

Planning Report

September 2019

Applications

During the four week period twelve applications were received

19/04116/FUL - Development of a Forth Bridge Walk Reception Centre; new sections of bridge access system; new viewing platforms; associated car parking; landscaping; servicing and alterations to existing vehicular and pedestrian accesses - Forth Rail Bridge Hawes Brae

19/04117/CON - To demolish 2x ancillary buildings of residential property to make way for proposed development of Forth Bridge Experience - Forth Rail Bridge Hawes Brae

19/04118/LBC - Installation of bridge access system on Forth Bridge and installation of glazed capping to Dalmeny Battery - Forth Rail Bridge Hawes Brae

19/04137/FUL - New rear extension to create living area - 2 Plewlandcroft

19/04281/LBC - The proposal is to install a new roof light into the existing loft space of 3 Ashburnham Gardens as well as minor alterations to the first floor in order to provide better access into the loft - 3 Ashburnham Gardens

19/04283/FUL - Installation of a roof light into the loft space of a 2 storey semi- detached Arts and Crafts villa - 3 Ashburnham Gardens

19/03896/FUL - Extension to rear of dwelling - 38 Dundas Avenue

Trees in Conservation Area

19/04111/TCO - T1, Horse chestnut - 3- 4 meter reduction as continued maintenance , T2, Lime trees - Deadwood removal and removal of basal epicormic to enable inspection , T3, Maple - Reduce crown and rebalance in response to recent limb loss during storms, T4, Purple plum - Fell, tree is in poor health, T5, Horse chestnut by garage - Rebalance in response to removal of neighbouring tree, T6, Maple by garage - Remove deadwood - 5 Station Road

19/04119/TCO - See Tree Removal Layout (FBE-PAH-XX- SQ-DR-LA-009) - Removal of trees for development and management purposes. Thinning of selected areas - Forth Rail Bridge Hawes Brae

Certificate of Lawfulness Proposed

19/036000/CLP- Demolish 17 no. storage/garage units and replacing the existing road surface with a new road surface, new edging around the perimeter of the site, new fencing and drop kerbs provided to serve disabled parking spaces - 101G Walker Drive

19/03601/CLP - Demolish 16 no. storage/garage units and replacing the existing road surface with a new road surface, new edging around the perimeter of the site, new fencing and drop kerbs provided to serve disabled parking spaces

19/04081/CLP - Installation of 2 Velux rooflights to rear elevation of proposed attic conversion - Flat 4 38 Shore Road

Decisions

The Planning Authority made seven decisions during the four week period

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

19/01484/FUL - Proposed alteration and extension of existing agricultural shed within existing farm retail setting to provide internal and external "Play Barn" facilities and associated family cafe / restaurant to compliment existing farm retail business - West Craigie Farm Shop, West Craigie Farm Road - GRANTED

19/03270/FUL - Erection of conservatory - 26 Echline Grove - GRANTED

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 - REFUSED

The application was refused for the following: The proposal does not fall within the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and therefore is not a lawful development. Planning permission is required for the work

19/04111/TCO - T1, Horse chestnut - 3-4 meter reduction as continued maintenance , T2, Lime trees - Deadwood removal and removal of basal epicormic to enable inspection , T3, Maple - Reduce crown and rebalance in response to recent limb loss during storms, T4, Purple plum - Fell, tree is in poor health, T5, Horse chestnut by garage - Rebalance in response to removal of neighbouring tree, T6, Maple by garage - Remove deadwood - 5 Station Road - NOT MAKE A TREE PRESERVATION ORDER

19/03308/FUL - Proposed 2 storey side extension and canopy roof to front - 23 Carlowrie Avenue Dalmeny - GRANTED

19/04119/TCO - See Tree Removal Layout (FBE-PAH-XX-SQ-DR-LA- 009) - Removal of trees for development and management purposes. Thinning of selected areas- Forth Rail Bridge Hawes Brae - WITHDRAWN

Planning Matters

Dundas Children's Play Park

Awaiting an update

Dalmeny Park

Commercial Land - no further update on if/when building will start. To Let signage is still in place

South Scotstoun Development

Pre-construction and enabling works have started.

Scotstoun Avenue

Cllr Lang advised QDCC that the final detailed design for the traffic calming should be complete next month(September) Not had any update

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 on

detailed documents to be submitted - a time limit has been given on this and the submission of the documents should be completed by the end of August. THE DOCUMENTS STILL HAVEN'T BEEN ADDED TO THE PORTAL - after receiving an update from the case officer that he had received most of the documents!!!!!!

4/9 - Most of the information has been submitted by the applicant, but there were a couple of things slightly delayed until this week so I am holding off any consultations and neighbour notification until everything is submitted - expect I can proceed this/next week. I will need to establish a target committee date soon after I've had a chance to review all the information - I will have more of an idea in early October.

Queensferry Primary School Extension

Building work looks as if it is almost complete

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 - A decision on the application is still to be decided

Network Rail Forth Bridge Experience

**Applications have been submitted to planning for this project - QDCC is a consultee
Can CC's please have a look at these applications and give me your thoughts and any concerns**

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Diane Job
QDCC Planning Convener