pole to accommodate Vodafone/Telefonic a antenna within GRP shroud plus ground level cabinet. (11/02414/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning.
Item 22 - 3 Lady Lawson Street, Edinburgh (Proposed Telecommunications Cabinet 2 Metres South West Of)	1x DSLAM telecommunications broadband cabinet, 1408mm x 750mm x 407mm (11/02481/FUL)	To GRANT planning permission subject to the condition and informative as detailed in the report by the Head of Planning.

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<p>Item 23 - 1 Montgomery Street, Edinburgh (Proposed Telecommunications Cabinet 5 Metres South Of)</p>	<p>1x DSLAM telecommunications broadband cabinet, 1408mm x 750mm x 407mm. (11/02485/FUL)</p>	<p>1) To CONTINUE consideration for a site visit. 2) To ask the Head of Planning to provide a future briefing to members on the requirements for 3G/Broadband technology and implications for planning assessment.</p>
<p>Item 24 - 1 Nile Grove, Edinburgh</p>	<p>Sub-division and change of use of church into two separate units. Unit 1 to be a 'sui generis' performing arts centre (as described in accompanying planning and design statement) and Unit 2 to be a restaurant (class 3). (11/01951/FUL)</p>	<p>To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning.</p>
<p>Item 25 - 18 Old Tolbooth Wynd, Edinburgh (Proposed Telecommunications Cabinet 10 Metres South East Of)</p>	<p>1x DSLAM telecommunications broadband cabinet, 1408mm x 750mm x 407mm. (11/02486/FUL)</p>	<p>To GRANT planning permission subject to the condition and informative as detailed in the report by the Head of Planning.</p>

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Item 26 - Scotstoun Avenue, South Queensferry (Agilent Technologies)	Reference 06/00842/OUT variation of condition 1a to allow a further 3 years within an application for reserved matters to be submitted and condition 1b to allow a further 3 years within which the development should be commenced at Agilent Technologies , Scotstoun Avenue, South Queensferry (11/01162/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning.
Item 27 - 21 St John Street, Edinburgh (Proposed Telecommunications Cabinet 60 Metres South East Of)	1x DSLAM telecommunications broadband cabinet, 1408mm x 750mm x 407mm. (11/02482/FUL)	To GRANT planning permission subject to the condition as detailed in the report by the Head of Planning.
Item 28 - 33 St Mary's Street, Edinburgh (Proposed Telecommunications Cabinet 1 Metre East Of)	1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm). (11/02467/FUL)	To GRANT planning permission subject to the condition and informative as detailed in the report by the Head of Planning.
Item 29 - 64-84 Slateford Road, Edinburgh (Land To The Rear Of)	Proposed mixed use development comprising 16 flats, and 420 m2 office space, (amendment of application reference no 02/02290/ful) (10/02631/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and including a legal agreement.

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Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
Item 30 - Park and Ride Facility at Land at Hermiston, 300 Riccarton Mains Road, Edinburgh	Pre Application Report – Extension to Park and Ride Facility – forthcoming application by the City of Edinburgh Council	To note the key issues as described in the report.
Item 31 - South Forth Street/Graham Street, Edinburgh	Pre Application Report – Mixed Tenure Residential Flats, etc – forthcoming application by the P” Partnership and Hillcrest HA	<p>1) To note the key issues as described in the report.</p> <p>2) Additionally, to ask that issues include: economic development potential: analysis of provision of small business/office space; analysis of green space/open space/play area provision to have regard to wider area, and linkages; possible developer contributions to improve adjacent park, and an emphasis on creating a sustainable community.</p> <p>Declaration of Interest – Councillor Burgess - as the Green Party had an office within the development area (Non-Financial)</p>
Item 32 - 4 East Suffolk Road, Edinburgh (St Margaret's School)	Change of use from school to care home with extensions (11/02170/FUL)	To CONTINUE consideration to ask the Head of Planning to negotiate with the developers in order to: <p>(a) reduce the proposed length of the extension, in the interests of residential amenity of adjoining properties - to retain their privacy and avoid overlooking; and</p> <p>(b) to retain the existing extensions relative to the villa.</p>

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Item 33 - St Mary's Place Lane, Edinburgh	Erect two single storey domestic garages (with activity space for chairbound disabled users) for the parking of private motor vehicles (11/01579/FUL)	To GRANT planning with informatives as detailed in the report by the Head of Planning.