

Minutes

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday, 5 December 2012

Present

Councillors Perry (Convener), Howat (Vice Convener), Bagshaw, Blacklock, Brock, Child, Dixon, Griffiths, Heslop, McVey, Mowat and Rose.

1. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications in Sections 3, 4, 6, 7 and 8 of the agenda.

Decision

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

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

Dissent

Councillor Bagshaw requested that his dissent be recorded in relation to the decisions on agenda items 8.2, 8.4 and 8.5.

2. Norton Cottage, Hillend, Harvest Road, Newbridge (Land 46 Metres East of) (Agenda item 3.4)

Details were provided on an application for planning permission in principle for the erection of one house (ref.12/03282/PPP).

The Acting Head of Planning and Building Standards reported on the issues involved and recommended that the application be refused for the reason that the applicant had failed to demonstrate that the proposed residential use was appropriate to its countryside location, contrary to the development plan.

Motion 1

To continue consideration of the application for a site visit.

- moved by Councillor Heslop, seconded by Councillor Rose.

The Convener ruled in terms of Standing order 8.1(a) that a vote be taken for or against the proposal to have a site visit. If the decision was to have a site visit, this would negate the matter, if not the Sub-Committee would consider any further proposals.

Voting

For a site visit - 5 votes
Against a site visit - 7 votes

Decision 1

To decline to have a site visit.

Motion 2

To refuse the application as recommended by the Acting Head of Planning and Building Standards and detailed in his report.

- moved by Councillor Perry, seconded by Councillor Child.

Amendment

- 1) To indicate intention to grant planning permission and listed building consent.
- 2) That the Acting Head of Planning and Building Standards report back on detailed conditions.

- moved by Councillor Howat, seconded by Councillor Heslop.

Voting

For motion 2 - 6 votes
For the amendment - 5 votes

Decision

To refuse the application as recommended by the Acting Head of Planning and Building Standards and detailed in his report.

(Reference – report by the Acting Head of Planning and Building Standards, 5 December 2012, submitted.)

3. 222 – 228 Portobello High Street – Proposed Installation of External Plant and Machinery to Rear

The Acting Head of Planning and Building Standards reported on an application for the proposed installation of external plant and machinery to the rear of the shop at 222 – 228 Portobello High Street, Edinburgh (no. 12/03278/FUL). He recommended that the application should be granted.

Motion

That the application be granted planning permission subject to conditions as recommended by the Acting Head of Planning and Building Standards and detailed in his report.

- moved by Councillor Howat, seconded by Councillor Rose.

Amendment

To continue consideration of the application for a site visit.

- moved by Councillor Child, seconded by Councillor Mowat.

Voting

For the motion - 5 votes

For the amendment - 7 votes

Decision

To continue consideration of the application for a site visit.

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

APPENDIX

Applications

Agenda Item No/ Address	Details of Proposal/Reference No	Decision
<p>Note: Detailed conditions/reasons for the following decisions are contained in the statutory planning register.</p>		
Item 3.1 - 2 Brunstane Road North	Install 1 x DSLAM Telecoms Cabinet measuring 1408mm x 750mm x 407mm (12/03702/FUL).	To GRANT planning permission subject to a condition and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 3.2 - 36 Clerwood Terrace	Material variation to planning permission 04/03378/FUL to provide 11 additional residential units and vary approved house types. (12/03114/FUL).	To GRANT planning permission subject to the conditions and informatives (including Section 75 Agreement) as detailed in the report by the Acting Head of Planning and Building Standards.
Item 3.3 - 89 Duke Street	Change the use of consented office conversion to 9 dwellings and alteration and sub-division to form 5 new dwellings, demolition of 3 outbuildings and ancillary building in former playground/car park (12/03091/FUL).	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 3.4 - Harvest Road, Newbridge	Application in principle for the erection of one house. (12/03282/PPP).	To REFUSE planning permission for the reasons as detailed as detailed in the report by the Acting Head of Planning and Building Standards. (On a division)

Agenda Item No/ Address	Details of Proposal/Reference No	Decision
Item 3.5 - 77, 79 Howden Hall Road	Change of use from dwelling house and workshop into house of multiple occupation. (12/03613/FUL)	To GRANT planning permission subject to a condition and an informative as detailed in the report by the Acting Head of Planning and Building Standards.
Item 3.6 - Melville Drive (East Meadows Pavillion)	The installation of floodlighting to 6 of the existing 16 tennis courts, part change of use of the existing pavilion building to provide a takeaway food and drink operation and external alterations including formation of a ramped access (12/03076/FUL).	To GRANT planning permission subject to the informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 3.7 - 12 Victor Park Terrace	Removal of existing double glazed windows from the front and rear elevations and their replacement with white upvc, 'A' rated double glazed windows. (12/03720/CLP).	The Sub-Committee is MINDED TO GRANT a Certificate of Lawfulness.
Item 3.8 - 1 West Cherrybank	Install 1 x DSLAM Telecom Cabinet measuring 1408mm x 750mm x 407mm (12/03591/FUL).	To GRANT planning permission subject to a condition and informatives as detailed in the report by the Acting Head of Planning and Building Standards.

Agenda Item No/ Address	Details of Proposal/Reference No	Decision
Item 3.9 7 - 9 George IV Bridge (Central Library)	Alterations and change of use to existing vaults/storage space to form a temporary performance/arts/nightclub space with a two year lifespan. Alterations consist of the introduction of electrical and mechanical services, new temporary stud partitions, lighting and signage, alterations to toilets. (12/03090/FUL).	To GRANT planning permission subject to the conditions and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.1 - Unit 1, 454 Gorgie Road	To amend the consent previously granted to replace the legal agreement with a suspensive condition (12/00650/FUL).	To APPROVE the replacement of the legal agreement with the suspensive condition as detailed in the addendum to the report by the Acting Head of Planning and Building Standards.
Item 6.1 - Dundee Street (Former Fountain Brewery Site)	Forthcoming application by the City of Edinburgh Council – Children and Families Directorate for the development of a new school and associated facilities and ancillary development.	To note the key issues as described in the report.
Item 6.2 - Inglis Green Road	Forthcoming application by Sainsbury's Ltd for a variation of planning conditions.	To note the key issues as described in the report. Additional to the key issues, traffic impact on the junction and details of the location of nearby residential units to be shown on site plan.

Agenda Item No/ Address	Details of Proposal/Reference No	Decision
Item 7.1 - 27 Kingsburgh Road	Attic conversion and extension to the rear roof to form new ensuite bathroom, dressing room, 2 bedrooms and a bathroom. (12/02717/FUL).	To GRANT planning permission subject to the informative as detailed in the report by the Acting Head of Planning and Building Standards.
Item 8.1 - 33 Ellersly Road	Residential development comprising 19 houses and 32 flats (as amended) (12/0683/FUL).	To GRANT planning permission subject to the conditions and informatives (including Section 75 Agreement) as detailed in the report by the Acting Head of Planning and Building Standards.
Item 8.2 - 222 - 228 Portobello High Street	Proposed alterations to shop front and installation of an ATM (as amended) (12/03277/FUL).	To GRANT planning permission subject to a condition and an informative as detailed in the report by the Acting Head of Planning and Building Standards.
Item 8.3 - 222 - 228 Portobello High Street	Proposed installation of external plant and machinery to rear (12/03278/FUL).	To CONTINUE for a site visit on 17 January 2013. (On a division)
Item 8.4 - 222 - 228 Portobello High Street	Erect fascia and projecting signage with (1) Cash machine surround, (2) Entrance door vinyl panel and (3) Lockable poster frame, fixed to central wall face. (as amended) (12/03279/ADV).	To GRANT advertisement consent subject to a condition as detailed in the report by the Acting Head of Planning and Building Standards.

Agenda Item No/ Address	Details of Proposal/Reference No	Decision
Item 8.5 - 222 - 228 Portobello High Street	Proposed shop front alterations; installation of ATM; installation of illuminated and non-illuminated signage to shop front; installation of plant; and, various internal alterations to ground and basement floors, including wall/stair removal, wall construction and goods-only lift installation (as amended). (12/03436/LBC).	To GRANT listed building consent subject to the informative as detailed in the report by the Acting Head of Planning and Building Standards.