

## Planning Report

February 2015

### Applications

During the four week period five applications were received

15/00232/LBC - Install 3 platform validators - Dalmeny Station  
14/05010/FUL - Side extension - Echline Terrace  
15/00326/FUL- External Improvements - 7 Ferrymuir  
15/00404/FUL- Sea Cadets Training Facility - Port Edgar  
15/00449/FUL - Erection of two storey extension - Long Crook

### Decisions

The Planning Authority made six decisions during the four week period

14/04932/LBC - Remove existing signage and install new signage - Hawes Inn - Granted  
14/05358/FUL - Replacement roof lights - Villa Road - Not Development  
14/04931/ADV - Erect letters and Logo's - Hawes Inn - Granted  
14/05284/FUL - Single storey extension - Echline Park - Granted  
14/05192/FUL - Construct 2 storey dwelling and triple garage - 60 metres south of 12 Forth Park - Granted  
14/04881/FUL - Erect/Extend building to create larger farm shop and cafe - West Craigie Farm - Granted

### Proposal of Application Notice

15/00276/PAN - Proposed mixed use development including residential, employment and primary school uses - Builyeon Road

15/00276/PAN - Proposed mixed development - Builyeon Road - Approved

15/00276/PAN - Proposed mixed development- Additional consultation required - Builyeon Road

## **Planning Matters**

### **Agilent Site/Dalmeny Park**

QDCC reps visited the Dalmeny Park site for a walk round the site, update and see the progress being made and view one of the Cala showhouses.

Gavin Pope from Cala has given QDCC the following Update

#### **General**

1. Development on site has commenced and the initial earth works have been completed.
2. The additional Dalmeny Station parking has been completed and is now open for use. Works to Station Road have also been completed, providing parking and traffic calming measures.
3. Show cabins and associated parking have been installed within the site off Scotstoun Avenue. CALA have now moved into two show homes at the entrance to the site, Barratt Homes will be opening a show home within the next 2 months. On opening of the show homes the cabins and parking area will be removed.
4. The Consortium has now paid first Planning Gain contribution, this related specifically to;
  - City Car Club
  - Safer Routes to School
  - Sports Facilities Contribution (Queensferry Rec)
  - Traffic Calming Measures (Scotstoun Ave)

The payment of £139,500 was made to the City of Edinburgh Council at the beginning of January 2015.

5. To date there has been approximately 24 reservations between both developers.
6. It is anticipated that the first new residents will occupy their properties at the end of this month.

#### **Transport**

1. Works in relation to the new bus turning facility are well underway and anticipated in the coming 2/3 months. The date for opening of this area will be subject to a review and sign off from the health & safety supervisor for the Consortium. This will be further discussed with service providers to ensure that all parties are aware of the new arrangements.

## **Corus Site**

No update to report

## **Ferrymuir Site**

No update to report

## **Local Development Plan**

QDCC has spent considerable time over the last few months on LDP2 and more so in the last few weeks compiling a letter to ensure that our objections previously lodged about the LDP2 proposal are considered and presented to the CEC Planning sub-committee, together with our concerns about the overall impact on the town from; World Heritage nomination for the Forth Bridge, 1000 homes on account, a further 1500 homes from LDP2, 700 homes being built in Kirkliston, opening of the Queensferry Crossing in 2016, FBWH Tourism aspirations. QDCC wishes to ensure that our summary position is brought to the committee's attention being a moratorium on the LDP2 proposal for our town and also that QDCC requests The City of Edinburgh Council consider the decision made very carefully and for once listen to the views of the community. The letter was sent to our three Almond councillors, Party leaders, asking for support, Cammy Day, David Leslie, Ian Perry and Ben Wilson with copies sent to Lesley Hinds, Colin Keir, Sharron Jeffrey. It was with dismay that QDCC found out through the press the following day that in fact the council meeting to determine LDP2 was no longer on the agenda for 26th February but being postponed until May. The following is a reply from David Leslie regarding the letter he received from QDCC.

In response to your enquiry the LDP is not on the agenda for Planning Committee next week. See below for full reason.

The Second Proposed Local Development Plan (LDP) was approved by Planning Committee in June 2014. It was published for an engagement period which ran from August to October 2014. A number of representations were received, including many seeking to change the LDP's proposals. The programme for the LDP's preparation intended that the Planning Committee would consider all representations at its meeting on 26 February and whether the plan should be modified before it is submitted for examination. In view of the issues raised and uncertainties caused by current appeals in terms of housing land supply matters, the Planning Committee will not consider the LDP reports on 26 February. A revised programme will now be prepared to consider the reports at the next scheduled meeting of Planning Committee on 14 May. We will inform everyone who made representations of the update to the LDP programme.

QDCC are disappointed that again we find out from a press release and had no prior knowledge that this change was even being considered.

QDCC have also compiled a QDCC Position Statement on LDP2 in the form of a newsletter, this was due to be circulated to all Edinburgh Council but with the recent events regarding LDP2, we have held back for now but it is ready to go. Thanks to everyone in QDCC that has been involved in this work and in LDP2 so far, many hours have been spent on this and it isn't finished yet, I only hope that we get the support that South Queensferry needs for the meeting in May. It is also disheartening to read articles in the press on LDP2 and South Queensferry is hardly mentioned if at all - plenty mentioned about the other LDP2 sites though.

## **Queensferry Conservation Area Character Appraisal**

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**

15/00276/PAN has been submitted and approved, with a condition that two consultations have to be done. No communication has yet been made to QDCC when these consultations will take place or where they will be held.

Diane Job  
QDCC Planning Convener