

MINUTES of **MEETING** of the **LOCAL REVIEW BODY** held in the Council Chambers, Midlothian House, Buccleuch Street, Dalkeith on Tuesday 20 January 2015 at 2.00 pm.

Present: - Councillors Bryant (Chair), Baxter, Constable, Milligan, Montgomery and Rosie.

Apologies for Absence: - Councillors Beattie, Bennett, de Vink and Imrie.

1. Declarations of Interest

No declarations of interest were intimated.

2. Minutes

The Minutes of Meeting of 25 November 2014 were submitted and approved as a correct record.

3. Decision Notices –

(a) 12A Stobhill Road, Gowkshill, Gorebridge

With reference to paragraph 4(a) of the Minutes of 25 November 2014, there was submitted a copy of the Local Review Body decision notice dismissing a review request from Mr D Scott, Derek Scott Planning, 21 Landsdowne Crescent, Edinburgh seeking on behalf of their client Mr M Caulfield, a review of the decision of the Planning Authority to refuse planning permission (14/00402/DPP, refused on 14 August 2014) for the change of use of a domestic garage to dwellinghouse (Retrospective) at 12A Stobhill Road, Gowkshill, Gorebridge and upholding the refusal of planning permission.

Decision

To note the LRB decision notice.

(b) 19 Robert Smillie Avenue, Mayfield

With reference to paragraph 4(b) of the Minutes of 25 November 2014, there was submitted a copy of the Local Review Body decision notice dismissing a review request from FEM Building Design Services, 8 Plantain Grove, Lenzie, Glasgow, seeking on behalf of their client Miss L Watson, a review of the decision of the Planning Authority to refuse planning permission (14/00566/DPP, refused on 8 September 2014) for the erection of a two storey extension at 19 Robert Smillie Avenue, Mayfield and upholding the refusal of planning permission.

Decision

To note the LRB decision notice.

Eligibility to Participate in Debate

In considering the following items of business, only those LRB Members who had attended the site visits on Monday 19 January 2015 participated in the review process, namely Councillors Bryant (Chair), Baxter, Constable, Milligan, Montgomery and Rosie.

4. Notice of Review Request – 4 Greenlaw Grove, Milton Bridge, Penicuik

There was submitted report, dated 13 January 2015, by the Head of Communities and Economy regarding an application from Mr A Forsyth, 4 Greenlaw Grove, Milton Bridge, Penicuik seeking a review of the decision of the Planning Authority to refuse planning permission (14/00787/DPP, refused on 9 December 2014) for the erection of extensions to dwellinghouse, formation of decking and raised patio at that address. 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.

The Local Review Body had made an unaccompanied visit to the site on Monday 19 January 2015.

The LRB then gave careful consideration to the merits of the case based on all the written information provided. In this particular instance, it was felt that the representations made as part of the planning application and the individual circumstances of the application site, meant that on balance the proposed extensions and alterations would constitute an acceptable form of development which would not be detrimental to the street scene or undermine the character of the host building or local area.

Decision

After further discussion, the Local Review Body agreed to uphold the review request and to grant planning permission subject to the following conditions:-

1. The artist's workspace shown on the approved floor plan, drawing no (PL)005 shall be used solely for domestic purposes incidental to the use of the dwellinghouse to which it relates.

Reason: *Use of this space for non-domestic purposes would be likely to cause disturbance to nearby residents and to spoil their amenity.*

2. The extended area of driveway shall be made of porous materials or provision made to direct runoff water to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Reason: *In order to minimise flooding and pollution of water courses.*

3. Details of the height, materials and design of the proposed new gates at the front of the property shall be submitted to the Planning Authority and the gates shall not be installed until these details have been approved in writing by the Planning Authority.

Reason: *No details of the gates were provided with the application submission; to safeguard the character of the existing house and the visual amenity of the surrounding area.*

(Action: Head of Communities and Economy)

The meeting terminated at 2.11pm.