

Committee Minutes

Development Management Sub-Committee of the Planning Committee

Edinburgh, 1 August 2012

Present:- Councillors Perry (Convener), Bagshaw, Brock, Cairns, Dixon, Heslop, Howat, McVey, Milligan, Rose and Ross.

1 General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications and pre-applications in Sections 1, 2, 4 and 6 of the agenda.

Decision

To determine the reports as detailed in the appendix to this minute.

(References – reports by the Head of Planning, submitted)

Declaration of Interests

Councillor Bagshaw declared a non-financial interest in agenda item 6 as an objector while Chair of the Community Council, and took no part in consideration of this item.

Councillor Brock declared a non-financial interest in agenda item 6 as the former Convener of the Culture and Leisure Committee and took no part in consideration of this item.

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APPENDIX

APPLICATIONS

Note: Detailed conditions/reasons for the following decisions are contained in the statutory planning register.

(Control click on the report references to view the reports for this meeting)

Agenda Item No/ Address	Details of Proposals/ Reference No	Decision
<u>Item 3 - 8 Fords Road (Ford's Old Peoples Home)</u>	<p>Infilling of balcony areas with curtain walling to form new lounge areas. Addition of new sun room to west end of property. Replacement of existing covered area at main entrance and replacement with new patent glazing.</p> <p style="text-align: center;">(12/01936/FUL)</p>	To GRANT planning permission subject to the informative as detailed in the report by the Head of Planning.
<u>Item 4 - 1 Portobello High Street</u>	<p style="text-align: center;">Partial demolition of front elevation, alterations to access from Portobello High Street to improve the access and general improvements to external finish, ground and drainage.</p> <p style="text-align: center;">(12/01219/FUL)</p>	To GRANT planning permission subject to informatives as detailed in the report by the Head of Planning
<u>Item 5 - 2A Whitehill Street, Musselburgh (Land 10 Metres west Of)</u>	<p>Erection of building for hot food takeaway.</p> <p style="text-align: center;">(12/01564/FUL)</p>	To REFUSE the application for the reasons detailed in the report by the Head of Planning.

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<p><u>Item 6 - 34 Hamilton Place</u></p>	<p>Change of use to restaurant and 6 flatted dwellings, external alterations to existing street frontage, part removal of roof on the lowest section to north and new extension (as amended) (12/00618/FUL)</p>	<p>To issue a Mixed Decision (part approval/part refusal),</p> <p>To GRANT planning Permission for the residential component subject to</p> <p>Condition</p> <p>(i) A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning and Building Standards before work is commenced on site; Note: samples of the materials may be required.</p> <p>Reason:-</p> <p>(i) In order to enable the Head of Planning & Building Standards to consider this/these matter/s in detail.</p> <p>Informatives</p> <p>It should be noted that:</p> <p>1. New residential properties in the central and peripheral Controlled Parking Zone, Zones 1 to 8, are not eligible for residents' parking permits, including properties in the Quatermile and Fountain North developments;</p> <p>2. Sub-divided residential properties in the Controlled Parking Zone are eligible for one residents' permit for the original property only.</p>

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		<p>3. Where a former residential property is being converted back to residential use from some other use class the number of permits would be limited to the original number of properties.</p> <p>4. The provision, layout, location and number of cycle parking should be to the Councils standards in accordance with Cycle Friendly Design Guide.</p> <p>5. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.</p> <p>To REFUSE planning permission for the restaurant use</p> <p>Reasons</p> <p>1. The proposal is contrary to policy H8, Inappropriate Uses in Residential Areas, as it would lead to a loss of amenity in surrounding residential properties; and</p> <p>2. Due to the absence of on-site parking the proposal is contrary to policy Tra 4, Private Car Parking, to the detriment of road safety.</p>

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		<p>Declarations of Interest – Councillor Bagshaw - as an objector while Chair of the Community Council and took no part in consideration of the item (Non - Financial)</p> <p>Councillor Brock as the former Convener of the Culture and leisure Committee and took no part in consideration of the item (Non - Financial)</p>
<p><u>Item 7 - 52 Albion Road</u> <u>(Land 137 Metres South Of)</u></p>	<p>Report by the Head of Planning on a Forthcoming Application by Places for People Developments for Residential Development of Colony Housing and Flats Including Roads, Landscaping and Pedestrian Connections</p>	<p>1) To note the key issues as described in the report.</p> <p>2) Additionally to ask that the key issues include details of the access for services and provision of Car Club spaces</p>
<p><u>Item 8 - 91 Liberton Drive</u> <u>(Land 286 Metres South Of)</u></p>	<p>Extension of existing driving range facility, associated landscape works and boundary treatment.</p> <p style="text-align: center;">(12/00161/FUL)</p>	<p>To GRANT planning permission subject to a condition and informative as detailed in the report by the Head of Planning.</p>