

Planning Report

November 2019

Applications

During the eight week period twenty applications were received

- 19/04216/FUL - Erection of a 2m x 3m decorative trellis panel in our front garden (in retrospect) - 12A Forth Park
- 19/04495/FUL - Installation of replacement conservatory frames on existing base - 52 Stoneyflatts Crescent
- 19/04530/FUL - Proposed attic conversion to form two bedrooms and shower room - 51 Farquhar Terrace
- 19/04607/FUL - Proposed single storey extension to front of property to form utility room and additional storey on existing garage to form bedroom - 2 Sommerville Gardens
- 19/04623/FUL - Front porch extension - 51 Echline Terrace
- 19/04639/FUL - Change of use from shop to hot food takeaway - 16 Hopetoun Road
- 19/03791/FUL - Replacement Conservatory and Orangerie - Avon House Loch Road
- 19/04811/FUL - Two storey side and rear extension - 11 Stoneyflatts
- 19/04843/FUL - Change the use of the adjacent strip of land and grass to Garden Use extend our existing garden to the side of our semi-detached house - 1 Springfield View
- 19/04852/ADV - Signage - Hawes Inn Newhalls Road
- 19/04853/LBC - Propose changing the existing signage to make the site more appealing to the public - Hawes Inn Newhalls Road
- 19/04989/FUL - Extension to rear and new Porch to front - 23 Moubray Grove
- 19/05253/FUL - Erection of one-and-a- half storey, detached, 5 bedroomed family home - The Old Dairy House Dundas Home Farm
- 19/05215/FUL - Application for Listed Building Consent for the following works to be undertaken. 1. Roof Repair Works to front facade (complete) and back (partial). 2. Painting of the front facade of the property - 7 Edinburgh Road

Trees in Conservation Area

- 19/04727/TCO - Sycamore - 3 - Twin- stemmed sycamore to be felled, Sycamore - 218 - Twin-stemmed sycamore to fell, Scots pine - 219 - Tree to fell - dead, Sycamore - 220 - Tree to fell - Street Record Newhalls Road
- 19/04902/TCO - Large mature sycamore (Acer pseudoplatanus) approx 20 metres spreading crown - to reduce by approx 25 - 30% - 52 Bankhead Road

Certificate of Lawfulness Proposed

- 19/04265/CLP - Garage conversion - 54 Stoneyflatts
- 19/04632/CLP - Roof conversion including new velux windows - 45 Lawson Crescent
- 19/04183/CLP - Erect new conservatory - 58 Provost Milne Grove

Certificate of Lawfulness Existing

19/04944/CLE - Air source heat pump installed by DMS Installations (now bust) as part of new heating and hot water system. The heat pump is located at the rear of the house attached to an extension - Queens B&B 8 The Loan

Decisions

The Planning Authority made twenty decisions during the eight week period

19/03342/FUL - Erection of single storey extension to create wheelchair accessible living space and access to residential property . Associated works include demolition of existing garage and formation of external ramp access at front and rear - 7 Echline Park - GRANTED

19/04265/CLP - Garage conversion - 54 Stoneyflatts - GRANTED

19/03698/FUL - Erect a single storey rear extension and first floor extension above garage - 17 Long Crook - GRANTED

19/03642/FUL - Single storey rear extension - 86 Atheling Grove - GRANTED

19/03600/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 - GRANTED

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 - 35G Walker Drive - GRANTED

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

19/02917/FUL - A portal frame extension forming a new access point - 7/1 Port Edgar Shore Road - GRANTED

19/04727/TCO - Sycamore - 3 - Twin- stemmed sycamore to be felled, Sycamore - 218 - Twin-stemmed sycamore to fell, Scots pine - 219 - Tree to fell - dead, Sycamore - 220 - Tree to fell - Street Record Newhalls Road - NOT MAKE A TREE PRESERVATION ORDER

19/04137/FUL - New rear extension to create living area - 22 Plewlandcroft - GRANTED

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 - GRANTED

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 - GRANTED

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

19/04639/FUL - Change of use from shop to hot food takeaway - 16 Hopetoun Road - WITHDRAWN

19/04632/CLP - Roof conversion including new velux windows - 45 Lawson Crescent - GRANTED

19/04216/FUL - Erection of a 2m x 3m decorative trellis panel in our front garden (in retrospect) - 12A Forth Park - GRANTED

19/03692/ADV - Erect non-illuminated freestanding sign - Land 100 Metres South Of 105 Provost Milne Grove (Taylor Wimpey) - WITHDRAWN

19/04811/FUL - Two storey side and rear extension - 11 Stoneyflatts - WITHDRAWN

19/04530/FUL - Proposed attic conversion to form two bedrooms and shower room - 51 Farquhar Terrace - GRANTED

19/04495/FUL - Installation of replacement conservatory frames on existing base - 52 Stoneyflatts Crescent - GRANTED

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 - Hawthorn Gardens

Update from Taylor Wimpey

Taylor Wimpey now owns all the site - Heras fencing is in place around most of the perimeter but have left access open to the top of the site for residents, as we understand this area is widely used by dog walkers and we are keen to ensure that we support that where we are able to.

Our intention is to leave this open until January/February 2020. first foundations will be pulled this side of the year, and the first timber kit is expected to be erected in February of 2020.

A key point for residents, is also that we will begin to take access via Provost Milne Grove early in the New Year of 2020. We will ensure that prior to that, there is sufficient road and turning circle on our site to ensure that traffic does not back onto the road itself. We are very mindful that our management of traffic and road condition here is key and are fully committed to ensuring this does not cause difficulties for residents.

Questions asked by QDCC:

Contractor parking -

We will provide enough parking and a turning circle on site to prevent this behaviour on public roads. That said, as publicly adopted roads we are not able to force people to park on site but will do all we can here to ensure this happens. Should the odd contractor decide to ignore this advice then we will pick up with them as soon as we are notified they are going against our wishes

When will a sales office be on site and when can plots be reserved -

Dates are still to be finalised, however we expect to have a sales presence from Spring of 2020 with the ability to reserve from then. Our first completed home is likely to be early 2021

Scotstoun Avenue

QDCC had previously been advised that the final detailed design for the traffic calming should be completed by September but to date there has not been any update.

Builyeon Road

16/01797/PPP - S75 legal agreement still being progressed. A further extension of time been given to the 30th May 2020 in relation to the draft legal agreement.

Cala who will developing part of the site have little detail to share for now on the masterplan but will work with QDCC moving forward with this development.

Ferrymuir Gait

18/08266/AMC - the detailed documents required were finally submitted to the portal on the 4th November more than 1 year!! after the application was first submitted. The AMC application was submitted with very few documents on the 3rd October 2018!!, just 5 days before the 3 years time limit allowed was up!! Then with a wait of over year for the detailed documents to be submitted I see that they weren't at all prepared for this AMC application and really in my view only submitted enough documents to register the AMC application so that that they didn't have to start all over again from scratch.

QDCC received notification as a consultee on the 7th November to submit comments on this application as was neighbours. QDCC has asked for an extension to the consultation period for QDCC to consider the detailed documents, all other comments by the public have to be submitted by Monday 25th November. QDCC also requested using the Concordat Agreement between CEC and Community Councils that further public consultations be held as the detailed documents show many changes to the original plan, including a change in access and 5 storey flats!!!. The request for further public consultations has been turned down for the following reasons:

With regard to the developer holding further community consultation events, unfortunately planning legislation does not require any further pre-application consultation to be held for Applications for Approval of Matters Specified in Conditions (AMCs). AMC applications are linked to Planning Permission in Principle that was granted previously (14/01509/PPP) - in these cases the applicant is only required to address the conditions specified in the PPP decision.

It is over 5 years since the 14/01509/PPP for this site was submitted and over 4 years since this was approved!!

To date there have been 331 objections to this application.

QDCC will be discussing what to do next over the coming week.

High School Build

Building work in progress and going well.

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 - QDCC has had notification that this application has been GRANTED. QDCC and others objected to this equipment being sited on the footpath on the Loan, we asked that another location be sought but CEC planning has approved this application with the reason being: The proposal complies with policy RS 7 of the LDP The proposal will not impact on neighbouring amenity. It is recommended the application is approved.

Hall - Milton Farm Road

19/02418/FUL - A decision on the application is still to be decided

Network Rail Forth Bridge Experience

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.

19/04116/FUL has raised many concerns with local residents and 155 objections have been submitted on the application. Residents living within the proximity of the proposed facility raised the most concerns, although objections have come from all over South Queensferry. QDCC reps met for an on-site visit and QDCC has submitted comments to planning as a consultee. The main concerns for residents were: Transport and traffic congestion, Loss of privacy, Noise pollution Light Pollution, Loss of Character of the Conservation Area and World heritage, Site Loss of trees, shrubs and foliage, Loss of wildlife. We have to wait for now to see what planning decides after taking into consideration all that has been said in comments and consultations and their discussions with Network Rail.

Derek Lawson from Cala will be attending our meeting on Monday 25th November regarding development proposals for the Springfield site HSG1.

Diane Job
QDCC Planning Convener