

# Planning Report

July 2019

## Applications

During the four week period ten applications were received

19/01879/FUL - Replace existing rear conservatory with a single storey extension of same footprint - 4 Stoneyflatts

19/02702/FUL - Remove a 2.5 metre section of Holly Hedge and a low boundary wall which is 0.4m in height, together with the repositioning of an existing stone gate post. It is not considered that the kerb on the pavement will need to be dropped as this proposal is a reinstatement of an existing driveway and the kerb is already low - 7 Station Road

19/02930/FUL - Proposal to build a vehicle run-in to the front of the property accessed from Shore Road. Proposed driveway will accommodate 1 car - 13 Shore Road

19/02945/FUL - Proposed single storey rear extension with internal alterations - 15 Echline View

19/02971/FUL - Proposed single / two storey extension to front of property - 39 Sommerville Gardens

19/02978/FUL - Alter and extend house with new timber clad extensions to form bedroom and office The Weddle, Butlaw, 12 Linn Mill

19/03021/FUL - Two storey extension and single storey rear extension - 30 Echline Drive

## Prior Notification - Telecommunications

19/03235/PNT - Proposed removal of 6 (six) existing antennas and replaced with proposed 6 (six) antennas on existing support pole. Existing cabinet to be refreshed internally - Telecoms Apparatus 93 Metres Southeast Of 29 Station View

## Certificate of Lawfulness Existing

19/03173/CLE - A floating pontoon within Port Edgar Marina, South Queensferry, with associated access bridge and retaining structure for the boarding of passengers to the Inchcolme Island Ferry and river Forth tour boats - Port Edgar Marina

## Trees in Conservation Area

19/02980/TCO - Conifer, holly and broadleaf hedge - Cut back to reduce height by approx 3 metres, Driveside conifers - Cut back conifers to reduce height by approx 3 metres, Wallside mature sycamore - Prune lower small branches to lift crown away from wall - Gospatric House Dalmeny

## Decisions

The Planning Authority made four decisions during the four week period

19/02096/FUL - Proposed formation of roof dormer to rear of house (as amended) - 52  
Lawson Crescent - GRANTED

18/10545/PPP - Demolition of buildings, residential development (Class 9) and apartments (Sui Generis); commercial Class 1, 2 and 3 within a local centre; non-residential (Class 10); hotel (Class 7); park & ride; landscaping, open space, access, SUDS and ancillary development - Craigiehall - WITHDRAWN

19/02980/TCO - Conifer, holly and broadleaf hedge - Cut back to reduce height by approx 3 metres, Driveside conifers - Cut back conifers to reduce height by approx 3 metres, Wallside mature sycamore - Prune lower small branches to lift crown away from wall - Gospatric House Dalmeny - NOT MAKE A TREE PRESERVATION ORDER

19/02256/FUL - Erect single storey extension - 9 Clufflat Brae - REFUSED

The refusal was due to:

- 1.The proposal is contrary to the Local Development Plan Policy Des 1 in respect of Design Quality and Context, as it does not draw from the positive characteristics of the surrounding area
- 2.The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as its positioning is not compatible with the character of the existing building
- 3.The proposals are contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as the extension should be set behind the front line of the existing dwelling.

## **Planning Matters**

### **Dundas Park/Hub**

We have been informed that an application for additional funding towards an upgrade of the children's play park had been applied for and we hope to hear soon if this is successful

### **Dalmeny Park**

Commercial Land - no further update on if/when building will start

Toddler Play Park - The factors for the site Ross & Liddell have put up a sign stating that the play park is private and only for the use of Dalmeny Park residents, we haven't come across this before as all other play parks in Queensferry are under CEC and can be used by all.

### **South Scotstoun Development**

Pre-construction and enabling works will begin in the next few weeks, notification letters will be delivered to nearby residents. Construction traffic will enter the site via Scotstoun Avenue and then Provost Milne Grove, whilst completing this work which will add extra traffic at these locations.

### **Scotstoun Avenue**

New traffic calming measures on Scotstoun Avenue - no further update on this has been given re the consultation

## **Builyeon Road**

16/01797/PPP - S75 legal agreement still being progressed. A further extension of time been given to the 30th November in relation to the draft legal agreement.

## **Ferrymuir Gait**

Two applications have been submitted for the "Corus site" 18/05713/FUL and 18/08266/AMC - more detailed documents are still required to be submitted for 18/08266/AMC - still waiting detailed documents to be submitted - an extension of time was given in February for both these applications until 14th August. I contacted the case officer for an update and have been told that the applicant has been asked to submit all relevant information to determine the application by the end of August and then this will be followed by the standard 4 month decision timescale for the assessment. Neighbours and consultees including QDCC will be notified again and the period for representations will be open for a further 21 days.

## **Queensferry Primary School Extension**

Building work in progress - building will not be completed for the the start of the school term in August. They are looking for a completion date of the end of September. Children will be taught in the gym hall until it is ready

## **High School Build**

Building work in progress

## **The Loan**

18/10536/FUL - Proposed installation of a 15m high monopole, accommodating 1No antenna within a GRP shroud; and 1No equipment cabinet on the footway adjacent to 29 The Loan, Queensferry, Edinburgh, EH30 9SD (NGR: 312895, 678309) to provide communications coverage for the emergency services in the surrounding area. Airwave's coverage requirement in this area has resulted from the removal of nearby Telefonica site ref: 1890 which had also accommodated equipment for Airwave - Footway Adjacent to 29 The Loan - No decision has been made as yet on this application.

## **Worship Hall - Milton Farm Road**

19/02418/FUL - QDCC submitted comments on this application regarding transport and safe access - on contacting the case officer he has advised that he has formally consulted CEC Roads and Transportation Services with regards the application. A decision on the application is still to be decided

QDCC reps will meet with Crawford McGhie and Robbie Crockatt from CEC Communities and Families Dept on Monday 29th July

Diane Job  
QDCC Planning Convener