

## PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

16 JANUARY 2014

### DECLARATION OF INTEREST

The Vice Convener declared an interest in regard to the following item of business by virtue of a personal connection and considered that the nature of his interest required him to withdraw from the meeting and take no part in the deliberations thereon.

### LAND ADJACENT TO 58 WHITEHALL PLACE - 131045

3. The Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

That the Committee approve the application in respect of planning permission for a proposed single dwelling house, including demolition of the existing garage and the formation of a new driveway to the existing house, subject to the following conditions:-

(1) That the development hereby approved shall not be occupied unless the car parking areas hereby granted planning permission have been constructed, drained, laid-out and demarcated in accordance with drawing No. 1004 (Revision A) of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Such areas shall not thereafter be used for any other purpose other than the purpose of the parking of cars ancillary to the development and use thereby granted approval; (2) That notwithstanding the provisions of Class 1, Class 2 and Class 3 of the Schedule to the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 or any order amending, revoking or re-enacting that Order, no enlargement, improvement or other alteration to the dwellinghouse shall be undertaken without an express grant of planning permission from the planning authority; (3) That the building hereby approved shall not be occupied unless a scheme detailing compliance with the Council's 'Low and Zero Carbon Buildings' supplementary guidance has been submitted to and approved in writing by the planning authority, and any recommended measures specified within that scheme for the reduction of carbon emissions have been implemented in full; and (4) That no development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development hereby approved has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed.

In response to questions, Mr Daniel Lewis, Development Management Manager, advised the Committee that the applicant was willing to remove the terrace and

planter from the proposal and replace this with a flat roof if this was preferred by members.

The Convener moved, seconded by Councillor Cormie:-

That the application be approved in accordance with the recommendation contained within the report subject to the removal of the terrace and planter and replacement with a flat roof as proposed by the applicant.

Councillor Jennifer Stewart moved as an amendment, seconded by Councillor Corall:-

That the application be refused on the grounds that the proposed development represented overdevelopment of the site; was not in keeping with the properties in the surrounding area; the quality of the materials proposed would be out of character with surrounding buildings; would result in a loss of on-street car parking; and would set an undesirable precedent for future development of a similar nature.

On a division, there voted:- for the motion (6) - the Convener; and Councillors Cormie, Donnelly, Grant, Jean Morrison and Townson; for the amendment (8) - Councillors Boulton, Corall, Greig, Jaffrey, MacGregor, Samarai, Jennifer Stewart and Thomson; absent from the division (1) - the Vice Convener.

**The Committee resolved:-**  
to adopt the amendment.

**In terms of Standing Order 36(3), the Convener indicated that he wished the foregoing decision to be referred to Council for decision and was supported by Councillors Cormie, Donnelly, Grant and Morrison.**