

Council planning review body

The Council Planning Local Review Body met yesterday to discuss three planning applications, [as mentioned earlier](#).

The first application concerning the farmhouse in Newbridge (item 4.1 of the [agenda](#)) initially failed to provide any justification of any reason for the actual building itself. After an assessment of the operational needs of the farm during a visit though, it was evident that it would be beneficial and was accepted, with the specific condition that it was to be used for agricultural purposes only. Councillor Munn approved the application, stressing that it should abide by the rule the house follows in that it should be 'limited to persons employed locally in agriculture' as defined in section 275 of the Town and Country Planning (Scotland) Act 1972.

Item 4.2 examined the conversion of a domestic garage to a commercial function room and the building of two outbuildings for commercial use at 201 Colinton Road. Although it was deemed true that it would not be visible from street level, the underlying concern with the application was with the notion that the nature of the proposal could possibly be amended – one of the outbuildings to be used as a yoga room could easily become a commercial area. As a predominantly residential area, the refusal for the application was upheld.

The body also expressed concern when examining the final review, which was the proposed introduction of new french doors and an external staircase to the rear of the house at 31A Heriot Row. Although the french doors were not particularly detrimental to the application's failure, the project as a whole was once again refused because the project was believed to be more synthetic rather than practically advantageous. As a listed building it was said that the upkeep of the appearance of the conservation area was a key factor to consider, and so there was no real reason for the changes.

The caution portrayed by the planning body was tinted with a sense that, perhaps with further visits and amendments to the two refused applications, they may at some future point be deemed acceptable, if and when they are reviewed again.