

# Planning Report

March 2018

## Applications

During the four week period nine applications were received

- 18/00673/FUL - Erect two storey extension to northern elevation - 52 Echline Place
- 18/00758/FUL - Remove existing extension and construct two storey extension - Olive Bank 16 Kirkliston Road
- 18/00696/FUL - Single storey side extension with pitched roof - 5 Carmelite Road
- 18/00987/FUL - Extend existing kitchen and dining room - 64 Stoneyflatts
- 18/01007/FUL - Erect two-storey side extension to existing dwelling - 40 Rosebery Avenue
- 18/00903/FUL - Single storey extension to rear - Ashburnham Lodge, Station Road
- 18/01041/FUL - Extension to front - 16 Burgess Road

## Certificate of Lawfulness Proposed

- 18/00976/CLP - Installation of window in gable wall of dwelling house - 28 Springfield Road
- 18/01046/CLP - Internal and external alterations to include widening of French Door Opening and installation of sliding folding doors at rear of property - 15 Station View

## Decisions

The Planning Authority made eight decisions during the four week period

- 17/05721/ADV - Erect Flag and Flag Pole, V- shaped Advance Sign, Advertising Signage and Sales Cabin to serve the new Development at Bankhead Road, Dalmeny - Land 58 Metres North Of 1 Wester Dalmeny Cottages Main Street Dalmeny - GRANTED
- 17/04592/FUL - Carry out minor variations to the building footprint and elevations - Site 27 Metres North West Of Port Edgar Yacht Club Shore Road - GRANTED
- 18/00141/FUL - Single storey extension to front(as amended) - 56 Echline Drive - GRANTED
- 17/04503/FUL - Addition of Solar Panels to each house roof using conservation style of solar panels - Land 58 Metres North Of 1 Wester Dalmeny Cottages Main Street Dalmeny - GRANTED
- 17/04334/ADV - Illuminated Euronet Worldwide blue and white ATM sign to the top of the ATM fascia - 43 High Street(Town Crier) - REFUSED
- 17/04335/FUL - Proposed installation of an ATM to be installed through shop front right hand window as a ATM fascia only through glass installation. Within the ATM fascia is a standard NCR illuminated fascia sign to be fitted with a blue and white ATM decal sign. (revised) - 43 High Street(Town Crier) - REFUSED
- 17/05147/LBC - Installation of a handrail - 1 Plewlands House - GRANTED
- 18/00250/ADV - To rebrand kiosk with new images + install advertising display (as amended) - Hawes Pier - GRANTED - Fast Track Decision

## **Planning Matters**

### **Scotstoun Site - LDP HSG33**

16/06280/FUL - Residential development of Flats and Houses with associated accesses, roads, drainage, parking and landscaping - Land 100 Metres South Of 105 Provost Milne Grove.

This application was heard at the Development Management Sub-Committee meeting on the 21st March with the application being granted as the committee felt that it conforms to the planning policy and the LDP. It was also decided that a hearing was not required.

Some of what was said during the committee meeting was in my mind was unbelievable and shows that all the committee did not understand this application fully and what was written in the report. You can get a better understanding of this meeting by watching the webcast using this link:

[https://edinburgh.public-i.tv/core/portal/webcast\\_interactive/293970](https://edinburgh.public-i.tv/core/portal/webcast_interactive/293970)

The most worrying aspect for me is that this is an LDP site, this had been allocated in the LDP for housing and had LDP principles and actions attached to it, which seem to have just been thrown by the wayside. For example the report for the committee is available to read one week before the meeting and it was only then that QDCC found out there would be no funding contribution from this development towards improved/additional car parking at Dalmeny Station, the reason being that no costing had been done and therefore they couldn't ask the developer for a contribution. Then the Transport Official at the meeting said there was no costing done because there was no capacity for improvement!!!! A solution should have been sought and costed!! And then another official saying that the council wanted to promote active travel etc so it was decided not to pursue this further and really folk could either walk or cycle to the station. It was also mentioned by a committee member that QDCC's expectations were too high - it was an LDP action!! Not something that QDCC just thought up. There were Transport issues highlighted by some on the committee especially regarding the through road which was again mentioned in the LDP that there was to be no direct through road but there is a through road that folk will probably find easy as they already have at Dalmeny Park. In the report I also noted this regarding Scotstoun Avenue traffic calming Appropriate traffic calming measures may be considered for Scotstoun Avenue the cost of the works has been estimated to be £30,000, which the applicant is agreeable. The legal agreement for the nearby Agilent site also required a contribution towards traffic calming. If there is a duplication of works then this may not be required for this application - why didn't they check this out before preparing the report!! And why should this developer not have to contribute. What implications does this now throw up for funding the infrastructure improvements if decisions like this are being made. There was little consideration taken into Placemaking or at times even the LDP and I feel that the community of Queensferry have been let down. I also feel that this application has shown the LDP is flawed.

### **Dundas Park/Hub**

Work is in progress on the all weather pitch with the works due to be completed by mid April

### **Ferrymuir**

Erection of 4 storey flatted residential development comprising 44 units, for older people including associated parking

Site 80 Metres West Of 4 Ferrymuir South Queensferry Ref. No: 17/00301/FUL I Validated: Fri 27 Jan 2017

This application has been minded to grant but is subject to a legal agreement. Problems regarding the Legal Agreement have now been resolved and the development should progress over the coming weeks.

### **Dalmeny Park**

QDCC has received no further update from Cala on the required work still to be done on the bus turning circle.

### **High Street ATM**

The application to locate an ATM at the Town Crier Newsagents has been refused. The reason given:

The proposal fails to preserve or enhance the character and appearance of the Queensferry Conservation Area, and would have an adverse impact on the unique architectural and historical character of the listed building

### **Civic Notice**

There has been an application from a resident to run a second hand car sales business from a residential property in Springfield Road

Diane Job  
QDCC Planning Convener