

Planning Report

December 2015 - January 2016

Applications

During the eight week period fifteen applications were received

15/05197/FUL - Erection of single story extension - 42 Rosebery Avenue

15/04910/FUL - Change of use from Agricultural Field to form livery stable business, erection of two-storey dwelling house, erection of stable block, cabin and bedding store - land 191 metres West of the Old Dairy House, Dundas Home Farm

15/05470/FUL - Proposed front porch extension - 6 Ashburnham Loan

15/05473/LBC - Various alterations including new decked area and erect new balustrade to existing external drinking and dining area - The Two Bridges(think this should be The Three Bridges) 2 Newhalls Road

15/05478/FUL - New decking area and balustrade, new door opening to rear, new extract to kitchen - The Two Bridges, 2 Newhalls Road

15/05532/FUL - Proposed two storey extension - 43 Rosebery Avenue

15/05846/FUL - form alternative access to property via council owned car park/residents access by taking down a sections of wall owned by the residents and building a new retaining wall topped with iron railings - 8 the Loan

15/05866/FUL - Converting existing extension into a kitchen - 3 Loch Place

15/05881/FUL - The development of the Stewarton Polo Club at Westfield Farm South Queensferry, including outdoor arena, the construction of a 20 horse stable block and associated parking for cars and horse boxes - Land 115 Metres South Of Westfield House

Westfield, Winchburgh, Broxburn - on looking at the application there will be a further application later for a house and living accommodation

16/00100/FUL - Ground floor extension of kitchen (amendment to 15/03642/FUL) - 23

Ashburnham Road

16/00132/FUL - Extend planning consent 12/04323/FUL to alter and extend to south side with rear balcony - 11 Ashburnham Loan

Trees in A Conservation Area

15/05306/TCO - Permission for tree works - Rosshill House, 41 Station Road

16/00138/TCO - Proposed tree work in garden. Proposed removal of semi mature Atlantic cedar - 4 Cramond Brig Cottages

Certificate of Lawfulness Proposed

15/05185/CLP - One storey extension to gable end - 21 Echline Place

15/05569/CLP - Application for a Certificate of Lawfulness for a Micro Brewery to start brewing once per day for 3 (three) days per week initially, increasing to once per day for 5 (five) days per week once business develops - 3 Easter Dalmeny

Decisions

The Planning Authority made nineteen decisions during the eight week period

15/04701/FUL - Install a telecommunications base station - telecoms mast 30 metres west of 1 Ferrymuir Gait - Granted

15/04502/FUL - Single storey extension - 6 Echline View - Granted

15/04409/LBC - Remove and replace windows, doors/screens - 7 Ashburnham Gardens - Granted

15/04355/FUL - Existing door and window openings enlarged with new sliding doors - 15 Wester Dalmeny Steading - Granted

15/04007/FUL - Extension to side elevation of existing dwelling - 52 Station Road - Granted

15/05306/TCO - Permission for tree works - Rosshill House, 41 Station Road - Raise No Objection

15/05185/CLP - One storey extension - 21 Echline Place - Granted

15/04474/FUL - Conversion of conservatory roof to lightweight tiled roof - 4 Springwell Terrace - Granted

15/04463/FUL - Two storey extension - 37 Echline Grove - Granted

15/02446/FUL - Convert existing storey former hen house and extend to form new dwelling house - Land 26 metres Northwest of Westfield House, Westfield, Winchburgh, Broxburn - Granted

14/04172/FUL - Proposed development of 143 houses and flats - site 80 metres west of 4 Ferrymuir - Granted

15/05150/TCO - Tree work within a conservation area The northern boundary of the garden comprises semi mature trees which have coalesced to create the appearance of an over mature hedge of mixed conifers - Gospatric House, Main Street Dalmeny - Raise No Objection

15/04423/FUL - Proposed construction of house on ground to the south of 12 Forth Park - Granted

15/05086/FUL - Fully refurbish C-listed double upper flat - 5 High Street - Granted

15/05087/LBC - Fully refurbish C-listed double upper flat - 5 High Street - Granted

16/00138/TCO - Tree work, proposed removal of semi mature Atlantic cedar - 4 Cramond Brig Cottages - Raise No Objection

15/05197/FUL - Erection of single storey extension - 42 Rosebery Avenue - Granted

15/05150/TCO - Tree work - Gospatric House, Main Street, Dalmeny - Raise No Objection

15/03756/FUL - Change of class from mixed use of retail and cafe with no cooking premises to mixed use of retail and cafe with cooking on premises 6-7 High Street - Granted

Planning Matters

LDP2

This is still in the hands of the reporter who is in the process of examining the issues raised in representations. We are hopeful that we will hear the decision sometime in February.

Taylor Wimpey/Scotstoun Site

QDCC contacted Taylor Wimpey for an update on the site but they aren't in a position yet to give an update but will meet with QDCC when their proposals have reached a more advanced form

Builyeon Road Site

QDCC contacted Alan Farningham for an update on the site and have been informed that the project team are currently finalising the planning application for the site and it is anticipated that they will be formally submitted to CEC for consideration by the end of the month

Marina Hub

Still going through the planning process

Stopping up Order - Lovers Lane

One objection against the Stopping up Order SUO-EDB-001 could not be resolved and a Scottish Government hearing took place on January 12th in the Rosebery Hall with a site visit the following day. QDCC did submit a submission in support of the Stopping Up Order and the objector has until 26th January to respond to our submission. Keith attended both the hearing and the site visit as an observer, due to family commitments I could only attend the hearing for part of the day. All documents relating to the hearing can be found using this link <https://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=117018>. The target date for a decision is by 30th March 2016.

Urban Design

Jonathan Clarkson gave a presentation on Urban Design and Master Planning which followed with a discussion on how we could use this tool to respond to planning applications that come forward in our area.