

Committee Minutes

Development Quality Sub-Committee of the Planning Committee

Edinburgh, 15 February 2006

Present:- Councillors Davies (Convener), Child, Gilmore, The Hon David Guest, Hunter, Laing, Longstaff, Lowrie, Marshall, Munro, Murray, Ponton, Tritton and Wigglesworth.

Also Present:- Councillors Elaine Aitken and Grubb.

1 Chair

The Vice-Convener (Councillor Murray) assumed the Chair for agenda items 4 (Echline Avenue, South Queensferry), 7 (106A Biggar Road) and 8A and B (31 Bridge Street, Newbridge.)

2 Applications

The Sub-Committee considered the applications contained on the agenda.

Councillor Elaine Aitken was heard as local ward member in respect of agenda item 7 (106A Biggar Road).

Councillor Grubb was heard as local ward member in respect of agenda item 4 (Echline Avenue, South Queensferry).

Decision

To agree as detailed in the Appendix to this minute.

(Reference - reports by the Director of City Development, submitted.)

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Declarations of Interests

The Convener (Councillor Davies) and Councillor Gilmore declared a non-financial interest in agenda item 4 (Echline Avenue, South Queensferry) as Board Members of Capital City Homes, took no part in the determination of the application and left the meeting room.

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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	Dolphin Gardens East, Currie (05/03218/CEC)	Build new Moderate Learning Difficulties (MLD) secondary school	<p>1. Approve submission of Notice of Intention to Develop to the Scottish Ministers subject to:</p> <p>a) The following additional requirement:</p> <p>“The waste management facilities, as shown on the approved plans, shall be implemented prior to the occupation of the development to the satisfaction of the Head of Planning and Strategy”.</p> <p>(b) An addition to requirement 11 to include trees to the rear of properties at 22-32 Dolphin Avenue to be retained.</p>

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
			2. That the Head of Planning and Strategy involve the local ward member in discussions regarding the removal of any further trees.
4	Echline Avenue, South Queensferry (04/04627/FUL)	Erect 51 new housing units with 64 associated parking spaces	<p>1. To indicate intention to grant conditional planning permission subject to:-</p> <p>(a) A legal agreement.</p> <p>(b) The views of the Scottish Ministers.</p> <p>(c) The following additional condition:</p> <p>“The waste management and recycling facilities, as shown on the approved plans, shall be implemented prior to the occupation of the development to the satisfaction of the Head of Planning and Strategy”.</p> <p>2. To ask that the results of the community consultation on the location of a substitute play area be reported back to the Sub-Committee, when appropriate.</p>

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
<p>Declarations of Interests – Councillors Davies and Gilmore declared a non-financial interest in the above item as board members of Capital City Holmes, took no part in the determination of the application and left the meeting room.</p>			
5	19 Promenade (05/02411/FUL)	Development of six terraced houses	<p>Refuse planning permission for the following reasons:-</p> <ol style="list-style-type: none"> 1) The proposal is contrary to the development plan in that the site is allocated for Acquisition by the Council for Open Space Purposes in the North East Edinburgh Local Plan. 2) The form, design and materials do not preserve or enhance the character or appearance of the Conservation Area, contrary to Policies E21 and E22 of the North East Edinburgh Local Plan.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
6	5-37 Westfield Road (Land to Rear Of) (02/02693/OUT)	a) Superstore, car park and service yard with pedestrian and vehicular access	To continue consideration of the application for:- 1. A site visit. 2. The Director of City Development to report on the traffic impact of the proposed development using an up-to-date traffic assessment. 3. To ask the Director of City Development to provide further evidence to support the opinion that the development would make a positive retail contribution to the local area.
	Westfield Road/ Westfield Street (Land to Rear of 5-37 Westfield Road) (04/04371/OUT)	b) Superstore, car park and service yard with pedestrian and vehicular access	To continue consideration of the application for:- 1. A site visit. 2. The Director of City Development to report on the traffic impact of the proposed development using an up-to-date traffic assessment.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
	5-37 Westfield Road (Land to Rear Of) (02/04655/FUL)	c) Retail (Class 1) development with related access, service area and car parking (as amended)	<p>3. To ask the Director of City Development to provide further evidence to support the opinion that the development would make a positive retail contribution to the local area.</p> <p>To continue consideration of the application for:-</p> <ol style="list-style-type: none"> 1. A site visit. 2. The Director of City Development to report on the traffic impact of the proposed development using an up-to-date traffic assessment. 3. To ask the Director of City Development to provide further evidence to support the opinion that the development would make a positive retail contribution to the local area.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
			<p>4. To ask the Head of Planning and Strategy to discuss with the applicant how the proposal could compliment and contribute to the local urban area in design terms.</p> <p>5. To ask the Head of Planning and Strategy to discuss with the applicant how the car park for the development could be designed to serve all the shops in the local area.</p>
7	106A Biggar Road (05/03897/FUL)	Construct car park and widen access road to remove parking from A702 trunk road	<p>1. Grant conditional planning permission.</p> <p>2. To ask the Head of Planning and Strategy to check whether a referral to the Scottish Ministers was required for this application and confirm to the local ward member.</p>
8	31 Bridge Street, Newbridge (05/02763/FUL)	a) Addition of 2 new windows to side elevation (Old Liston Road)	<p>To continue consideration of the application for:-</p> <p>1. A site visit.</p>

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	(05/02763/ADV)	b) Upgrade existing signage, new signage to side entrance and 2 new lanterns (as amended)	<p>2. Further information on the existing window bars and signage.</p> <p>3. To allow consideration of the associated listed building consent application.</p> <p>To continue consideration of the application for:-</p> <p>1. A site visit.</p> <p>2. Further information on the existing window bars and signage.</p> <p>3. To allow consideration of the associated listed building consent application.</p>
9	2 Comiston Rise (05/04060/FUL)	Alterations and extension to dwelling	Grant planning permission.
10	23 Craiglea Drive (05/02827/FUL)	Extension to rear of property and internal alterations	Grant planning permission.
11	20 Craigleith Gardens (05/01236/FUL)	Alter and extend dwelling house	Grant planning permission.
12	2 Dryden Place (05/04236/FUL)	Alteration to form bridge link to rear garden and formation of paved area	Grant planning permission.

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13	7 Hillhouse Road (05/03889/FUL)	Form new driveway to front of house with gates and railings, new retaining walls to front and new boundary walls to east and south (partly in retrospect)	Grant planning permission.
14	33 Hillpark Brae (05/04260/FUL)	Proposed single storey extension to side of existing house (revised scheme)	Grant planning permission.
15	89-91 Joppa Road (05/02792/FUL)	Proposed sub-division of hotel to form terraced house and hotel with additional accommodation (as amended)	Grant conditional planning permission subject to a legal agreement.
16	368 Leith Walk (Pavement At) (05/01522/CEC)	Place communal domestic refuse containers	Approve submission of Notice of Intention to Develop to the Scottish Ministers.
17	145 Lochend Road (05/03983/FUL)	Extension of existing bin-store, with sub-station and storage tanks (in retrospect)	Refuse planning permission and authorise that enforcement action be taken.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
18	200 Mansfield Road (Whinrig), Balerno (05/03471/REM)	Demolish restaurant and erect dwelling house (as amended).	Grant conditional approval of reserved matters subject to an amendment to condition 3 to read:- "The approved landscaping scheme shall be fully implemented within a timescale to be agreed in writing by the Head of Planning and Strategy with a view to it being established as early as possible"
19	Marchfield Park Lane (Telecomms Mast) (05/03652/FUL)	Installation of a 12m high slimline monopole supporting 3 UMTS antennas within a GRP shroud with IBTS equipment cabinet and electrical meter cabinet to be located at the base	Refuse planning permission.
20	66 Murrayfield Avenue (05/04135/ADV)	Display signage (in retrospect)	Refuse advertisement consent and authorise that enforcement action be taken.
21	58 Newington Road (05/03449/LBC)	Alterations to existing unit, including new mezzanine floor area and new shop front	Indicate intention to grant conditional listed building consent subject to the views of the Scottish Ministers.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
22	5 Ormidale Terrace (05/04234/FUL)	Attic conversion and formation of roof terrace to rear, including 1 velux rooflight to front, alteration of 2 windows to form french doors at first floor level, extension/ replacement of kitchen/sun space and formation of car parking space to front.	Grant planning permission.
23	86 Pilton Drive (Land At) (05/03937/FUL)	Erect lockup garage	Grant conditional planning permission.
24	Redhall House Drive (Graysmill School) (05/02872/FUL)	Erect 6 semi detached villas, 15 detached houses and 5 linked stable type houses with associated roads, parking and garages	Approve the proposed new bat house.
25	80 Restalrig Road South (05/04130/FUL)	Change of use from shop to hot food take-away (with restricted opening hours)	Grant conditional planning permission.
26	1 Seton Place (05/03427/FUL)	Alter and extend dwelling and add dormers and shower room to attic floor (as amended)	Grant planning permission.

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Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
27	Warriston Farm Road (Dalmahoy Estate), Currie (05/00282/FUL)	Area to be used for outdoor laser sports	Grant conditional planning permission subject to the following additional condition:- "Details of the access/egress arrangements shall be submitted to and approved in writing by the Director of City Development prior to use of the site being taken up."
28	69-71 Whitehill Street (05/03995/FUL)	Material variation to previous consent (04/01102/FUL) to reduce car parking spaces from 11 spaces to 10 (as amended)	Grant planning permission.