

## Planning Report

April 2016

### Applications

During the five week period twelve applications were received

16/01230/FUL - Alterations to single storey west wing including single leaf door and sliding doors. Erection of new building to house biomass boiler and wood pellet shed. Installation of roof light and solar panels - Westfield House, Westfield

16/01232/LBC - Alterations to single storey west wing including single leaf door and sliding doors. Erection of new building to house biomass boiler and wood pellet shed. Installation of roof light and solar panels - Westfield House, Westfield

16/01313/FUL - Construction of rear single storey extension - 32 Ashburnham Loan

16/01219/FUL - alter and extend existing house - 7 Ashburnham Gardens

16/01222/LBC - Demolish existing conservatory, alter and extend existing house - 7 Ashburnham Gardens

16/01563/FUL - Single storey extension to the rear wrapping round the side - 1 Springfield Crescent

16/01622/FUL - Replacement of forecourt canopy and pumps, replace below ground storage tanks, relocate jet wash. New Adblue tank, relocation of HGV island and above ground offset fills - Shell 1 Ferrymuir Gait

16/01643/FUL - Change of use from unmanaged grassland/woodland to allow siting of 10 'Glamping' tents and associated parking areas - Land Adjacent To Dundas Loch Dundas Estate

16/01797/PPP - Mixed use development to provide residential, employment, primary school and associates uses - acknowledging BP Pipeline (Edinburgh Local Development Plan Proposed Plan Site HSG32) - Builyeon Road

16/01798/PPP - Mixed used development to provide residential, employment, primary school and associated uses (Edinburgh Local Development Plan Proposed Plan Site HSG32) - Builyeon Road

### Trees in Conservation Area

16/01658/TCO - Elm tree has been significantly damaged we think by lightening - this has made the tree unstable - The tree needs to be completely removed to make it safe - 31 Ashburnham Gardens

### Proposal Of Application Notice

16/00633/PAN - A new village concept on the edge of and connected to the City. Estimated capacity of approximately 1200 new homes including support services and facilities and a transport hub - Craigiehall Masterplan Riverside Road

### Decisions

The Planning Authority made twelve decisions during the five week period

16/00513/FUL - Single storey side extension - 60 Echline Place - Granted

15/04910/FUL - Change of use from agricultural field to form livery stable business comprising stable block, cabin and bedding store and erect associated two-storey dwelling house (as amended) - Land 191 Metres West Of The Old Dairy House, Dundas Home Farm - Granted - Committee Decision

16/00746/CLP- Erect single story extension with lean-to roof to rear of two story house - 83 Rosebery Ave - Granted

16/00882/LBC - Build up inferior and unstable opening to stabilise existing piers and insert new window opening, form accessible entrance at existing blocked up door openings - Easter Dalmeny Steading - Granted

16/00883/FUL - Build up inferior and unstable opening to stabilise existing piers and insert new window opening, form accessible entrance at existing blocked up door openings - Granted

16/00897/CLP - Proposed replacement of existing conservatory with a single storey rear extension - 70 Stoneyflatts Park - Granted

16/00897/FUL - Remove existing conservatory and erect ground floor extension to rear of property - 18 Ashburnham Gardens - Granted

16/00622/CLP - Single storey extension to rear - 30 Station View - REFUSED

16/00757/FUL - Single storey rear extension - 9 Hope Street - Granted

16/01228/FUL - Installation of Gas Governor as part of consented development (14/04172/FUL) forming part of infrastructure proposals - Site 80 Metres West Of 4 Ferrymuir - Granted

16/00789/FUL - Proposed conservatory to rear elevation - 4 Echline Farm Cottages - Granted

16/00789/LBC - Proposed conservatory to rear elevation - 4 Echline Farm Cottages - 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.

### **Taylor Wimpey/Scotstoun Site**

No update

### **Builyeon Road Site**

Two planning applications have been lodged with CEC :  
MIXED USE DEVELOPMENT TO PROVIDE RESIDENTIAL, EMPLOYMENT, PRIMARY SCHOOL AND ASSOCIATES USES - ACKNOWLEDGING BP PIPELINE (EDINBURGH LOCAL DEVELOPMENT PLAN PROPOSED PLAN SITE HSG32) AT LAND 288 METRES SOUTHWEST OF 10, BUILYEON ROAD, SOUTH QUEENSFERRY,  
REFERENCE NUMBER: 16/01797/PPP & 16/01798/PPP. The only difference between the two applications is the proposed southern edge of the development in proximity to the pipeline resulting in two different housing capacity figures.

Residents have been raising their concerns on social media with the news of these applications and are in the process of submitting objections. QDCC is in the process of studying the application in line with the recent local Placemaking events to see if the plan aligns with the outcomes from these events and that the plan satisfies the criteria presented by the Edinburgh Design Panel. I plan to arrange a sub-planning committee meeting together with other cc's who are interested in attending to discuss these applications, so that we in our capacity as consultee can express our views on these proposals to CEC. I have also asked for more time to look at the documents lodged and to study the content and pull together our response. Keith and I have a meeting with the Colin Bryans the case officer on Monday 25th to get a brief overview of the proposals and the timescales for the processing of these applications.

### **Stopping up Order - Lovers Lane**

The reporter has completed her report and this is now with the Scottish Executive. We await the decision.

## **Craigiehall PAN**

QDCC hosted a meeting with RFA(Rick Finc Associates) to learn more on the Craigiehall Village Pan proposals, with reps from Cramond & Barnton CC, Kirkliston CC, Davidson Mains & Silverknowes Assoc, Almond Ward Councillors, QDCC sub-planning committee and exec members attending. Many concerns were raised by CC's on this proposal. Exhibition events have been held at Craigie Farm, Queensferry Parish Church, with others planned in Cramond and Kirkliston. QDCC will be working closely with our neighbour CC's on the concerns raised and how to take these forward. RFA have sent us PDF files of the exhibition boards with the information that was available at the events and these have been forwarded to CC members and are also on our Facebook page for those who were unable to attend these events in person.