

## Committee Minutes

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

Edinburgh, 8 September 2004

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

**Also Present:-** The Lord Provost and Councillor Kate MacKenzie.

#### 1 **Airlie Place/Brandon Street – Place Communal Domestic Refuse Containers**

A planning application (04/02566/CEC) had been received for the placement of one 3200 litre refuse container outside 7 Brandon Street and two 2400 litre containers outside 1-5 Airlie Place. The two 2400 litre containers would be placed in temporary locations adjacent to the proposed permanent locations whilst a traffic regulation order was processed for the relocation of the residents' parking bays.

A supporting statement from the applicant and three letters of representation had been received commenting on the proposals.

#### **Motion**

- 1) To approve the submission a Notice of Intention to Develop to the Scottish Ministers.
- 2) To ask the Director of Environmental and Consumer Services to consider including signage on the footway side of containers indicating where the nearest recycling containers are located.

- moved by Councillor Davies, seconded by Councillor Longstaff

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**Amendment**

- 1) Not to approve the submission of a Notice of Intention to Develop for the reason that the proposals were detrimental to the character and appearance of the Conservation Area, contrary to Central Edinburgh Local Plan Policy CD5.
- 2) To ask the Director of City Development to report on the need for separate applications for temporary and permanent sites.

- moved by Councillor The Hon David Guest, seconded by Councillor Laing

**Voting**

The motion was carried by 9 votes to 3.

**Decision**

- 1) To approve the submission a Notice of Intention to Develop to the Scottish Ministers.
- 2) To ask the Director of Environmental and Consumer Services to consider including signage on the footway side of containers indicating where the nearest recycling containers are located.

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

**2 Henderson Row – Place Communal Domestic Refuse Containers**

A planning application (04/02564/CEC) had been received the placement of one 3200 litre refuse container on the north side of Henderson Row. The container would initially be placed in a temporary location whilst a traffic regulation order was processed for its permanent location.

A supporting statement from the applicant and two letters of representation had been received commenting on the proposals.

**Motion**

- 1) To approve the submission a Notice of Intention to Develop to the Scottish Ministers.
- 2) To ask the Director of Environmental and Consumer Services to consider including signage on the footway side of containers indicating where the nearest recycling containers are located.

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- moved by Councillor Davies, seconded by Councillor Longstaff

**Amendment**

- 1) Not to approve the submission of a Notice of Intention to Develop for the reason that the proposals were detrimental to the character and appearance of the Conservation Area, contrary to Central Edinburgh Local Plan Policy CD5.
- 2) To ask the Director of City Development to report on the need for separate applications for temporary and permanent sites.

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

**Voting**

The motion was carried by 9 votes to 3.

**Decision**

- 1) To approve the submission a Notice of Intention to Develop to the Scottish Ministers.
- 2) To ask the Director of Environmental and Consumer Services to consider including signage on the footway side of containers indicating where the nearest recycling containers are located.

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

**3 Applications**

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

Councillor Kate MacKenzie was heard as local ward member in respect of agenda item 4 (34 Cramond Road North).

The Lord Provost was heard as local ward member in respect of agenda item 5 (Pennywell Road, adjacent to St Paul's RC Church)

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**Decision**

To agree as detailed in the Appendix to this minute.

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

**Dissent**

Councillor Hunter requested that his dissent be recorded in relation to the decision taken on agenda item 3 (29 Craiglockhart Gardens).



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**APPENDIX**

**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.

<b>Agenda Item No.</b>	<b>Address/ Reference No</b>	<b>Details of Proposals</b>	<b>Decision</b>
3	29 Craiglockhart Gardens (04/01321/FUL)	Extend house and various internal alterations to existing house including dormer and velux windows.	Grant conditional planning permission.
<b>Dissent:-</b> Councillor Hunter dissented from the decision on item 3 above.			
4	34 Cramond Road North (01/01881/VAR2)	Amendments to land levels and landscape proposals.	Continue:  1) For a further site visit (the site visit to take place on 15 September 2004);  2) For the Head of Planning and Strategy to:  (i) address the issues raised by the local ward member and the local community and how these issues inter-relate; and

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
			(ii) to report on how this situation had arisen and how similar situations could be avoided in future.
5	Pennywell Road (Adjacent To St Paul's RC Church) (03/03248/FUL)	Telecommunications development comprising 14.2m tall monopole with associated electrical equipment cabinets.	Refused for the reason that the proposed development would adversely effect the character and visual amenity of the area and would hinder pedestrian movement, contrary to North West Edinburgh Local Plan Policy E5, draft West Edinburgh Local Plan Policy DQ6 and DQ13 and the Council's Non-Statutory Guidelines on Radio Telecommunications.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
6	Western Harbour – Mixed Use Development (01/03229/OUT)	Submission of Revised Design Brief in relation to conditions 5 & 6 of Previous Consent.	<p>1) To approve the revised Design Brief and agree that it satisfied conditions 5 and 6 of the previous outline consent.</p> <p>2) To ask the Head of Planning and Strategy to report further to the Planning Committee on the following:-</p> <p>i) What might be done to enhance connections between the development area and neighbouring areas, particularly the historic village of Newhaven.</p> <p>ii) How the applicant intends to address the requirements of condition 14 of the outline consent in relation to biodiversity and sustainable construction.</p>

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
			<p>iii) The relationship between the outline permission for the Supermarket and the surrounding area with regard to design, traffic, and retail issues.</p>
7	Airlie Place/Brandon Street (04/02566/CEC)	Place communal domestic refuse containers.	<p>1) Approve submission of notice of intention to develop to the Scottish Ministers.</p> <p>2) To ask the Director of Environmental and Consumer Services to consider including signage on the footway side of containers indicating where the nearest recycling containers are located.</p> <p>(On a division, see item 1 of the foregoing minute).</p>



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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
8	7, 7A and 9 Craighall Road (Newhaven Church) (04/01597/FUL)  (04/01597/LBC)	(a) Part change of use to residential (formation of 11 flats/maisonettes) and alterations to existing building (as amended).  (b) Alter from non residential institution (church) to residential and alterations to existing church /church hall (as amended).	Grant conditional planning permission subject to a legal agreement and subject to condition 5 being amended to read "details of the proposed bin stores and waste recycling facilities shall be submitted to and approved in writing by the Head of Planning and Strategy before work is commenced on site."  Indicate intention to grant conditional listed building consent subject to the views of the Scottish Ministers.
9	9C Doune Terrace (04/02545/FUL)	Erection of play structures (including 1 replacement) (in retrospect)	Grant conditional planning permission.
10	77-79 George Street (04/02128/FUL)	Refurbishment to provide retail space at basement, ground and first floors with residential accommodation at second and third floors.	Grant conditional planning permission subject to a legal agreement.
11	69 Great King Street (rear of Northumberland Street North West Lane) (04/01547/FUL)	Erect private mews dwelling (as amended).	Grant conditional planning permission.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
12	Henderson Row (04/02564/CEC)	Place communal domestic refuse containers.	<p>1) Approve submission of notice of intention to develop to the Scottish Ministers.</p> <p>2) To ask the Director of Environmental and Consumer Services to consider including signage on the footway side of containers indicating where the nearest recycling containers are located.</p> <p>(On a division, see item 2 of the foregoing minute).</p>
13	Liberton Gardens (Opposite Alnwickhill Reservoir) (04/02494/FUL)	Installation of a 12.5m high telecommunications column and two associated equipment cabinets on grass verge.	Grant conditional planning permission.
14	35 Pentland Terrace (04/00978/FUL)	New driveway to be installed. Drop kerb to create new vehicular access.	Grant planning permission.
15	58-62 St Alban's Road (04/02139/FUL)	Revisions to mews cottages, bays, materials changed to timber boarding, rear single storey element now timber clad, dormer pitches amended, hip to roof RHS mews.	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>
16	12 Succoth Avenue (04/02532/FUL)	Demolish a former air raid shelter at the rear of existing garage and construct an extension to the existing garage to create a garage space for an additional car and a work bench area.	Grant planning permission.

W6/PL/PLAPX1/EK