

Committee Minutes

Development Management Sub-Committee of the Planning Committee

Edinburgh, 26 October 2011

Present:- Councillors Lowrie (Convener), Blacklock, Burgess, Child, Mclvor, McKay, Milligan, Morris, Mowat, Paisley, Peacock, Rose and Thomas.

Also in attendance:- Councillors Buchan and McInnes.

1 201 Colinton Road

The Sub-Committee considered an application (no.11/02304/FUL) for the proposed extension to existing building and erection of garden counselling room to rear (amendments to permission granted under planning application reference number 10/01767/FUL).

The Head of Planning gave details of the application and the planning considerations involved and recommended that the committee be minded to grant the application.

Councillor Buchan was heard as a local ward member.

Motion

To grant planning permission subject to the conditions as detailed in the report by the Head of Planning.

- moved by Councillor Lowrie, seconded by Councillor Rose.

Amendment

1. To indicate that the Sub-Committee was minded to refuse planning permission for the reason that the design and materials were inappropriate and would have an adverse impact on the setting of the adjacent conservation area.
2. To continue consideration of the application for the Head of Planning to report further on the proposed reason for refusal.

- moved by Councillor Morris, seconded by Councillor Mclvor

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Voting

For the motion 7
For the amendment 4

Decision

To grant planning permission subject to the conditions as detailed in the report by the Head of Planning.

(Reference – report by the Head of Planning, submitted)

2 Canaan Lane

The Sub Committee had previously continued consideration of an application (no.11/02413/FUL) for the proposed erection of a 15m tall replica telegraph pole to accommodate Vodafone/Telefonica antenna within GRP shroud plus ground level cabinet for:

1. 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; and
- 3) to ask for further information on the proximity of schools and whether they would be within the range for beam intensity.

The Head of Planning gave details of the application and the planning considerations involved and recommended that the Committee be minded to grant the application.

Councillor McInnes was heard as a local ward member.

Motion

To grant planning permission subject to the conditions as detailed in the report by the Head of Planning.

- moved by Councillor Lowrie, seconded by Councillor Rose

Amendment

1. To indicate that the Sub-Committee was minded to refuse planning permission for the reason that the site was an inappropriate location due to the special circumstances of the area and would be detrimental to pedestrian safety and the character of the conservation area.

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2. To continue consideration of the application for the Head of Planning to report further on the proposed reason for refusal.

- moved by Councillor Mowat, seconded by Councillor Burgess

Voting

For the motion 5
For the amendment 7

Decision

- 1) To indicate that the Sub-Committee was minded to refuse planning permission for the reason that the site was an inappropriate location due to the special circumstances of the area and would be detrimental to pedestrian safety and the character of the conservation area.
- 2) To continue consideration of the application for the Head of Planning to report further on the proposed reason for refusal.

(References – Development Management Sub-Committee 14 September 2011 (item 1) and report by the Head of Planning, submitted)

3 21–31 Charlotte Square

The Sub-Committee considered applications (no.11/01996/FUL) and (11/01996/LBC) for planning permission for the alteration, sub-division and partial demolition of existing offices, formation of basement car park and access, development of new and refurbished offices and glass ETFE garden enclosure (as amended), and listed building consent for alteration and sub-division of existing townhouses at numbers 26, 27 to 29, 30 + 31 Charlotte Square, new internal stair at number 27 Charlotte Square, demolition of rear extension at 2-6 Hope Street Lane, new glass and ETFE garden enclosure to rear of 27-29 Charlotte Square (as amended).

Motion

1. To grant planning permission subject to the conditions and informatives and a legal agreement as detailed in the report by the Head of Planning.
2. To grant listed building consent subject to notification to the Scottish Minister prior to determination and the conditions as detailed in the report by the Head of Planning.

- moved by Councillor Lowrie, seconded by Councillor McIvor

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Amendment

To continue consideration of the matter for a site visit.

- moved by Councillor Burgess, seconded by Councillor Peacock

Voting

For the motion	9
For the amendment	3

Decision

- 1) To grant planning permission subject to the conditions and informatives and a legal agreement as detailed in the report by the Head of Planning.
- 2) To grant listed building consent subject to notification to the Scottish Minister prior to determination and the conditions as detailed in the report by the Head of Planning.

4 Planning Applications and Pre-Application Reports

The Sub-Committee considered the remaining applications and pre-application Reports on the agenda

Decision

To determine the remaining applications and pre-application reports as detailed in the Appendix to this minute.

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

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Appendix
(As referred to in item 4 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 - 201 Colinton Road	Proposed extension to existing building and erection of garden counselling room to rear (amendments to permission granted under planning application reference number 10/01767/FUL). (11/02304/FUL)	To GRANT planning permission subject to the conditions as detailed in the report by the Head of Planning. (on a division)
Item 4 - 2 Coates Gardens (Telecomms Apparatus 16 Metres Southwest of)	Installation of 1 no. BT DSLAM cabinet measuring 1408mm (H) x 750mm (W) x 407mm (D). (11/02989/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning.
Item 5 - 2 Cultins Road (Land west of)	Application for discharge of S50 Agreement. (11/02686/OBL)	To GRANT the application.
Item 6 - 4A Fettes Row	Proposed mews dwelling house. (11/02306/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning.

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<p>Item 7 - 63 Niddrie Mains Terrace</p>	<p>Application for certificate of lawfulness for proposed mixed use as non-residential institution and business (sui generis). (11/03003/CLP)</p>	<p>To indicate that the Sub-Committee is Minded to Grant and that the Head of Legal and Administrative Services issue a certificate of lawful use</p>
<p>Item 8 - 57 Tower Street (Car Park)</p>	<p>Proposed storage of 7500 tonnes of salt - stockpiled top open air on existing hardstanding areas and covered with sheeting. (11/02873/FUL)</p>	<p>To GRANT planning permission subject to informatives as detailed in the report by the Head of Planning.</p>
<p>Item 9 - 55 Crewe Road South (Land 200 Metres North East of)</p>	<p>Western General Hospital - Development of new medicine for the elderly facility, associated landscaping and access arrangements (09/02936/FUL)</p>	<p>To Discharge condition 6 of original consent subject to the works being implemented prior to the occupation of the hospital.</p>
<p>Item 10 - Deaconess House - 142 - 148 Pleasance</p>	<p>Forthcoming Application by Graduation (Deaconess) Ltd for Development of Student Accommodation at Deaconess House</p>	<p>To note the key issues as described in the report.</p>

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<p>Item 11 - West Bowling Green Street and Anderson Place</p>	<p>Forthcoming Application by J Smart Co (Contractors) Plc for Residential Developmetn with Ground Floor Commercial Space, Associated Parking, Landscaping and Access</p>	<p>To note the key issues as described in the report.</p>
<p>Item 12 - Canaan Lane (Proposed Replica Pole, Antenna and Cabinet)</p>	<p>Erection of 15m tall replica telegraph pole to accommodate Vodafone/Telefonic a antenna within GRP shroud plus ground level cabinet. (11/02413/FUL)</p>	<p>To GRANT advertisement consent subject to the conditions and informatives as detailed in the report by the Head of Planning. (on a division)</p>
<p>Item 13(a) - 26-31 Charlotte Square</p>	<p>Alteration, sub division and partial demolition of existing offices. Formation of basement car park and access. Development of new and refurbished offices and glass ETFE garden enclosure (as amended). (11/01996/FUL)</p>	<p>To GRANT planning permission subject to the conditions and informatives and a legal agreement as detailed in the report by the Head of Planning. (on a division)</p>

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<p>Item 13(b) - 26-31 Charlotte Square</p>	<p>Alteration and sub division of existing townhouses at numbers 26, 27 to 29, 30 + 31 Charlotte Square. New internal stair at number 27 Charlotte Square. Demolition of rear extension at 2-6 Hope Street Lane. New glass and ETFE garden enclosure to rear of 27-29 Charlotte Square(as amended). (11/01996/LBC)</p>	<p>To GRANT Listed Building Consent subject to notification to the Scottish Minister prior to determination and the conditions as detailed in the report by the Head of Planning. (on a division)</p>
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