

Committee Minutes

Development Management Sub-Committee of the Planning Committee

Edinburgh, 24 October 2012

Present:- Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock, Cairns, Child, Dixon, Griffiths, McVey, Milligan, and Mowat.

1 Planning Applications

The Sub-Committee considered reports on planning applications from the Head of Planning and Building Standards, as contained under Sections 1, 2, 4 and 6 of the agenda.

(Members had requested that two applications (items 4 and 15) under Section 1 should be the subject of presentations, and these were accordingly dealt with under Section 6 of the agenda.)

Decision

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

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

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 3 Belhaven Terrace, Edinburgh - telecoms cabinet,</u>	Install 1 x DSLAM telecoms cabinet measuring 1300mm x 800mm x 450mm. (12/03121/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
<u>item 4 14, 16-18 Bothwell St, Edinburgh - residential</u>	Demolition of existing warehouse buildings and subsequent residential development with associated car parking and public realm (12/01212/FUL)	To GRANT planning permission subject to the conditions and informatives (including a legal agreement) as detailed in the report by the Head of Planning and Building Standards.
<u>item 5 30 Brighton Place, Edinburgh - telecoms cabinet</u>	Install 1 x DSLAM telecoms cabinet measuring 1408mm x 750mm x 407mm (12/03119/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
<u>item 6 135 Comiston Rd, Edinburgh - tearoom</u>	Change of use from shop to tearoom (class 3) (12/03216/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
<u>item 7 44 Dumbryden Road, Edinburgh -office space</u>	Proposed annex to existing building to create new office space (12/02640/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.

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<u>item 8 Easter Drylaw Park, Edinburgh - skatepark</u>	Development of in situ concrete neighbourhood skatepark on the site of the existing BMX track in Easter Drylaw Park for recreational use by skateboarders, in-line skaters and BMX bikers of all ages and abilities (12/03129/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
<u>item 9 16 Greendykes Rd, Edinburgh -access road</u>	Relocation of proposed access road to site and amended drainage details (12/02756/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
<u>item 10 Harlaw Reservoir, Balerno - micro hydro</u>	The re-use, re-construction and operation of micro-hydro power generation facilities (12/00001/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
<u>item 11(a) 34 Midmar Drive, Edinburgh - demolish house</u>	Demolish existing one-and-a-half storey house (12/02858/FUL)	To refer consideration to the meeting on 7 November 2012, and with a site visit to be held (1 November 2012).
<u>item 11(b) 34 Midmar Drive, Edinburgh -demolish house</u>	Demolish existing one-and-a-half storey house (12/02859/CON)	To refer consideration to the next meeting on 7 November 2012, and with a site visit to be held (1 November 2012).
<u>item 12 Fort Primary School, Edinburgh - office space</u>	Change of use from primary school to office space - nursery to remain as existing (12/02359/FUL)	To GRANT planning permission, with informatives, as detailed in the report by the Head of Planning and Building Standards.

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<u>item 13 3 Pittville Street, Edinburgh - telecoms</u>	Install 1x DSLAM telecoms cabinet measuring 1408mm x 750mm x 407mm. (12/03123/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
<u>item 14 1 Rosefield Avenue, Edinburgh - telecoms</u>	Install 1 x DSLAM telecoms cabinet measuring 1408mm x 750mm x 407mm (12/03120/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
<u>item 15 11 Rosefield Street, Edinburgh - house</u>	Demolition of existing dwelling and construction of new dwelling (12/02811/FUL)	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Head of Planning and Building Standards.
<u>item 16(a) 37 Cammo Road, Edinburgh - 2 houses</u>	Removal of existing buildings for the erection of 2 private residential dwelling houses and associated ancillary accommodation. (12/01746/FUL)	To GRANT planning permission, subject to the conditions and informative (including legal agreement) as detailed in the Addendum to the report by the Head of Planning and Building Standards.
<u>item 16(b) 37 Cammo Road, Edinburgh - 2 houses</u>	Removal of existing buildings at Cammo Home Farm for a new residential development (2 units). (12/01748/LBC)	To GRANT listed building consent, subject to the condition as detailed in the Addendum to the report by the Head of Planning and Building Standards - which requires the referral of application to Scottish Ministers for approval.
<u>item 17 454 Gorgie Road, Edinburgh - retail</u>	Change of use from car showroom to retail including removal of existing forecourt canopies and alterations to external elevations and creation of a vehicular access. (12/00650/FUL)	To GRANT planning permission subject to the conditions and informatives (including legal agreement) as detailed in the Addendum to the report by the Head of Planning and Building Standards.

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<u>item 18 156</u> <u>Saughton Road North,</u> <u>Edinburgh - hot food</u>	Change of use from Class 1 Retail to Hot Food Takeaway (12/02227/FUL)	To REFUSE planning permission for the reasons as detailed in the Addendum to the report by the Head of Planning and Building Standards
<u>item 19 4 Seafield</u> <u>Street, Edinburgh -</u> <u>pre-application report</u>	Forthcoming application by Hillcrest Housing Association Ltd for residential development	To note the key issues to be considered as contained in the report by the Head of Planning and Building Standards and to ask also that: environmental issues (extraneous smells, noise, etc that might affect residential amenity)/car club matters (under transportation assessment)/ any issues on affordable housing, should also be included.
<u>item 20 Greendykes</u> <u>Road, Edinburgh -</u> <u>residential</u>	Residential development including detailed site layout plan showing position of buildings, roads, footpaths, parking areas, cycle parking, walls, fences, landscaping, details of existing and finished levels, flood attenuation details (matters listed in conditions 3, 5(i), (iii), (v) of planning consent 07/01644/OUT) (Application no 12/01109/AMC)	To APPROVE the application, subject to conditions, and with informatives, as contained in the report by the Head of Planning and Building Standards. (Note: The Head of Planning and Building asked to raise with the developers the Committee's wish to see imagination and flexibility in the strategy for open space/play areas - to benefit family life - including a spread of 'local areas' for young people through the development, and with prior consultation with young people on the matter.)