

Planning Report

May 2014

Applications

During the four week period six applications were received

14/01564/FUL - renew consent to build extension at 12 Echline Drive

14/01433/FUL - Form vehicle run-in in front garden at Shore Road

14/01509/PPP - Residential development at site north of Ferrymuir Gait

14/01640/FUL - Home alterations and extension at 30 Ashburnham Loan

14/01842/CLP - extension to property at 73 Moubay Grove where it is difficult to ascertain the principal elevation

14/01856/FUL - new doorway at Queensferry Early Years Centre

Decisions

The Planning Authority made three decisions during the four week period

14/01539/TCO - Raise no objection to fell at tree at 1 Ashburnham Gardens

14/01137/FUL - Extension at 78 Stoneyflatts - Granted

14/00880/LBC - Cramond Brig Hotel signage - Granted

Planning Matters

Agilent Site

Update

Initial dates and feedback from Gavin Hope who wishes to note these dates are indicative and whilst he anticipates these will be the dates, they may be subject to some change but will keep QDCC posted up front on any changes

1. Key timescales

a. Start and end date for project

26th May 2014 – Q4 2019. There will be some works getting done this week on site. This is mostly H&S related, testing of services, confirming location of the same.

a. Station Road car park start and end date

As discussed the delivery of this element is key locally and key to both CALA and Barratt. We are targeting the car park being in and completed by December of this year, circa 2-3 months in advance of the first property on site being occupied.

a. Works to form additional bays start and end date

This will be done as part of the Station Road works package.

a. Date for new pedestrian / cycle pathway opening

These works are programmed for completion Q4 2014. As has been discussed the existing pathway will remain open until this time, and perhaps even slightly beyond to allow for some snagging and review of the pathway. Key is of course maintaining access at all times.

a. Date for opening of bus turning area

The bus turning area will be completed by circa Q4 2014 / Q1 2015. We are currently working with our H&S team with regards the best date to have this area opened. This date will, as discussed, go hand in hand with works to Scotstoun Avenue.

1. Site information

a. Contact details for site manager – name, mobile and email address

Construction Manager – James Higgins / Site Manager – John Turnbull. Prior to site start I will pass over mobile and email addresses.

a. Plan showing locations of compounds

I have attached a plan which shows draft compound and construction roads locations – the only relevant areas within this plan are the CALA and Barratt compounds. This may amend slightly over the next month, so I will keep you updated as to any change. As per our discussions it is proposed to use the existing road network, again this is intended to cut down on disruption during the construction stage.

a. Indicative summary of build routes

These plans are currently being updated to reflect the principles of what was discussed at our meeting, as soon as the plan is finalised I will pass over a copy.

a. How site will be secured – company details when available

Prior to any works starting on site the boundary fences will be checked and re-secured as appropriate. We are currently confirming the selected security company. The site will be manned at all times. Once the company is confirmed we will pass details.

a. Will there be any liaison with local police station regarding site start, and security dates

Prior to site start our site manager will contact the local office to let them know that we are commencing on site.

a. Traffic management – indicative plan of how and where construction traffic will enter the site

The plan is for access to the site from Scotstoun Avenue. Given the constraints on Station Road this would only really be suitable for cars / light vehicles alas Scotstoun Ave is the most suitable location.

a. Lettering to residents living next door to the site prior to construction works commencing

I can confirm that prior to works starting our site team will letter neighbouring residents.

1. General

a. Information to schools on building sites / dangers associated with them

We run a programme for primary schools called "Building Sites Bite" this is something that our H&S Manager and site manager will organise with the local primary school. Below is a link giving a little background to the programme.

<http://www.cala.co.uk/homes/aboutcala/corporateinitiatives.aspx>

In addition they will arrange to meet with the head teacher / relevant person at South Queensferry High School.

Corus Site

Application 14/01509/PPP has now been received and QDCC are in the process of pulling together our comments on this development to send to the planning department. Initially I sent out an e-mail to ten community councillors with a summary of points raised during discussions with community council, residents, FRB and Transport Scotland to be read and asking for comments. To date I have received only one reply, I have now sent this out to all in QDCC and we will be discussing this development at our monthly meeting - please can you advise if you have any comments to make on these points or wish to add other points to this summary.

Ferrymuir Site

No update has been received from Evans on this development. We shall be discussing this proposed development at our monthly meeting.

Queensferry Conservation Area Character Appraisal Community Survey

An on-line SurveyMonkey questionnaire was set up to capture views about the character and appearance of the area and the current local issues of importance. Rachel Haworth will now be drawing together all the information from the survey(s) and other discussions and feedback we have had, in order to re-draft the appraisal document for public consultation. Rachel aims to have the text ready towards the end of May and she is happy to run this by QDCC and other interested parties for early comments before it goes to committee in August. QDCC has received no update as yet from Rachel

Diane Job
QDCC Planning Convener