

## Committee Minutes

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### Development Quality Sub-Committee of the Planning Committee

Edinburgh, 2 June 2004

**Present:-** Councillors Davies (Convener), Child, Gilmore, The Hon David Guest, Harrold, Hunter, Laing, Longstaff, Munro, Tritton and Wigglesworth.

#### **1 5 St Vincent Street - Install Two Brass Plates and Five Internal Blinds Carrying Logo and Business Name (in retrospect)**

An advertisement consent application had been received (04/01224/ADV) to install two brass plates on the stone door surround and five internal blinds carrying a logo and business name in the ground and first floor windows (in retrospect) at 5 St Vincent Street.

#### **Motion**

To refuse advertisement consent for the reasons detailed in the report by the Director of City Development and take enforcement action to secure the removal of the first floor blinds and the lower brass plaque.

- moved by Councillor The Hon David Guest, seconded by Councillor Longstaff.

#### **Amendment**

In similar terms to refuse advertisement consent for the reasons detailed in the report by the Director of City Development but to take enforcement action to secure the removal of the first floor signs only.

- moved by Councillor Davies, seconded by Councillor Munro.

#### **Voting**

The motion was carried by 5 votes to 4.

**Decision**

To refuse advertisement consent for the reasons detailed in the report by the Director of City Development and to take enforcement action to secure the removal of the first floor blinds and the lower brass plaque.

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

**2 Applications**

The Sub-Committee considered the remaining items on the agenda.

**Decision**

To agree as detailed in Appendix 1 to this minute.

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

**3 150 Commercial Street – Breach of Control**

Details were given of unauthorised erection of an internally illuminated box fascia sign and a Dutch canopy above the entrance of 150 Commercial Street.

The works were contrary to North East Edinburgh Plan Policy E18 relating to listed buildings, policy E30, relating to Shop Signs and Shop Front advertising and policy E31 in regard to advertising on commercial buildings. In addition, the sign and canopy did not comply with the Council's non-statutory guidelines on advertisements and alterations to listed buildings and shop fronts and the Memorandum of Guidance on listed buildings and conservation areas.

**Decision**

That enforcement action is taken to secure the removal of the signage and the Dutch canopy.

(Reference – report by the Director of City Development, submitted.)

**4 12 Roseneath Place (1 Meadow Place) – Breach of Control**

Details were given of the unauthorised erection of gates approximately 3 metres in width and 2 metres in height (3 metres at the highest point) at the driveway entrance of 12 Roseneath Place.

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The works were not considered to be contrary to Central Edinburgh Local Plan Policy CD2 in respect of listed buildings, Policy CD4, in regard to development in conservation areas or Policy CD5 in regard to new development in conservation areas.

**Decision**

To take no statutory action in respect of the Breach of Control.

(Reference – report by the Director of City Development, submitted.)

**5 Appeal Decisions by the Scottish Ministers**

Decisions on appeals had been made by the Scottish Ministers as detailed in Appendix 2 to this minute.

**Decision**

To note the report.

(Reference – report no DQ/037/03-04/CS by the Director of Corporate Services, submitted.)

W6/PL/DQ020604/EK

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**APPENDIX 1**  
**(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.

<b>Agenda Item No.</b>	<b>Address/ Reference No</b>	<b>Details of Proposals</b>	<b>Decision</b>
3	84-86 East Claremont Street (02/04230/FUL)	Flatted residential development.	1. Not to agree to request by applicant to continue for a period of six weeks.  2. To refuse planning permission for the reasons that:  (i) The proposal is contrary to policy CD10 of the Central Edinburgh Local Plan, in relation to new development, as it is of insufficient architectural and urban quality.

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			<p>(ii) The proposal is contrary to Central Edinburgh Local Plan Policy CD11, with regard to new development, as it does not respect the constraints of the site, by way of its design, height, massing and lack of amenity space, to the detriment of the character of its surroundings and the adjoining conservation area.</p> <p>(iii) The proposal is contrary to Central Edinburgh Local Plan CD15, in respect of infill development, as it does not relate to the established character of the surrounding area and, in particular to that of West Annandale Street.</p>

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
4	Almondhill, Kirkliston (03/03557/FUL)	Replace existing 15m high lattice tower with 17.9m lattice tower, relocate existing antennae, install additional antennae, cabin and ancillary equipment and extend compound fence.	Refuse planning permission for the reason that the proposed development is contrary to policy ENV 12 of the Lothian Structure Plan and Policies E5, E6, E48 and E49 of the finalised Rural West Edinburgh Local Plan, in that it would represent an undesirable intrusion into an area designated as Greenbelt for which there is no overriding justification.
5	16 Arnott Gardens (03/01864/FUL)	Single storey extension with an enclosed verandah (in retrospect).	Grant conditional planning permission.
6	1 Boll O Bere Farm, Balerno (03/04325/FUL)	Conversion of farm steading to 5 houses.	Refuse planning permission.
7	169 Bruntfield Place (04/01052/FUL)  (04/01052/ADV)	(a) New shop front and repainting (as amended)  (b) Individual letters at fascia, clear perspex box letter with white neon tube enclosed within letter (as amended).	Grant planning permission.  Grant conditional advertisement consent.
8	1 Buckstone Loan East (04/00881/FUL)	Extension to existing dwelling house to provide a garage and additional first floor alterations.	Grant planning permission.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
9	187 Canongate (04/00859/FUL)	Alter, repaint frontage and change of use to form office.	Grant conditional planning permission.
10	19 Columba Road (04/00738/FUL)	Erection of an extension (as amended).	Grant planning permission.
11	16 Cramond Gardens (04/01433/CLU)	Laying of timber decking, erection of wooden balustrade and installation of iron spiral staircase to form rear garden terrace.	Continued for:  1. Further report from the Head of Planning and Strategy detailing the chronology of the development of the site.  2. Further comments from the Council Solicitor on the legal position including any need to review the procedures for service of enforcement notices.  3. Information on the options available in determining the current application and on the right of appeal.
12	Eastfield Road, Newbridge (04/00362/CEC)	Park and ride facility comprising car park, terminus building and dedicated bus access.	Approve submission of Notice of Intention to Develop to the Scottish Ministers.

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<b>Agenda Item No.</b>	<b>Address/ Reference No</b>	<b>Details of Proposals</b>	<b>Decision</b>
13	7 East Hermitage Place (03/04669/FUL)	To use the 5 bedroom family home for a bed and breakfast (the property will still remain a family home using only 2 bedrooms. The remaining 3 bedrooms are proposed to be used for B + B purposes).	Refuse planning permission.
14	8A Ellersly Road (03/01260/FUL)  (03/01260/LBC)	(a) Sub-divide mansion house to form 2 dwelling houses plus 1 penthouse dwelling, associated alterations.  (b) Sub-divide mansion house to form 2 dwelling houses plus 1 penthouse dwelling, associated alterations.	Continued for a site visit.  Continued for a site visit.
15	26 Gamekeeper's Road (04/01188/FUL)	Erect a single storey extension to house.	Grant planning permission.
16	26 George IV Bridge (03/03102/FUL)	Change of use from public house/restaurant to entertainment venue.	Continued to allow the Head of Planning and Strategy to assess the further comments by the Director of Environmental and Consumer Services.
17	11(3F1) Henderson Street (04/01140/FUL)	Alterations to internal layout – provision of rooflights.	Grant planning permission.
18	8 Kittle Yards (04/00876/FUL)	Install air conditioning external unit.	Grant conditional planning permission.

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<b>Agenda Item No.</b>	<b>Address/ Reference No</b>	<b>Details of Proposals</b>	<b>Decision</b>
19	172 Leith Walk (03/04522/FUL)	Erect 4 flatted dwellings (as amended to 3).	Grant conditional planning permission subject to a legal agreement.
20	Long Dalmahoy Road, Kirknewton (04/01378/WLC)	Consultation by West Lothian Council for change of use to form clay pigeon shooting school.	Raise objections to proposals.
21	7(3F1) Marchmont Street (04/00890/FUL)  04/00890/LBC)	(a) Formation of 1 flat within roof space with external and internal alterations.  (b) Formation of 1 flat within roof space with external and internal alterations.	Grant planning permission.  Indicate intention to grant conditional listed building consent subject to the views of the Scottish Ministers.
22	29-31 Murrayburn Road (04/00677/FUL)	Change of use from fire brigade maintenance depot and car auctions to builders' merchant.	Grant conditional planning permission subject to a legal agreement.
23	59-67 Ratcliffe Terrace (04/00473/FUL)	Minor alteration to Planning approval 02/01870/FUL to increase height of lift over-run.	Grant conditional planning permission.
24	113 Saughtonhall Drive (04/00791/FUL)	Conversion of loft space to residential use.	Grant planning permission.
25	5 St Vincent Street (04/01224/ADV)	Install 2 brass plates on stone door surround and 5 internal blinds on ground and 1 <sup>st</sup> floor windows carrying logo and business name (in retrospect).	To refuse advertisement consent and take enforcement action in respect of first floor blinds and the lower brass plaque.  (Agreed on a division – see item 1 of foregoing minute).

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<b>Agenda Item No.</b>	<b>Address/ Reference No</b>	<b>Details of Proposals</b>	<b>Decision</b>
26	1 Succoth Park (03/04499/FUL)	Erection of boundary wall and fence.	Grant conditional planning permission.
27	100 Telford Road (04/00703/FUL)	Additional security gate and fencing to west of site, creation of garage type extension to the east elevation.	Grant planning permission.
28	2 Warriston Drive (04/00808/FUL)	Replacement windows.	Grant planning permission.
29	44 West Craigs Crescent (04/01303/FUL)	Alter and extend.	Grant planning permission.

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**APPENDIX 2**

**Appeal Decisions by Scottish Ministers  
(As referred to in item 5 of the foregoing minute)**

Development/Appellant	Decision and Date	Decision by the Scottish Ministers
<p><b>2 Broompark Road</b></p> <p>Alterations and extension to form first floor bedrooms, double garage and kitchen.</p> <p>(03/03509/FUL)</p> <p>Mr R Scoular.</p>	<p>Planning permission refused by the Sub-Committee on 7 January 2004.</p>	<p>Appeal <b><u>dismissed.</u></b></p>
<p><b>14 Sleigh Gardens</b></p> <p>Extend house</p> <p>(03/0800/FUL)</p> <p>Mrs McPherson.</p>	<p>Planning permission refused under delegated authority on 19 November 2003.</p>	<p>Appeal <b><u>dismissed.</u></b></p>

W6/PL/DQ020604/EK