

## Committee Minutes

---

# Development Quality Sub-Committee of the Planning Committee

Edinburgh, 29 June 2005

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

### 1 23A (BF) Northumberland Street – Alterations to Roof Light and Existing Extension

The Sub-Committee had previously granted conditional planning permission and listed building consent to demolish two outhouses and replace with a single storey extension at 23A (BF) Northumberland Street.

The Sub-Committee had subsequently refused planning permission and listed building consent for retrospective amendments to the original proposals and agreed that enforcement action be taken to secure the removal of an unauthorised ridge light and timber cladding.

A planning application (05/01105/FUL) and a listed building consent application (05/01105/LBC) had now been received to reduce the height and overall size of the ridge light and replace the timber cladding with natural stone.

One letter of representation, commenting on the proposals had been received.

#### Motion

- 1) To grant planning permission subject to the conditions contained in the report by the Director of City Development.
- 2) To indicate intention to grant listed building consent subject to the conditions contained in the report by the Director of City Development and the views of the Scottish Ministers.
- 3) To ask the Director of City Development to write to the applicant and architects expressing concern that the works had not been carried out in accordance with the approved plans and advising that in such

Development Quality Sub-Committee  
of the Planning Committee  
29 June 2005

circumstances, closer liaison with the Council could have avoided additional costs and delays.

- moved by Councillor Ponton, seconded by Councillor Longstaff.

**Amendment**

- 1) To continue consideration of the planning and listed building consent applications:
  - a) For a site visit.
  - b) To clarify what would be required to lower the level of the ridge light in order to comply with the original consent.
- 2) To ask the Head of Planning and Strategy to request the Royal Incorporation of Architects in Scotland (RIAS) to remind their members that unauthorised work to listed buildings could constitute a criminal offence.

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

**Voting**

The motion was carried by 7 votes to 3.

**Decision**

- 1) To grant planning permission subject to the conditions contained in the report by the Director of City Development.
- 2) To indicate intention to grant listed building consent subject to the conditions contained in the report by the Director of City Development and the views of the Scottish Ministers.
- 3) To ask the Director of City Development to write to the applicant and architects expressing concern that the works had not been carried out in accordance with the approved plans and advising that in such circumstances, closer liaison with the Council could have avoided additional costs and delays.

(References – Development Quality Sub-Committee of 27 November 2002 (appendix 1 – item 19); Development Quality Sub-Committee of 12 January 2005 (appendix 1 – item 25); reports by the Director of Corporate Services, submitted).

Development Quality Sub-Committee  
of the Planning Committee  
29 June 2005

## **2 Applications**

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

### **Decision**

To agree as detailed in Appendix 1 to this minute.

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

## **3 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/004/04-05/CS by the Director of Corporate Services, submitted).

Development Quality Sub-Committee  
of the Planning Committee  
29 June 2005

**APPENDIX 1**

**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.

<b>Agenda Item No.</b>	<b>Address/ Reference No.</b>	<b>Details of Proposals</b>	<b>Decision</b>
3	George Square (Corner Of) and Middle Meadow Walk (04/02705/FUL)	Internal refurbishment of existing building, replacement of windows, new cladding to existing stair, extensions to south and west sites, landscaping of site.	<p>Continued for:</p> <p>1) The applicant to provide detailed proposals and better illustrative material showing how the proposed development related to:</p> <p>a) the 'A' listed buildings;</p> <p>b) major pedestrian crossroads proposed for the area and</p> <p>c) the Quatermile development,</p> <p>and whether the proposals required to be adjusted in this regard.</p> <p>2) Further information on the appropriateness of the proposed materials.</p>

Development Quality Sub-Committee  
of the Planning Committee  
29 June 2005

<b>Agenda Item No.</b>	<b>Address/ Reference No.</b>	<b>Details of Proposals</b>	<b>Decision</b>
4	Moredun Park View (Land At) (04/04344/FUL)	Erect 31 houses and flats (as amended).	Grant conditional planning permission.
5	35 Argyle Crescent (05/01040/FUL)	Form driveway (as amended).	Grant conditional planning permission.
6	24A Bernard Street (05/01378/FUL)	Change of use from office to flat.	Grant planning permission.
7	Biggar Road, Silverburn, Penicuik (05/01560/MLC)	Change of use to short-term gypsy traveller's site and erection of associated service block.	To raise objections to the consultation on the grounds of quality of design, lack of screening and management arrangements.
8	10 Braid Mount (05/01197/FUL)	Extend storey and a half extension to rear of property and alter roof to existing property to form new dormer windows – one to front and one to rear.	Grant planning permission.
9	126 Brunton Gardens (05/00680/FUL)	Lower existing front yard level and provide retaining walls and access stairs to facilitate independent main door access to lower ground floor property (126A Brunton Gardens), new guard rails and bridge to main door of 126 Brunton Gardens.	Grant conditional planning permission.
10	8 Deanpark Brae, Balerno (05/00938/FUL)	Extension and alterations to existing garage.	Grant conditional planning permission.
11	6 Elliot Park (05/01360/FUL)	Attic conversion with dormer to rear and kitchen extension.	Grant planning permission.
12	117 Ferniehill Road (05/00453/CEC)	Erect two-storey extension to dwelling.	Approve submission of notice of intention to develop to the Scottish Ministers.
13	24 Galachlawside (05/01446/FUL)	Ground floor extensions to existing dwelling.	Grant planning permission.

Development Quality Sub-Committee  
of the Planning Committee  
29 June 2005

Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
14	143 Great Junction Street (04/03846/FUL)	Alterations and change of use from shop to hot food carry out.	Grant conditional planning permission.
15	8 Hill Street (05/00781/FUL)	Change of use from residential to a house in multiple occupation (retrospective).	Grant planning permission.
16	100 Lochend Road (05/01301/FUL)	Single storey rear extension (as revised).	Grant planning permission.
17	19A Main Street, Balerno (05/01238/FUL)	Change of use from flat to office.	Grant conditional planning permission subject to a legal agreement.
18	18 Mortonhall Park Crescent (Substation to West Of) (05/01345/FUL)	Alterations to roof, fencing and access.	Grant conditional planning permission.
19	23A (BF) Northumberland Street (05/01105/FUL)	a) Alterations to roof light and eastern elevation of existing extension.	<p>1) Grant conditional planning permission.</p> <p>2) The Director of City Development to write to the applicant and architect expressing concern that the works had not been carried out in accordance with the approved plans and advising that in such circumstances closer liaison with the Council</p>

Development Quality Sub-Committee  
of the Planning Committee  
29 June 2005

Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
	(05/01105/LBC)	b) Alterations to roof light and eastern elevation of existing extension.	could have avoided additional costs and delays. (On a division – see item 1 of foregoing minute).  Indicate intention to grant conditional listed building consent subject to the views of the Scottish Ministers. (On a division – see item 1 of foregoing minute).
20	Observatory Road (Blackford Hill Radio Station, Blackford Hill) (05/00034/FUL)	Make permanent the temporary telecommunications support mast and associated antennae.	Refuse planning permission and authorise enforcement action.
21	15 Redford Walk (05/00779/FUL)	New house in garden.	Grant conditional planning permission.
22	6 (Flat 8) Russell Place (05/01154/FUL)	Alter dwelling house (form attic conversion including dormers front and rear) (as amended).	Grant planning permission.
23	6 South Parrotshot (05/01285/FUL)	Extend dwelling and erect garage.	Grant planning permission.
24	140 The Murrays Brae (05/01425/FUL)	Two-storey side extension with pitched roof and glazed roof open porch/sitting area.	Grant planning permission.

Development Quality Sub-Committee  
of the Planning Committee  
29 June 2005

Agenda Item No.	Address/ Reference No.	Details of Proposals	Decision
25	Whitemoss Farmhouse, B7031-A70 to Greenburn, Kirknewton (05/01207/OUT)	Proposed demolition of existing buildings and development of curling facility with associated parking, access and landscaping.	Continue for: <ol style="list-style-type: none"> <li>1) A site visit.</li> <li>2) An urgent investigation by the Director of City Development, in consultation with the applicants, to identify realistic alternative sites for the curling facility.</li> <li>3) Further information on the history of the current site for the Gogar Park Curling Club and any planning justification given for its location in the Green Belt.</li> </ol>



Development Quality Sub-Committee  
of the Planning Committee  
29 June 2005

**APPENDIX 2**

**Appeal Decisions by Scottish Ministers  
(As referred to in item 3 of the foregoing minute)**

Development/Appellant	Decision and Date	Decision by the Scottish Ministers
<p><b>Constitution Place</b></p> <p>Material variation to increase number of units from 57 to 67 units. (Appeal against condition requiring affordable housing of a minimum of 10 units)</p> <p>(04/02123/FUL)</p> <p>Cala Homes (East) Ltd</p>	<p>Planning permission granted by the Sub-Committee on 15 December 2004, subject to an additional condition requiring affordable housing of a minimum of 10 units (the addition of the condition was contrary to the recommendation of the Director of City Development).</p>	<p>Appeal <b><u>allowed</u></b> and condition 9 requiring affordable housing deleted, as detailed in the letter from the Scottish Executive.</p> <p><u>Award of expenses against the Council.</u></p>
<p><b>92 Ravelston Dykes</b></p> <p>Increase height of garden wall along frontage</p> <p>(04/03700/FUL)</p> <p>Mr and Mrs McPherson</p>	<p>Planning permission refused under delegated authority on 19 November 2004.</p>	<p>Appeal <b><u>dismissed</u></b>.</p>