

Planning Report

November 2014 - January 2105

Applications

During the three month period sixteen applications were received

- 14/04023/CLP - Application for certificate of lawfulness - FRB Admin Centre
- 14/04172/FUL - Proposed development of 151houses and flats - Ferrymuir
- 14/04235/LBC - Balustrade repairs - Dalmeny Estate
- 14/04237/FUL - Part change of use from residential dwelling to commercial use -
Farmhouse 7 Cramond Brig
- 14/04473/FUL - Erect single storey rear extension - Burgess Road
- 14/04932/LBC - Remove existing signs and install new - Hawes Inn
- 14/04069/FUL - Singe storey extension - mid terraced - Echline Place
- 14/04931/SDV - Advertisement for new signage - Hawes Inn
- 14/04959/FUL - Erection of front porch - Ashburnham Loan
- 14/05004/FUL - Single storey extension - Springfield Crescent
- 14/01592/FUL - Construct 2 storey dwelling house and triple garage - land 60 metres
south of 12 Forth Park
- 14/05173/FUL - Remove existing timber windows and replace with UPVC windows -
9 Ashburnham Gardens
- 14/05282/FUL - one and a half story rear extension - 64 Stoneyflatts Park
- 14/05284/FUL - Erect single story gable extension - 30 Echline Park
- 14/04969/FUL - Install a mosaic sculpture(Guardian of the Bridges) at 18 metres East of
the Binks car park - this application replaces the application submitted in
August
- 14/05358/FUL - replacement roof lights at 11 Villa Road

Decisions

The Planning Authority made nineteen decisions during the three month period

- 14/03721/FUL - Demolish porch/outbuilding & construct single story extension - Granted
- 14/03563/FUL - Install small window to en-suite - Wester Dalmeny Steading - Granted
- 14/03564/LBC - as above
- 14/04084/LBC - External painting and minor alterations – Hawes Inn - Granted
- 14/01350/FUL - Change of use of small amenity open space - Echline Grove - Granted
- 14/03683/FUL - single storey side extension - Echline Green - permitted development
- 14/03755/FUL - Siting of air condition condensers - Lloyds Pharmacy - Granted
- 14/04069/FUL - Single storey Extension - Echline Place - Granted
- 14/04023/CLP - Application for certificate of Lawfulness - FRB - Granted
- 14/04235/FUL - Repair balustrade - Barnbougale Castle - Granted
- 14/04074/FUL - Single storey extension - Springfied Terrace - Granted

14/04103/FUL - Single storey extension to rear and side - Society Road - Refused
14/04237/FUL - Part change of use to commercial dwelling - Old Farmhouse Cramond
Brig - Granted
14/04473/FUL - Erect single storey rear extension - 21 Burgegss Road - Withdrawn
14/03192/FUL - Erect public built sculpture(Guardian of the Bridges) at land 30 metres
east of the Binks car park - withdrawn

14/05004/FUL - Single storey extension - Springfield Crescent - Granted
14/04959/FUL - Erection of front porch - Ashburnham Loan - Granted
14/04069/FUL - Single storey extension - Echline Place - Permitted Development
13/04029/FUL - Proposed variation of conditions Planning Permission in Principle -
80 metres west of 4 Ferrymuir - Granted

Planning Matters

Agilent Site

A meeting was held with representatives from Cala unfortunately due to holidays I was unable to attend. I have written to Gavin Pope asking if he can give QDCC regular updates on the progress on of the site that I can share at our monthly meetings.

Corus Site

14/01509/PPP - has been granted.

Access has been given for test drilling and soil testing.

Ferrymuir Site

QDCC representatives met with James Pitt and Bellway for an update on the plans unfortunately I was unable to attend due to holidays.

An application has been submitted 14/04172/FUL for a proposed development of 151 houses and flats including 25% affordable homes. QDCC supports the

development in principle subject to matters noted being resolved - Drainage of the site has been ongoing problems for several years, concerns about usable open space but we have been informed that a play park will be installed, connectivity to the wider South Queensferry locus, QDCC seek that a small percentage of the affordable housing be developed for special needs in line with the Long and Winding Road report, signage strategy for the Ferrymuir site.

Rydens will be sending out information packs to whom they think will be interested in providing homes or facilities for the elderly.

We will also continue to be in discussions regarding the Community Facility.

Local Development Plan

CEC Planning Committee will be considering the report tabled to them on responses to LDP 2 at the Planning Committee meeting in February 2015. The LDP will then be submitted to the Scottish ministers and in September 2015 the Ministers will report back. Depending on the decisions made the council would then formally adopt the LDP in February 2016.

Queensferry Conservation Area Character Appraisal

Rachel Haworth would like to thank everyone who took part in the review of Queensferry Conservation Area Character Appraisal.

They collected comments and feedback on the draft Appraisal between 27 October and 1 December 2014. A total of 43 responses were received from a range of individuals, local and national organisations.

These responses have been assessed and used to make recommendations on updating the Appraisal and deciding whether the conservation area boundaries should be changed. Planning Committee will consider these recommendations at their next meeting, on 26 February 2015.

You can read the recommendations and committee papers from about a week before the committee date on the Council website at <http://www.edinburgh.gov.uk/cpol>

Builyeon Road

QDCC received communication from Alan Farningham(Farningham Planning Ltd) advising QDCC that they would be submitting a Proposal of Application notice for a mixed use

development at Builyeon Road, on behalf of the Bowlby Trust, A R Grieve Esq and the Hopetoun Estate Trust.. The LDP2 consultation views have not yet been considered and we have an application for this site, unfortunately a developer can lodge a plan any time they like but many in the community will be confused with this. A lot of work ahead for QDCC on this one.

Morison Gardens/Loch Road

QDCC received communication via our website from CEC regarding a resident in Morison Gardens who wished to purchase the council owned land adjacent to her property for disabled access(to install a ramp). It is the norm that QDCC objects to all requests for such land takes. In this case QDCC decided not to object but we did have reservations to the amount of land needed and would have welcomed the opportunity to see an actual plan as this was a large area of council owned land and it was felt that there could maybe have been agreement made that land could have been made available for the installation of the ramp and and for as long as required without it being sold off, as Open Space in South Queensferry is very valuable and it's not sustainable to have land constantly taken from the Open Space account, as there will be little left.

Diane Job
QDCC Planning Convener