

Planning Report

June 2015

Applications

During the four week period two applications were received

15/02109/FUL - rear and side extension and vehicle access at front of property - Echline View - **this application has since been withdrawn**

15/02470/FUL - rear extension and removal of existing conservatory - Echline Drive

Decisions

The Planning Authority made four decisions during the four week period

15/02269/TCO - Permission for tree works - Ashburnham Loan - Raise No Objection

15/01286/LBC - Remove and replace window, door and patio door - Ashburnham Gardens - Granted

14/04969/FUL - Install Mosaic Sculpture (Guardian of the Bridges) at land 18 metres East of the Binks car park - Committee decision - Granted

15/00923/FUL - Continue the use of public parking area as a community market - Committee Decision - Granted

Tree Preservation Order

15/02575/TPO - permission for tree works - Queen Margaret Drive

Prior Notification - Telecommunications

15/02671/PNT - intention to install the electronics communications apparatus concerned with smart metering rollout - Builyeon Road

Planning Matters

Ferrymuir Site

There are delays in this application going to committee due to on-going discussions with Children and Families re the contribution required from the developers. The planning department are now hoping to proceed with this at the committee meeting on the 29th July.

LDP2

The second proposed Edinburgh local development plan has now been submitted to the Scottish Ministers on 29th May 2015 for examination. The reporter will now commence the examination of conformity with the Council's participation statement as required by Section 19(4) of the Act and to comply with Section 19(7) of the Act, the examination of the above

plan under Section 19(3) of the Act will not commence until the examination of conformity with the participation statement under 19(4) has concluded, or until four weeks from 02 June 2015 which is the date of the appointment of the reporter, whichever is the latter. Therefore, the earliest date upon which the examination of issues raised in representations will commence is 30 June 2015. QDCC and CC's who made representations have received confirmation e-mails on the above.

If you would like to see the plan which is being examined a copy is available for public viewing in the Council's offices at Waverley Court, 4 East Market Street, and in every public library serving the plan area and also on the Council's website:

<http://www.edinburgh.gov.uk/localdevelopmentplan>

Information about the examination and summary of the issues (known as Schedule 4 Forms) being addressed by the reporters can be found at the DPEA website:

<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=115816>

The Scottish Ministers have appointed Allison Coard MA MPhil MRTPI to carry out the examination of the above plan. The Council has provided her with a summary of the issues that the council considers should be assessed at the examination and a copies of the representations.

Please note that additional reporters may be appointed to support the speedy delivery of the report.

Queensferry Place Project

The aim of the project is to trial a new method of community engagement in relation to significant new housing proposals for Queensferry, notable the Builyeon Rd development that anticipates an additional 900 houses on the edge of the town. Adjacent to this are sites at Springfield, South Scotston and the Agilent site (consented), all of which propose housing.

The idea is to use the Place Standard tool as the basis of a consultation and engagement process in Queensferry. The outcome of this process will be baseline information on how well Queensferry performs as a place in which to live and work. This information can be used by the community and the developers who can subsequently shape their proposals to address some of the issues that arise from the Place Standard exercise.

This process should build more confidence and trust in all parties. The developers will have a better understanding of the issues in the town. The community will have been a key part of the process and will be able to see the positive contribution that the developments can make. The local authority, both as a Planning authority and a service provider, will be able to make clearer decisions in the light of this process.

It was agreed that a three stage process would be adopted. First the Place Standard would be used to provide baseline information, then the outputs of this exercise would be linked into the outputs from the previous town centre charrette. Finally the outputs from

that would be fed to the developers and they would present their proposals. A further Place Standard exercise would be carried out on a local basis incorporating the developer's proposals.

Three workshops will take place – mid-July, mid-August and end September

Workshop 1 – mid July

The exercise would be run on both a town wide basis and a local neighbourhood basis. This will flush out those issues that require a local response as opposed to a town-wide response.

This would be done by taking a group of people, setting the context and getting them to go through the exercise twice – once at a town level and once at a local level. This would require people to be grouped by their own neighbourhood/area. It is estimated this would take about 1 – 1.5 hours.

Workshop 2 – mid August

The purpose of workshop 2 is to take the outputs from the Place Standard exercise and develop them. This provides an opportunity to tie in the findings from the Town Centre charrette.

This would give a strong basis to provide an information set, built through community engagement, and which linked general issues (from the Place Standard) to location based solutions (from the Town Centre charrette). The outputs would be passed on to the developers so they can prepare for workshop 3.

Workshop 3 – end September

The developer presents his proposals demonstrating how they have addressed some of the issues arising from workshops 1 and 2.

At the same time a further Place Standard exercise takes place at a neighbourhood level that incorporates the developer's proposals.

Depending on availability the workshops will take place in Queensferry High School and Echline Primary school – dates and times will be clarified once availability of the schools is known.

The Queensferry Place Project is proceeding with the knowledge that the finalised decision on the LDP2 housing sites has yet to be reached.

Diane Job
QDCC Planning Convener