

Planning Report

December 2016 - January 2017

Applications

During the eight week period eleven applications were received

16/05466/FUL - Extension to house to form kitchen Dining Room and reconfigure layout - 8A Station Road

16/05602/FUL - Part convert existing garage into bathroom and form single storey extension to side of existing house, replace existing external timber lining around stair walls - 14 Loch Place

16/05636/FUL - Erection of a single storey extension to side and rear of dwelling house - 54 Station Road

16/05752/FUL - Alterations erection of canopy, formation of access ramp and removal of trees, replace / repair all existing timber sash and case windows and overhaul the slate roof - Dalmeny Church Hall

16/05791/FUL - Erect a wall on the east border of the east garden of the Priory Church, South Queensferry, length 14 metres, max height 2.5 metres in central section, with stepped profile. Construction: cement block. Surface, rear: render, coloured sympathetic to stone work in adjacent buildings; face: veneer stone clad on undecorated area. To mount on the wall the South Queensferry Mosaic Mural depicting aspects of the town and its history - The Priory Church

16/06164/FUL - Removal of existing windows and installation of replacement doors and windows in uPVC - 14 Station Road

16/05995/PPP - New Build Residential Development - Land 58 Metres North Of 1 Wester Dalmeny Cottages Main Street Dalmeny

16/06254/CON - Demolition of 4 storey office building to allow construction of 5x Townhouses on site GF 2 Stoneycroft Road - this is an additional application for the old Legion building

16/06280/FUL - Residential development of Flats and Houses with associated accesses, roads, drainage, parking and landscaping - Land 100 Metres South Of 105 Provost Milne Grove (South Scotstoun LDP HSG33 site)

Trees In A Conservation Area

16/05865/TCO - Proposed tree works - overgrowth of weak branches - 2 Ashburnham Gardens

Certificate of Lawfulness Proposed

16/05627/CLP - Proposed demolition of existing rear conservatory and erection of new single storey extension - Lauriston, 6 Kirkliston Road

Decisions

The Planning Authority made eleven decisions during the eight week period

16/04670/FUL - Alter roof over dwelling to create dormer window to front elevation and fit velux rooflight - 47 Inchcolm Terrace - GRANTED

16/04547/FUL - Single storey rear extension, garage conversion and addition of two new windows to gable of existing property - 7 Loch Place - GRANTED

16/04729/FUL - Erect 2 storey extension to side of house - 36 Station Road - GRANTED

16/04705/PPP - Erection of dwelling house (renewal of consent 13/03060/PPP) -Avon House A, Loch Road - GRANTED
16/05865/TCO - Proposed Tree works - overgrowth of weak branches - 2 Ashburnham Gardens - RAISE NO OBJECTION
16/05331/FUL- Minor internal alterations installation of rooflight - 21 Newhalls Road - GRANTED
16/05111/FUL - Erection of a conservatory - 33 Springfield Lea - GRANTED
16/05331/LBC - Minor internal alterations installation of rooflight - 21 Newhalls Road - GRANTED
16/05164/FUL - Conversion of attic space to a habitable bedroom with fitted wardrobes. New dormer to room on rear elevation. Hall extended on first floor leading to staircase leading up to new bedroom - 83 Dundas Avenue - GRANTED
16/05136/FUL - Proposed cut down and installation of french doors. proposed build up and installation of new window. Proposed replacement windows. All products to be uPVC anthracite grey. Existing windows are brown timber. Timber cladding to be replaced with uPVC cladding - 21 Ashburnham Gardens - GRANTED
16/05602/FUL - Part convert existing garage into bathroom and form single storey extension to side of existing house, replace existing external timber lining around stair walls - 14 Loch Place - GRANTED

Planning Matters

Taylor Wimpey/Scotstoun Site - LDP HSG33

An application has been submitted to CEC Planning from Taylor Wimpey
16/06280/FUL - Residential development of Flats and Houses with associated accesses, roads, drainage, parking and landscaping - Land 100 Metres South Of 105 Provost Milne Grove

Keith and I will be meeting with the case officer for a briefing on this application.
The planning sub-committee will be meeting on the 30th January to discuss this application and pull together our comments for CEC planning.

There has been much activity on Facebook pages against the application together with comments from our MSP and prospective council candidate asking for a moratorium on house building in South Queensferry, QDCC asked for this in 2015 during the LDP process - QDCC respectfully suggests a moratorium on LDP2 plans for South Queensferry would be the correct decision for the community. Our plea was ignored.

Builyeon Road Site - LDP HSG32

16/01797/PPP Mixed use development to provide residential, employment, primary school + associates uses - acknowledging BP Pipeline (Edinburgh LDP Site HSG32) (Scheme 2) Land 288 Metres Southwest Of 10 Builyeon Road South Queensferry

16/01798/PPP Mixed used development to provide residential, employment, primary school and associated uses (Edinburgh Local Development Plan Proposed Plan Site HSG32) (Scheme 2) excluding BP Pipeline Land 288 Metres Southwest Of 10 Builyeon Road South Queensferry

I have sent QDCC's comments on the above Builyeon Road applications to CEC Planning - A copy of our comments will be sent to QDCC members

2 Stoneycroft Road- Old Legion Building

An additional application for this site - 16/06254/CON - Demolition of 4 storey office building to allow construction of 5x Townhouses on site GF 2 Stoneycroft Road

I had never encountered this type of application - Conservation Area Consent - I found a brief description on the CEC website - Conservation area that consent is only needed if you want to demolish an unlisted building in a conservation area. Demolition will only be acceptable if the new development preserves or enhances the area.

I asked the case officer for advice - see below

The determining issue for Conservation Area Consent is whether the proposals harm the character or appearance of the conservation area, so the following needs to be assessed:

- a) whether the demolition will adversely affect the character or appearance of the conservation area; and
- b) whether the proposed replacement development is of sufficient quality.
- c) is more about scale and design rather than other planning issues, such as daylighting, privacy and transport.

QDCC will now be working on comments for this latest application

Dalmeny LDP HSG34

16/05995/PPP - New Build Residential Development - Land 58 Metres North Of 1 Wester Dalmeny Cottages Main Street Dalmeny

Neighbouring residents have raised concerns regarding this development, a representation was made to QDCC. QDCC will be studying the application and submitting our comments to CEC Planning.