

Committee Minutes

Development Quality Sub-Committee of the Planning Committee

Edinburgh, 6 July 2005

Present:- Councillors Marshall (in the Chair), Child, Gilmore, The Hon David Guest, Harrold, Hunter, Laing, Longstaff, Lowrie and Wigglesworth.

Also Present:- Councillor Paisley.

1 Chair

In the absence of the Convener (Councillor Davies), the Vice-Convener (Councillor Marshall) assumed the Chair.

2 Burdiehouse Terrace/27-31 Burdiehouse Road – Demolition of Four Houses to Build Flatted Development with Associated Parking

The Vice-Convener (Councillor Marshall) ruled that this item, notice of which had been given at the start of the meeting, be considered as a matter of urgency in order to allow the application to be dealt with timeously.

A planning application (04/02835/FUL) had been received to demolish four houses and erect 28 flats and associated parking area (revised scheme) at Burdiehouse Terrace/27-31 Burdiehouse Road.

78 letters of representation, including letters from Nigel Griffiths MP and Councillor Anderson, and four petitions had been received commenting on the proposals.

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Motion

To grant planning permission subject to:

- (a) The conditions contained in the report by the Director of City Development.
- (b) A legal agreement.
- (c) The following additional condition: "Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1997, no service ducts, vents, pipes, air conditioning units, satellite antennas or similar installations shall be added to the exterior of the building except in accordance with drawings submitted to and approved in writing by the Head of Planning and Strategy.

- moved by Councillor Child, seconded by Councillor Lowrie.

Amendment

To continue consideration of the application for a site visit.

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

Voting

For the motion - 5 votes
For the amendment - 5 votes

The Convener gave his casting vote in favour of the motion.

Decision

To grant planning permission subject to:

- (a) The conditions contained in the report by the Director of City Development.
- (b) A legal agreement.

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(c) The following additional condition: "Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1997, no service ducts, vents, pipes, air conditioning units, satellite antennas or similar installations shall be added to the exterior of the building except in accordance with drawings submitted to and approved in writing by the Head of Planning and Strategy.

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

3 Applications

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

Councillor Paisley was heard as local ward member in respect of agenda item 12 (25 Juniper Park Road, Juniper Green).

Decision

To agree as detailed in Appendix 1 to this minute.

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

4 Harvesters Way – Stopping-Up Order

The Sub-Committee had previously granted conditional planning permission for a residential development of two to three bed apartments, three bed maisonettes and 3 x 4 bed town houses at Harvester's Way (04/03642/FUL).

Approval was now sought for the promotion of a Stopping-Up Order at Harvester's Way to facilitate the implementation of the development previously approved.

Decision

To approve the promotion of a Stopping-Up Order subject to confirmation that the cost to the Council of promoting the Order would be recovered from the applicant.

(Reference – Development Quality Sub-Committee 2 March 2005 (Appendix 1, item 4); report by the Director of City Development, submitted).

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Declaration of Interests

Councillor Gilmore declared a non-financial interest in the above item as a Director of Capital City Homes.

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/005/05-06/CS by the Director of Corporate Services, submitted).

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APPENDIX 1

APPLICATIONS

(As referred to in item 3 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	Burdiehouse Road (Old Burdiehouse Road) (04/03884/FUL)	Erect a three-storey block of 18 flats (amended scheme).	Continue consideration for: a) a site visit on 28 July 2005; b) the applicant to provide better presentation material, including contextual illustrations.
4	Sealcarr Street (North Of) – Plot 3 (04/01662/REM)	Residential development; 131 units and underground parking.	Continue consideration for further visual material.
5	29 Allan Park Road (05/01643/FUL)	Alteration and dormers to form bedroom/study bedroom and shower room.	Grant planning permission.
6	23 Broomhouse Street South (05/01645/FUL)	Form five rooflights and erect two garages at rear.	Grant planning permission.
7	22 Colinton Road (05/01405/FUL)	Sub-divide first floor to form one additional residential unit in line with previous consent, alter and extend two storey to rear.	Refuse planning permission.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
8	8 Craigleith Hill Crescent (04/04332/FUL)	Erect ground floor extension to side (East) and rear (North) elevations and demolish existing garage.	Grant conditional planning permission.
9	11 Drum Brae Place (05/00769/FUL)	Proposed extension to form additional bedrooms.	Grant planning permission.
10	33 Gayfield Square (05/00414/FUL)	Change of use from hairdresser supply shop to form flat (as amended).	Grant planning permission.
11	37 Johnsburn Road, Balerno (05/01682/FUL)	Form new pitched slated roof with velux rooflights and upgrade of wall construction including new windows to existing kitchen, installation of new doorway from dining room to garden.	Grant planning permission.
12	25 Juniper Park Road, Juniper Green (05/01660/FUL)	Demolish existing single storey garage and form two storey extension consisting of new garage and master bedroom with en-suite.	Continue consideration for: a) a site visit on 7 July 2005; b) circulation of the report by the Director of City Development, relating to the previous planning consent for the site.
13	31 Liberton Road (04/01207/VARY)	Vary consent.	To grant conditional variation to planning permission.
14	25 Malbet Park (05/01844/FUL)	Extension over garage to form master bedroom and en-suite bathroom.	Grant planning permission.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
15	13 Minto Street (05/01366/LBC)	Erection of 0.9m high fence on street boundary and in garden (retrospective)	Refuse listed building consent and authorise that enforcement action be taken.
16	35 Pentland Terrace (05/00734/FUL)	Attic conversion to form dormer window with terrace.	Grant conditional planning permission.
17	8(GF) South Learmonth Gardens (05/01336/FUL)	Alteration to install new gable window at ground floor level (west facing elevation).	Grant conditional planning permission.
18	49 Spylaw Street (05/00585/FUL) (05/00585/ADV)	(a) Proposed temporary sales cabin. (b) Sales board for residential development. (Retrospective)	Grant conditional planning permission for a limited period of one year. Grant conditional advertisement consent for a limited period of one year.
19	52 (Flat 2) Stenhouse Crescent (05/01513/FUL)	Erect wooden shed with felt roof for the purpose of storage and hobby activities on a non-commercial basis.	Grant planning permission.
The Vice-Convenor ruled that item 22 below, notice of which had been given at the start of the meeting, be considered as a matter of urgency in order to allow the application to be dealt with timeously.			
22	Burdiehouse Terrace/ 27-31 Burdiehouse Road (04/02835/FUL)	Demolish four houses and erect 28 flats and associated parking area (revised scheme)	To grant planning permission subject to: a) the conditions detailed in the report by the Director of City Development; b) a legal agreement.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
			<p>c) the following additional condition:</p> <p>“Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1997, no service ducts, vents, pipes, air conditioning units, satellite antennas or similar installations shall be added to the exterior of the building except in accordance with drawings submitted to and approved in writing by the Head of Planning and Strategy.”</p> <p>(On a division – see item 2 of foregoing minute.)</p>

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APPENDIX 2

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

Development/Appellant	Decision and Date	Decision by the Scottish Ministers
<p>10 Barnton Avenue West</p> <p>Erection of conservatory on rear elevation</p> <p>(04/04171/FUL)</p> <p>(04/04171/LBC)</p> <p>Mr and Mrs Mincher</p>	<p>Planning permission refused under delegated authority on 10 January 2005.</p> <p>Listed building consent refused under delegated authority on 6 January 2005.</p>	<p>Appeals dismissed as detailed in the letter from the Scottish Executive.</p>
<p>49 Drum Brae South</p> <p>Erection of single storey extension to bungalow</p> <p>(04/01578/FUL)</p> <p>Mr and Mrs Sodden</p>	<p>Planning permission refused under delegated authority on 14 September 2004.</p>	<p>Appeal allowed and planning permission granted as detailed in the letter from the Scottish Executive.</p>
<p>14-16 North West Circus Place</p> <p>Banner advertisement/windbreaks (in retrospect)</p> <p>(04/03488/ADV)</p> <p>November Leisure Ltd</p>	<p>Advertisement consent refused and enforcement action authorised by the Sub-Committee on 24 November 2004.</p>	<p>Appeal dismissed as detailed in the letter from the Scottish Executive.</p>
<p>South Oswald Road (Land At)</p> <p>Erection of three storey house</p> <p>(04/03053/FUL)</p> <p>Mr Wilson</p>	<p>Planning permission refused under delegated authority on 18 November 2004.</p>	<p>Appeal dismissed as detailed in the letter from the Scottish Executive.</p> <p><u>No award of expenses.</u></p>