

# Planning Report

August 2014

## **Applications**

During the four week period five applications were received

14/02935/FUL - Home extension - Echline Terrace

14/02954/LBC - interior renovations in retrospect - Rosshill House

14/02777/FUL & 14/02774/LBC - Garage Proposal at 7 Ashburnham Gardens

14/03192/FUL erect public art sculpture on land next to the Binks car park

## **Decisions**

The Planning Authority made seven decisions during the four week period

14/02093/FUL - Home Extension - Station Road - Granted

14/02641/FUL - Home extension at 24 Lawson Crescent - Granted

14/02614/FUL - Dormer Extension - 9 Hope Street - Granted

12/02406/FUL - Cramond Chain Ferry - Granted

14/02481/FUL - Home Extension - Longcrook- Granted

14/02849/FUL - conservatory Moubray Grove - Granted

14/02410/FUL - Extension Ashburnham Loan - Granted

## **Planning Matters**

### **Agilent Site**

Work continues onsite - thankfully the previous problem for neighbouring residents with vibration issues seem to have quietened down, at times there may still be noise issues and day to day problems but there has been an improvement on this as the site progresses. There are many questions being asked via Facebook and this week parking spaces at the station or lack of them has come into the frame again and questions re the car parking spaces being made available in the development for commuters. There seems to be some

confusion regarding traffic order notices placed on lamp posts around the Sommerville Gardens/Scotstoun Avenue area which some residents thought that this meant that the Dalmeny path was closing these notices were to do with the changes to the road layout and pavements/cycle path in Scotstoun Avenue/Lovers Lane location and Gavin Pope of Cala verified that the existing Dalmeny path will not close until the new path through the development has been completed and is safe to use, which QDCC had communicated numerous times in the past. QDCC will be having a review meeting with Cala to discuss progress of the development, other matters of interest and issues raised by residents. Residents have until the 29th August to comment on the Traffic Orders.

### **Corus Site**

A decision on this site will not be made until later in the year. It was noticed whilst looking at this application on the planning portal that the transport statement had been submitted on the 2nd July which was after representations had been submitted (the deadline for representations was 24th May) and therefore QDCC couldn't consider this in our submission. We felt the document was inadequate and didn't reflect the true situation, QDCC contacted the planning officer and we were eventually allowed to submit further representation regarding the Transport statement - thanks to Grant for completing this.

### **Ferrymuir Site**

QDCC, together with reps from QA and local Almond councillors held a meeting with James Pitt, Alan Farningham and Bellway to discuss the Ferrymuir Development. We did make some progress as we had been originally told that because of lack of interest there would no longer be a Care Home built on the site, QDCC have always felt a need for a Care Home in South Queensferry no office space was planned either but QA added that there was a demand for office space within South Queensferry, we were told at the meeting that Ryden will be appointed by Evans to carry out a forensic approach to marketing the vacant site opposite the Dakota Hotel for a care home or retirement living use. Before marketing commences, Ryden will liaise with those relevant organisations who can assist in this process and provide the evidence base to attract the care home providers. This will include but not be limited to consultation with Cllr Work, Queensferry Churches Care in the Community and other groups to be identified in West Edinburgh including those in Kirkliston. Ryden will report to both Evans and the Community Council on a monthly basis on progress. Queensferry Ambition (QA) will provide Evans with details of named demand for office space in South Queensferry including the covenant information, size requirement and an indication of the lease terms (length of lease) that might be offered. Evans will then assess the commercial viability of the proposition.

A public consultation was held on the 13th August at the High School, approximately 75 residents attended the event and we captured their views on the

housing proposal, community facility and the care home. QDCC were pleased with the attendance. The pin boards can be viewed at our August business meeting. We would like to get the feedback comments collated into a report .

## **Local Development Plan**

The word is hopefully getting out to residents about The Local Development Plan we've had many residents talking about it and clearly the residents have many of the same concerns as we at QDCC. The documents can be viewed at: [www.edinburgh.gov.uk/localdevelopmentplan](http://www.edinburgh.gov.uk/localdevelopmentplan)

There will be a drop in session in the Rosebery Hall on the 26th August 3.30pm - 6.45pm - for all interested parties and QDCC will be in attendance to capture of the views of the attendees. I hope that we have a good response from residents.

Representations can be made on the Second Proposed Plan. These must be submitted in writing using the [form](#) provided by **5.00pm on Friday 3 October 2014**. Representations can be submitted electronically to [localdevelopmentplan@edinburgh.gov.uk](mailto:localdevelopmentplan@edinburgh.gov.uk) or by post to Local Development Plan Team, City of Edinburgh Council, Business Centre G.3, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG.

## **Queensferry Conservation Area Character Appraisal**

Rachel Haworth has now completed the draft text for the Queensferry Conservation Area Character Appraisal and this is due to go to the planning committee on the 7th August for approval for public consultation. QDCC and a few others from the community have been sent a copy of this. Once approved at committee they can go ahead with public consultation. The aim for this is around mid-September to mid-October - this will consist of:

- Launch of the consultation - ideally at an event such as a CC meeting or similar.
- Draft appraisal published online for comment
- On-line survey
- Exhibition material summarising the revised appraisal +
- Information session(s) at a suitable local venue

Are you aware of any public events taking place in September that Rachel Howarth could launch the consultation?

Diane Job  
QDCC Planning Convener

