

PLANNING REPORT QDCC AGM 25TH MAY 2015

Every week the City's planning list is monitored by the sub- committee, which has 21 days to comment on an application. When there is a need to consult with the community or if the plan is controversial then the community council can register as a consultee and request additional time before making comment to the Planning Department.

Over the last 12 months there have been 65 applications and 70 decisions made(some carried forward from the previous year), 2 of which were refusals. A variety of applications were received for home extensions and home alterations, solar panels, tree work, use of public parking area for market stalls, open space to private garden, erect public art sculpture, repair of balustrade, development of 151 houses and flats(25% affordable)and a community facility at Ferrymuir.

Proposal of Application Notice for a mixed use development at Builyeon Road was applied for and approved although additional consultation is required.

Proposal of Application Notice for Residential Development and Community Facility at Ferrymuir was applied for and approved subject to additional consultation listed below:

- liaise with community council re attending one of their meetings
- extra publicity: distribute leaflets/display posters on local noticeboards, eg library, shops etc

PLANNING MATTERS

It's been a busy year for the planning sub-committee and this will continue into the year ahead with building on-going on one development, two at the early planning stage and the concerns of what LDP2 will bring.

LDP2

A Second Proposed Local Development Plan was approved by the Council's 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, it was decided not to consider the LDP reports on 26 February and a revised programme was prepared to consider the reports on the 14th May.

QDCC has spent considerable time over the last six months on LDP2 engaging with our community and collecting views and more so in the last few weeks compiling a position statement which was sent to all CEC councillors. We also asked for the support of our Almond Councillors at the planning meeting on the 14th May and QDCC compiled a statement which was read out to the committee on behalf of QDCC by Lindsay Paterson

Statement from QDCC

South Queensferry has to contend with significant change without the implications from LDP2 and beyond.

There are plans already on account for building 750 homes which impacts on roads, infrastructure, schools and health provision.

World Heritage status nomination for the Forth Bridge and the opening of the Queensferry Crossing and the desire by the Scottish Government and the Forth Bridges Forum to develop tourism in this area all impacts the way the town functions and is unsustainable without improvements for pedestrians and visitors alike to the roads, pavements and networks and car parking.

There is no strategic plan or joined up thinking by stakeholders and government or council agencies that pulls everything together. There has been little or no opportunity for the community to engage with the agencies and be empowered and have any say about what is needed in the way of Community facilities etc

In addition the external influences from developments in Kirkliston and lack of facilities in the West Edinburgh communities is putting strain on health, schooling and travel

The LDP2 development proposals once completed would increase the population by c33% over the next c5-15 years.

QDCC wish to make the following statement

No development under LDP 2 can proceed until we have a strategic town plan that has been developed through consultation with the community of SQ.

That development is subject to a) completion of the High Street repairs and the pedestrian improvements (crossing etc) on the Loan and the improvements identified in the West End Charette around Hopetoun Rd that allows pedestrians to move safely from Echline/ Springfield to the High St/Loan, before any house building can commence.

That the schools and health centre can accommodate additional residents from developments before or at the point of build. As described by Gillian Tee.

That the housing building is structured and planned so Scotstoun and Bullyeon Rd cannot be built at the same time ie a moratorium on Scotstoun proposal.

That we need to see an increase in businesses and local jobs and that Econ Dev CEC are tasked with delivering this. And not all business/jobs etc goes into Edinburgh.

We need to ensure that Queensferry is properly prepared for a period of rapid change, especially facilities and local links outside the housing area boundaries which are currently neglected. Previous developments have left the town with narrow pavements, steep paths, and routes that are overgrown, blocked or meandering through houses – none of this fills us with confidence and there needs to be a decent plan to implement improvements. The town presently needs the equivalent of a military operation just to handle 2000 liner passengers and their coaches. Proper travel planning outside the housing area

boundaries is necessary to cope with 5000 extra residents, especially if the tourist burden is likely to increase at the same time.

The Planning Committee listened to all representations and a vote was taken but unfortunately the LDP2 motion goes ahead unchanged to the Scottish Govt. So we will have to wait a bit longer to find out what lies ahead for South Queensferry and its residents.

AGILENT SITE/DALMENY PARK

QDCC continues to work closely with representatives of Cala and QDCC are given regular updates on the development of the site.

The additional Dalmeny Station parking has been completed and is now open for use. Work on the road adjacent to the car park has been completed providing parking and traffic calming measures.

Show homes are open for both Cala and Barratt are now open.

The consortium has paid the first planning gain contribution of £139,500 to CEC

Works in relation to the new bus turning facility are nearing completion. No date has been given yet when this will be open for use.

CORUS SITE/FERRYMUIR GAIT

Planning Permission In Principle for Ferrymuir Gait(14/01509/PPP)- this application attracted many objections to the proposal. 71 public comments/letters were received on-line in the planning portal.

Letters of objection include those from QDCC. A petition with 160 signatures from the Varney Residents Association was also received objecting to the application. QDCC as a statutory consultee, formally objected on the following grounds:

Scale and design, Infrastructure capacity, Road and pedestrian safety,
Principle of residential development, Residential amenity, Land ownership,
Consultation process

QDCC did seek to have this application refused.
The status in the planning portal states pending decision
Although the decision made is as follows:

The Council is minded to issue the following decision, subject to the preparation of a Legal Agreement:
Minded to Grant - Legal Agreement

FERRYMUIR SITE

QDCC continue to correspond and meet with James Pit from Evans regarding this site. A planning application proposing a development of 151 houses and flats and a community facility was lodged in October 2014, the decision is still pending. QDCC are in regular contact regarding the community facility. Ryden are also trying to market the building of a much needed Care Home on this site but are having difficulty in getting interest generated in this.

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. 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.

The Queensferry report was approved, including the proposal to extend the boundary to cover Rosshill Terrace and Forth Terrace area. Consultation responses to the boundary extension were mixed, a meeting is planned to meet with affected residents and provide an opportunity to discuss the process and any concerns regarding the impact of conservation area designation.

Diane Job
QDCC Planning Convener