

## Queensferry & District Community Council

### Chairman's report for June 2015 Business Meeting

- On 27<sup>th</sup> May along with Grant I attended the Forth Replacement Crossing South Forum.
- On 28<sup>th</sup> May I was invited and attended an Events Planning Meeting to discuss QA markets. The points I raised and asked to be considered were retention of access to Gote Lane, car parking arrangements and that QA better engage with local representatives who raise concerns.
- In the eerily evening of the 28<sup>th</sup> May along with Diane, Grant, Laura and the Ward Councillors I attended a meeting with QA representatives. The business discussed was improved communications, the location for the Guardian of the Bridges, The High St refurbishment.
- On 9<sup>th</sup> June along with Diane I attended a meeting at Market Street with Council Officers to participate in discussions about how the consultations for LDP2 can contribute to enabling a town plan. We learnt that a new "Place Making" consultation workshop process is being designed by the Scottish Government and agreed with officers thinking that we should trial this in Queensferry.
- On 11<sup>th</sup> June I attended the Safety Forum deputising for David. Two agenda items were tabled being dog fouling issues along the length of Lovers Lane and concerns that dog owners have been seen walking dogs within the Burgess Park which is an prohibited park land area. The minutes are attached.
- In the evening I was invited by Councillor Work who was deputising for the Lord Provost and attended the Seafarers Concert at the Ushers Hall produced by The Royal Military Tattoo. The concert was a military musical extravaganza on the "Eve of Waterloo" and raised money for the Forces Benevolent Fund.
- On 16<sup>th</sup> June I attended an executive meeting to discuss the production of the QDCC newsletter.
- On the 17<sup>th</sup> June I attended the Rosebery Hall Association AGM. I was asked to raise concerns about repairs to the external stonework at the entrance to the building. The work is of concern to the Management Committee that repairs should be completed by Ferry Fair day. Herris Fencing has been placed at Terrace level to protect pedestrians from potential falling masonry but this is impacting on the Ferry Fair bookshop sales as customers believe the shop is closed.
- I have been invited to attend the Queensferry High School Senior Show and will be attending tomorrow night 23 June 15.

## Correspondence and other matters

- I have been in correspondences with Mr James Pitt Development Director Evans Holdings and Paul Macari Land Director Bellway Homes and the Ward Councillors about a very serious matter that has arisen with the planning application for the 141 homes at the Ferrymuir Site by Bellway. One week prior to the application going before the Planning & Development Committee the developer was advised that CEC would be seeking a S75 agreement for £600,000 planning development gain contribution to Education, contrary and additional to the S75 agreement that is in place. Messrs Pitt and Macari sought and held a meeting with planning officers and were advised that the figure issued was wrong and that the contribution being sought by the Education Department was £1.5 to 1.8K! This puts the development "At Risk". The present situation is as below:

Just one point of clarification is that Officers had not seemingly taken in to account the existing planning permission as a material consideration in determining the new application. Our lawyers and Alan Farningham are providing case law to assist to demonstrate to Officers that they can and should be adding weight to the existing consent. That consent which is based on a masterplan for 131 units (including affordable housing) did not require a contribution to education, this having been deemed acceptable to Education in January 2014 when the consent was renewed.

Also a key factor here is the temporary CPO. When this was put in place it did not allow sufficient time for us to market the site with the benefit of the planning permission. Accordingly we had to renew the consent which was approved in early 2014. We then brought the site to the market in March 2014 and started the process of consultation and bringing forward the application. If circumstances had changed in the intervening period (and they may have), it would seem to me that the Evans Group are being penalised for the changes in circumstance that have come about but where the delay in implementation was not of our choosing. Officers were not aware of the temporary land take and again did accept that this is a material factor.

We hope that the Officers will now place weight to these material factors in their proposals to us, given that we are really looking at an additional 12 units over the consented scheme.

Our fall back would be to implement the existing consent subject to issuing a reserved matters but I hope this will not be necessary as it would have meant a waste of over 12 months work, consultation and cost.

I hope this further assists with the understanding of the current position and I will keep you informed of progress in the next couple of days.

Keith Giblett Chair 22<sup>nd</sup> June 15