

Notice of Meeting and Agenda

Development Quality Sub-Committee of the Planning Committee

Wednesday, 27 April 2005 at 10.00 a.m.
in the City Chambers, High Street, Edinburgh

1 Order of Business

Including any notices of motion and any other items of business submitted as urgent for consideration at the meeting.

Members must advise Committee Services (extension 4239/4229) by no later than 9.a.m. on the Tuesday preceding the meeting if they wish presentations on any item under the heading of "Other Applications".

2 Declaration of Interests

Members should declare any financial and non-financial interests they have in the items of business for consideration at the meeting, identifying the relevant agenda item and the nature of their interest.

Applications for Presentation

- 3 **Castle Street** - Installation of street furniture- benches, bollards, signing, litter bins- relocation of telephone boxes and navigator sign (04/00759/FUL) – report by the Director of City Development (circulated)

It is recommend that this application be **GRANTED**.

- 4a **Falcon Gardens (St Peter's RC School)** - Conversion of existing school building to form 4 flats and erection of 6 new build flats (as amended) (04/02645/FUL) – report by the Director of City Development (circulated)

It is recommend that this application be **GRANTED**.

- 4b Falcon Gardens (St Peter's RC School) -** Conversion of existing school building to form 4 no houses and erection of 6 no new build houses (as amended) (04/02645/LBC) – report by the Director of City Development (circulated)

It is recommend that this application be **GRANTED**.

- 5 130 McDonald Road -** New build mixed residential development with commercial units at ground floor (05/00021/FUL) – report by the Director of City Development (circulated)

It is recommend that this application be **GRANTED**.

- 6 47-49 Nicolson Street/31-32 Nicolson Square -** Mixed commercial and residential development comprising (Class 3) restaurant, class 2 business unit and 12 flats for student accommodation (as amended) (04/03399/FUL) – report by the Director of City Development (circulated)

It is recommend that this application be **GRANTED**.

Note: The Sub-Committee previously indicated its intention to refuse the application.

- 7 North Meggetland -** Legal agreement for off-site works relating to the planning permission for improvements to sports facilities and erection of housing (95/02329/FUL) – report by the Director of City Development (circulated)

It is recommend that the legal agreement be **AMENDED**.

- 8 Old Dalkeith Road (Inch Park) -** Flood defence walls and embankments, new bridges, flood storage reservoirs (04/04447/CEC) – report by the Director of City Development (circulated)

It is recommend that this application be **APPROVED**.

- 9 Spring Gardens (Land At) -** Mixed use residential development, 6 town houses, 7 flats and 2 duplex apartments (04/03492/FUL) – report by the Director of City Development (circulated)

It is recommend that this application be **GRANTED**.

Other Applications

- 10a 7 (flat 1) Ainslie Place -** Extension of garden room at basement level (to the rear of the existing property) to connect the house and garden (05/00050/FUL) – report by the Director of City Development (to follow)

It is recommend that this application be **REFUSED**.

- 10b** **7 (flat 1) Ainslie Place** - Extension of garden room at basement level to the rear of the existing property) to connect the house and garden (05/00050/LBC) – report by the Director of City Development (circulated)

It is recommend that this application be **REFUSED**.

- 11** **30 Brunswick Road** - Change of use from flat to gym at stair 8 (05/00599/FUL) – report by the Director of City Development (circulated)

It is recommend that this application be **GRANTED**.

- 12** **24 Carfrae Park** - Extension and alterations to dwelling house (as amended) (04/04596/FUL) – report by the Director of City Development (circulated)

It is recommend that this application be **GRANTED**.

- 13** **67 Coillesdene Avenue** - Alter and extend existing house, by attic conversion, to form 3 additional bedrooms and a bathroom (04/04233/FUL) – report by the Director of City Development (circulated)

It is recommend that this application be **GRANTED**.

- 14** **Drum Street (Gilmerton Community Centre)** - 8 market stall pitches to front (east) car park - car boot sale pitches to rear (west) car park - circulation opening once a week - Saturdays 10.00 - 16.00 hrs (as amended to use of front car park only, and operating hours of 9am to 12pm) (04/03496/FUL) – report by the Director of City Development (to follow)

It is recommend that this application be **GRANTED**.

- 15** **108 Northfield Drive** - 2 bedrooms (convert exist garage and extension) utility room and bathroom (04/04011/FUL) – report by the Director of City Development (circulated)

It is recommend that this application be **GRANTED**.

- 16** **Old Dalkeith Road (Opposite Fernside Drive)** - Proposed installation of 12 metre high slimline monopole plus three 2G antennas within GRP shroud, one 2G equipment cabin and associated ancillary development (as amended) (04/04104/FUL) – report by the Director of City Development (circulated)

It is recommend that this application be **GRANTED**.

- 17 **71 Ravelston Dykes** - Extension to rear to form family and dining room master bedroom and en-suite, additional dormer window to main bedroom (as amended) (04/04378/FUL) – report by the Director of City Development (circulated)

It is recommend that this application be **GRANTED**.

- 18 **23 Ravelston Terrace** - Refurbishment and extension of existing office building to form residential units with associated car parking (04/04401/FUL) – report by the Director of City Development (circulated)

It is recommend that this application be **GRANTED**.

- 19 **13 St Catherine's Place** - Remove existing external store and form extension to rear, widen vehicular access (05/00501/FUL) – report by the Director of City Development (circulated)

It is recommend that this application be **GRANTED**.

- 20 **1 Swanston Row** - Extend to side of house on two storeys (05/00878/FUL) – report by the Director of City Development (circulated)

It is recommend that this application be **GRANTED**.

- 21 **13 West Crosscauseway** - Change of use to hot food takeaway (05/00269/FUL) – report by the Director of City Development (circulated)

It is recommend that this application be **GRANTED**.

- 22 **124 Whitehouse Road** - Erect new detached dwelling (05/00208/FUL) – report by the Director of City Development (circulated)

It is recommend that this application be **GRANTED**.

- 23 **15 - 17 Windsor Street Lane and Rear 1-2 Hillside Crescent** - Alter and change of use part leisure club to office and 2 no garages and demolish part of leisure club and erect 2 no storey dwelling houses (as amended) (04/04350/FUL) – report by the Director of City Development (circulated)

It is recommend that this application be **GRANTED**.

Breach of Control

- 24 **24 Richmond Terrace** - Unauthorised installation of UPVC windows and UPVC front door, and unauthorised painting of façade – report by the Director of City Development (circulated)

Appeal Decisions

- 25 **Decisions by the Scottish Ministers** - report no DQ/022/04-05/CS by the Director of Corporate Services (circulated)

John Sturt
Council Secretary

Notes

1. This agenda has been sent to all members of Council. Any member is invited to attend the meeting if an item raises a local issue affecting their ward. Members must advise Committee Services (extensions 4239/4229) by no later than 9.a.m. on the Tuesday preceding the meeting if they wish to be heard.
2. A summary of the recommendations on each application is shown on the agenda. Please refer to the circulated reports by the Director of City Development for full details.
3. All letters of comments received on the above applications are available to members in Group Rooms and to the public at the Main Reception, Quadrangle, City Chambers, High Street and Front Counter, 1 Cockburn Street.
4. Online Services - Planning applications can be viewed online by going to www.edinburgh.gov.uk/planning. The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to www.edinburgh.gov.uk/cpol. Members and Officers of the Council can also view them by going to the Council intranet homepage and clicking on Planning and Building Control Portal or Committee Business.
5. If you have any questions about the agenda or meeting arrangements, please contact Blair Ritchie or Sarah Bogunovic, Committee Services, City of Edinburgh Council, City Chambers, High Street, Edinburgh EH1 1YJ; ☎ 0131 529 4239/4229; e-mail blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Membership

Councillor Davies (Convener)	Councillor Longstaff
Councillor Child	Councillor Lowrie
Councillor Gilmore	Councillor Marshall
Councillor The Hon David Guest	Councillor Munro
Councillor Harrold	Councillor Murray
Councillor Hunter	Councillor Ponton
Councillor Laing	Councillor Tritton
	Councillor Wigglesworth