

## **AGENDA - Meeting of LCCC Planning Sub-Committee**

**Monday 6th February 2012 at 5.00pm in McDonald Road Library's Nelson Hall**

**Present:** Charlotte Encombe, Annette O'Carroll (Minutes), Martin Patrick, Roland Reid, Ann Stark, Harald Tobermann

**Apologies:** Julian Siann

### **1. Update on Current Applications:**

#### **1.1. Revisions to 9 Newhaven Road (11/02671/FUL)**

The main changes from the previous submission are the reduction in height of the end of the block fronting Newhaven Road from 6 to 5 storeys and a reduction in the total number of units from 130 to 127. It was decided not to comment on the changes.

#### **1.2. 6 Cambridge Avenue (11/03924/FUL)**

Planning permission had been granted since this application supposedly only involved a 'minor infringement' of the Council's standards. This minor infringement is quantified as 8 sq metres, ie this the difference between the 30% recommended coverage in the non statutory guidelines and the 50% coverage in the application. However this judgement ignores the fact that the supposedly 'minor' difference amounts to nearly a quarter of the present garden area. The proximity of the extension to the boundary wall and houses opposite is also seen as irrelevant. There had been 5 objections, including one from LCCC; however if members of the psc had instead objected individually, objections would have reached the 6 necessary for it to go to committee. The Householder Permitted Development Rights (HPDR) would allow an extension covering up to 50% of the garden.

**ROLAND** would write complaining about the way the application had been handled

#### **1.3. 90 - 92 Pilrig Street Edinburgh ( 12/00083/FUL) - extension to rear of property and formation of dormer window**

In view of HPDR, it was decided not to object to this application but to press for the extension of the Leith Conservation Area.

#### **1.4. 8 McDonald Road (11/04020/FUL) - extension of hours**

LCCC had objected to the application for earlier opening time and longer hours on Sundays

#### **1.5 Enforcement Investigation 236 Leith Walk**

Since the building is a category B listed building, located in the Leith Conservation Area, and there is a duty on owners to maintain listed buildings, the planning service is going to write to the owner to remind them of their responsibilities and will also recommend that the property is added to the Buildings at Risk register. The register is maintained by the Royal Commission on the Ancient and Historical Monuments of Scotland on behalf of Historic Scotland and aims to raise awareness of buildings at risk and monitor their condition.

### **2. Householder Permitted Development Rights**

We wondered if this legislation affected hotels and guesthouses or only private housing. The Planning Service is holding a seminar on 21 February 2012 at 5.30pm in Waverley Court to look at the new Householder Permitted Developments Rights and to review pre-application consultation on major developments over the past year. **ANNETTE** and **ROLAND** will attend for LCCC.

### **3. Extension of Leith Conservation Area**

We had written to Will Garrett about this. He had replied that he was "*aware of the merits of the area that you describe and recognise it does not have the protection that conservation area status would convey. While we keep the boundaries of conservation areas under review we have a limited resource with which to carry out major assessments and our immediate task is to review the colonies properties throughout the city. However, I shall discuss this with my colleagues and let you know whether we can programme a review of the area you describe for later in the year. In the mean time it would be helpful to know what level of local support exists among the residents for considering conservation area status*" We had replied by email detailing the architectural and historical importance of the streets bordering Pilrig Street. **ANNETTE** will email our councillors about this issue and it will be **tabled for the March LCCC meeting**.

### **4. Leith Walk Action Plan**

- 4.1. Leith Business Association Report - The last 2 meetings had been cancelled. Charlotte reported that the Chair of the LBA had resigned. However the Leith Trust and the Leith Chamber of Commerce had recently been revived
- 4.2. Leith Shop Idol - Windows Week 13-16th February - over the next 2 weeks 36 shops in Leith will be improving their displays in time for Windows Week 13-16th February. There will be a public vote

### **5. Organisation of LCCC Planning Sub-Committee**

Annette will be away for significant periods from April-September 2012. This would require some re-organisation of the PSC, including the possibility of appointing a deputy planning convenor to cover this period.

### **6. Any Other Business**

Mike Penny, the Neighbourhood Partnership manager has been quoted (in the LCCC blog) as claiming that significant improvements to Leith Walk could apparently need a final determination that the tram won't go to Newhaven; also any refurbishment could be delayed until the end of 2012 because of work by Scottish Water. Will this affect the plans to reinstate the Leith pageant?

### **7. Dates of Next Meeting**

Monday 5th March at 5pm in McDonald Road Library Business Hub