

Committee Minutes

Development Management Sub-Committee of the Planning Committee

Edinburgh, 17 September 2008

Present: – Councillors Lowrie (Convener), Child, Keir, McIvor, Milligan, Morris, Mowat, Munn, Paisley, Rose and Thomas.

1 47A Pennywell Road, Edinburgh – Change of Use from Class 1 Retail to Class 2 Licensed Betting Office

An application (no 08/02711/FUL) had been submitted for a change of use from Class 1 retail to Class 2 licensed betting office, at 47A Pennywell Road, Edinburgh

The Head of Planning and Strategy gave details of the application and the planning considerations involved. He was of the view that although the proposal was contrary to the adopted North West Edinburgh Local Plan, in regard to policy S3 on limits on non-shop use within shopping centres, it was consistent with the Council's revised criteria for such and has been included in the finalised Edinburgh City Local Plan. He recommended that planning consent be granted, subject to conditions.

Motion

That planning consent be granted, as recommended by the Head of Planning and Strategy, and subject to the conditions detailed in the report.

- moved by Councillor Lowrie, seconded by Councillor Rose.

Amendment

That planning consent be refused, for the reason that the proposal was inconsistent with policy S3 of the adopted North West Edinburgh Local Plan regarding the protection of shop uses within local shopping centres.

- moved by Councillor Morris, seconded by Councillor Paisley.

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Voting

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

Decision

To grant the application subject to conditions, as follows:

- 1) The development hereby permitted shall be commenced no later than five years from the date of this consent.
- 2) The soundproofing of the premises and the control of all amplified sound, including music, speech, electronic video games or other amusement machines, shall be such that no amplified sound is audible within nearby residential or commercial property.
- 3) The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.
- 4) The sound installation properties or sound transmission characteristics of the structures and finishes shall be such that no impact or airborne noise from the normal operations within the application premises is audible in any neighbouring living apartment.
- 5) Deliveries and collections, including waste collections, to be restricted to 07.30-20.00 hours Monday to Saturday, and 09.00-17.00 hours Sunday.

(Reference – report by the Head of Planning and Strategy 17 September 2008, submitted.)

2 Applications

The Sub-Committee considered the remainder of the planning applications on the agenda for this meeting.

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Decision

To determine the applications as detailed in the Appendix to this minute.

(Reference – reports by the Director of City Development, 17 September 2008,
submitted)

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APPENDIX

Applications (As referred to in item 2 of the foregoing minute)

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

Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
3	24 Milton Road (08/01828/REM)	53 residential units, open space and access (as amended)	To continue consideration to allow a site visit.
4	Land adjacent to 36 Morrison Crescent (08/01890/REM)	26 flats designated for 'shared equity' – affordable block as part of Springside development.	To continue consideration to allow a site visit.
5	11, 15 Hutchison Road and 29 Chesser Avenue (07/04940/REM)	Approval of reserved matters relating to siting, parking and access, walkways and cycle ways, drainage and landscaping, height, waste management and recycling facilities and Transport Assessment.	To grant conditional approval of reserved matters subject to a legal agreement.
6	255-257 Leith Walk (08/01902/FUL)	Alterations to retail unit and change of use to restaurant/café/bistro (part in retrospect).	To refuse planning permission and authorise that enforcement action be taken.