

MINUTES of **MEETING** of the **LOCAL REVIEW BODY** held in the Council Chambers, Midlothian House, Buccleuch Street, Dalkeith on Tuesday 21 October 2014 at 2.00 pm.

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

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

1. Declarations of Interest

No declarations of interest were intimated.

2. Minutes

The Minutes of Meeting of 2 September 2014 were submitted and approved as a correct record.

3. Decision Notices –

(a) Land 70m North West of Old Pentland Sawmill, Old Pentland, Loanhead

With reference to paragraph 4(a) of the Minutes of 2 September 2014, there was submitted a copy of the Local Review Body decision notice upholding a review request from Mr A Mackenzie, M Mackenzie, Old Pentland, Loanhead, seeking a review of the decision of the Planning Authority to refuse planning permission (14/00047/DPP, refused on 26 March 2014) for the change of use of vacant land to storage area for storage of skips at land 70m north west of Old Pentland Sawmill, Old Pentland, Loanhead and granting planning permission subject to conditions.

Decision

To note the LRB decision notice.

(b) 18 Ninth Street, Newtongrange

With reference to paragraph 4(b) of the Minutes of 2 September 2014, there was submitted a copy of the Local Review Body decision notice upholding a review request from FEM Building Design Services, 8 Plantain Grove, Lenzie, Glasgow, seeking on behalf of their client Mr R Rorrison, a review of the decision of the Planning Authority to refuse planning permission (14/00064/DPP, refused on 28 April 2014) for the erection of a single storey rear extension to dwellinghouse and formation of decking at 18 Ninth Street, Newtongrange and granting planning permission subject to conditions.

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 20 October 2014 participated in the review process, namely Councillors Bryant (Chair), Bennett, Constable, Milligan, Montgomery and Rosie.

4. Notice of Review Requests –

(a) Land at 15 Ironmills, Dalkeith

There was submitted report, dated 14 October 2014, by the Head of Communities and Economy regarding an application from Mr P McCulloch, Cala Homes (East) Ltd, Cairnlee House, Callendar Boulevarde, Callendar Business Park, Falkirk seeking a review of the decision of the Planning Authority to refuse planning permission (13/00865/DPP, refused on 13 February 2014) for the erection of satellite dish and associated supporting column (Retrospective) at land at 15 Ironmills Road, Dalkeith. 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 20 October 2014.

The LRB then gave careful consideration to the merits of the case based on all the written information provided. It was felt that in this particular case the proposed provision of a communal satellite and terrestrial television source for all 18 properties in the development in this locality was of such significance as to potentially outweigh the policy provisions. It was also felt that if a suitable location and appearance, similar to that of other urban street furniture in the locality, could be identified and controlled by way of appropriate condition(s), concerns regarding the visual impact could be addressed.

Decision

The Local Review Body agreed to uphold the review request and grant planning permission subject to the following conditions:-

1. The proposed column shall be of a colour, shape and form to match the lighting columns on the boundary of the development. The column shall be positioned as close to the public footpath as possible.
2. The existing satellite dish, television aerial and support column shall be removed within one month of the proposed satellite dish and television aerial being installed.

Reason for conditions 1 and 2: In the interests of visual amenity.

(Action: Head of Communities and Economy)

(b) Glenord, 17 Broomieknowe, Lasswade

There was submitted report, dated 14 October 2014, by the Head of Communities and Economy regarding an application from Format Design, 146 Duddingston Road West, Edinburgh, seeking on behalf of their client Mr P Fairbairn, removal of Condition 1 of planning permission 14/00361/DPP, granted on 14 July 2014, for the erection of entrance gates and fence (Retrospective) at Glenord, 17 Broomieknowe, Lasswade. 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 20 October 2014.

The LRB then gave careful consideration to the merits of the case based on all the written information provided. It was felt on balance that as the entrance gates and fence were predominately black in colour, they did not have a detrimental impact on the character and amenity of the surrounding conservation area.

Decision

After further discussion, the Local Review Body agreed to uphold the review request and grant planning permission without the requirement to paint the gates and fence black as stated in the original decision notice issued on 14 July 2014.

(Action: Head of Communities and Economy)

(c) 6A Hursted Avenue, Easthouses

There was submitted report, dated 14 October 2014, by the Head of Communities and Economy regarding an application from Eskbank Design Studio, 7 Newbattle Road, Eskbank, Dalkeith, seeking on behalf of their client Mr H Jack, a review of the decision of the Planning Authority to refuse planning permission (14/00421/DPP, refused on 8 July 2014) for the erection of veranda and associated steps at 6A Hursted Avenue, Easthouses, Dalkeith. 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 20 October 2014.

The LRB then gave careful consideration to the merits of the case based on all the written information provided. It was felt that in this particular case the nature and number of front porch extensions in this locality was of such significance as to potentially outweigh the policy provisions. It was also felt that it would be possible to address by way of appropriate conditions any concerns regarding the visual impact on the street scene without undermining the character of the host building or local area.

Decision

The Local Review Body agreed to uphold the review request and grant planning permission subject to the following conditions:-

1. The colour, size, texture and profile of the roof tiles on the veranda shall match those of the roof tiles on the existing building.
2. The material and colour of the fascia and barge boards on the veranda shall match those on the existing building.

Reason for conditions 1 and 2: To ensure that the extension matches the external appearance of the existing building and thereby maintains the visual quality of the area.

3. Details of the colour finish of the deck and balustrade shall be submitted to the Planning Authority and no work shall start on the veranda until this detail has been approved in writing by the Planning Authority.

Reason: To safeguard the character of the existing building and the visual amenity of the surrounding area.

(Action: Head of Communities and Economy)

The meeting terminated at 3.12pm.