

Minute of Meeting



Local Review Body

Date	Time	Venue
Tuesday 30 November 2020	1.00pm	Virtual Meeting using MS Teams

Present:

Councillor Imrie (Chair)	Councillor Alexander
Councillor Cassidy	Councillor Curran
Councillor Lay Douglas	Councillor Milligan
Councillor Muirhead	Councillor Muirhead
Councillor Small	

In Attendance:

Peter Arnsdorf, Planning Manager	
Gordon Aitken, Democratic Services Officer	

1 Apologies

Apologies for absence were received from Councillors Baird and Munro.

2 Order of Business

The order of business was confirmed as outlined in the agenda that had been previously circulated.

3 Declarations of interest

No declarations of interest were intimated at this stage of the proceedings.

4 Minute of Previous Meeting

The Minute of Meeting of 27 October 2020 was submitted and approved as a correct record.

5 Reports

Agenda No	Report Title	Presented by:
5.1	Notice of Review – 1-3 Buccleuch Street, Dalkeith	Peter Arnsdorf
Executive Summary of Report		
<p>There was submitted report dated 20 November 2020 by the Chief Officer Place, regarding an application from Format Design seeking a review of the decision of the Planning Authority to refuse planning permission (19/00905/DPP, refused on 19 December 2019) for the Change of Use from Restaurant (Class 3) to Public House at 1-3 Buccleuch Street, Dalkeith</p> <p>Accompanying the Notice of Review Form and supporting statement, which were appended to the report, was a copy of the report of handling thereon, together with a copy of the decision notice.</p>		
Summary of Discussion		
<p>Having heard from Mr Bob Tait of Format Designs as well as the Planning Advisor, the LRB gave careful consideration to the merits of the case based on all the information provided. In discussing the proposed development and the reasons for its refusal, the LRB considered the evidence that this building had historically been used as a Public House and that many of the objections with regard to environmental issues fell outwith the remit of this Committee and were matters for the Licensing Board to consider. The general feeling being that this building had operated for many years as a Public House and that, on balance, with the necessary safeguards in place it was unlikely to have a significantly detrimental impact on the surrounding area and those properties nearby.</p>		

Decision
After further discussion, the LRB agreed to uphold the review request, and thereby grant planning permission subject to the conditions contained within the report.
Action
Planning Manager

Agenda No	Report Title	Presented by:
5.2	Notice of Review -124A John Street, Penicuik	Peter Arnsdorf

Executive Summary of Report

There was submitted report, dated 20 November 2020 by the Chief Officer Place, regarding an application from Mr Antonio Cernicchiaro, seeking a review of the decision of the Planning Authority to refuse planning permission (20/0185/DPP, refused on 3 July 2020) for the Change of Use from a Betting Office to a Restaurant and Takeaway and Installation of Ventilation Equipment at 124A John Street, Penicuik

Accompanying the Notice of Review Form and supporting statement, which were appended to the report, was a copy of the report of handling thereon, together with a copy of the decision notice.

Summary of Discussion

The LRB, having heard from the Planning Advisor, gave careful consideration to the merits of the case based on all the written information provided. In discussing the proposed development and the reasons for its refusal, the LRB considered at length the potential benefits of the nature of the Restaurant and Takeaway as well as the measures to be put in place to negate any concerns with regard to the proximity to a neighbouring school.

Decision

After further discussion, the LRB agreed to uphold the review request, and thereby grant planning permission subject to the conditions contained within the report.

Action

Planning Manager

Agenda No	Report Title	Presented by:
5.3	Notice of Review – 16 George Terrace, Loanhead	Peter Arnsdorf

Executive Summary of Report

There was submitted report, dated 20 November 2020 by the Chief Officer Place, regarding an application from H.A and Co Developments Ltd, Poltonhall Industrial Estate seeking a review of the decision of the Planning Authority to refuse planning permission (20/0002/DPP, refused on 3 July 2020) for the Change of Use from a Shop (Class 1) to 3 Dwellinghouses (Class 9) and associated external alterations at 16 George Terrace, Loanhead

Accompanying the Notice of Review Form and supporting statement, which were appended to the report, was a copy of the report of handling thereon, together with a copy of the decision notice.

Summary of Discussion

The LRB, having heard from the Planning Advisor, gave careful consideration to the merits of the case based on all the written information provided. In discussing the proposed development and the reasons for its refusal, the LRB considered at length the potential benefits of providing appropriate 1 Bedroom accommodation within Midlothian.

Decision

After further discussion, the LRB agreed to uphold the review request, and thereby grant planning permission subject to the conditions contained within the report.

Action

Planning Manager

Agenda No	Report Title	Presented by:
5.4	Notice of Review – 62 Royal Court, Penicuik	Peter Arnsdorf

Executive Summary of Report

There was submitted report, dated 20 November 2020 by the Chief Officer Place, regarding an application from Mr and Mrs David Muirhead seeking a review of the condition applied concerning the proposed new fence along the West side of the application property decision of the Planning Authority whilst granting planning permission (19/00977/DPP, on 7 January 2020) for the Change of Use from a Shop (Class 1) to 3 Dwellinghouses (Class 9) and associated external alterations at 16 George Terrace, Loanhead

Accompanying the Notice of Review Form and supporting statement, which were appended to the report, was a copy of the report of handling thereon, together with a copy of the decision notice.

Summary of Discussion

The LRB, having heard from the Planning Advisor, gave careful consideration to the merits of the case based on all the written information provided. In discussing

the proposed development and the reasons for its refusal, the LRB considered at length the proposed visual impact on the surrounding area and associated matters.

Decision

After further discussion, the LRB agreed to uphold the review request, and thereby grant planning permission subject to the removal of the previous condition contained within the report with regard to the erection of this fence.

Action

Planning Manager

6. Private Reports

No private business was discussed.

7. Date of Next Meeting

The next scheduled meeting will be held on Monday 11 January 2021 at 1.00pm.

The meeting terminated at 2.05pm.