

## Planning Report

August 2017

### Applications

During the five week period five applications were received

17/03242/FUL - Construct raised decking to rear - 31 Ashburnham Gardens

17/03285/FUL - Erection of extension - Verdun Villa Lower, 18 Main Street,  
Dalmeny(Nippers Nursery

17/03222/FUL - Application to renew consent to build extension to side of property from  
initial consent 11/01179/FUL & 14/01564/FUL - 12 Echline Drive

17/03617/FUL - Extensions and Alterations - 14 Ochil Court

17/03651/FUL - Erection of balcony with undercroft storage to rear of property. Window sill  
dropped to form door opening to balcony - 15 Plewlandcroft

### Decisions

The Planning Authority made eight decisions during the five week period

17/03219/CLP - Erection of conservatory - 85 Sommerville Gardens - Fast Track Decision  
- GRANTED

17/03142/LBC - The existing high pressure sodium lighting units are at end of their design  
life and will be replaced with LED units of similar exterior appearance, but different lighting  
colour (white as opposed to current pink/orange). Existing lighting columns will be  
maintained and used for the new units - Forth Road Bridge A90 - Cramond Bridge to Forth  
Road Bridge - PERMISSION IS NOT REQUIRED

17/02690/LBC - Erect internal maintenance platform with new protected GRP access  
walkway externally from ground level to the main cables on the southern and northern  
accesses on the anchorages chamber roofs - Forth Road Bridge - GRANTED

17/02640/FUL - Replace two semi-derelict portacabins erected in 1999 within the curtilage  
of the Priory Church with a single storey system building 6m x 8m on a 100mm concrete  
raft foundation. Rendered walls, slate effect roof. Windows and doors to be white uPVC.  
The doors on the south elevation to be toughened glass framed in uPVC - The Priory  
Church - WITHDRAWN

16/06254/CON - Demolition of four storey office building to allow construction of five  
townhouses on site - 2 Stoneycroft Road (old Legion building) - GRANTED

17/02765/LBC - Alterations to interior to achieve conversion from residential to events  
venue including provision of new lift. No external alterations proposed - Barnbogle Castle  
- GRANTED

17/00912/FUL - New build Training Centre for cadets including overnight accommodation,  
shower blocks, teaching spaces, workshops and associated support accommodation.  
External areas to include car and boat parking - Site 27 Metres North West Of Port Edgar  
Yacht Club Shore Road - GRANTED

17/02689/ADV - Illuminated sign x 1 fitted externally around ATM - 43 High Street -  
REFUSED

## **Planning Matters**

Further to QDCC's meeting with David Leslie and Will Garrett, QDCC will now receive updates on larger applications from the planning officer whilst it is going through the planning process.

### **Builyeon Road Site - LDP HSG32**

16/01797/PPP & 16/01798/PPP

Update received from the planning officer - both applications are still to be determined and discussions between CEC and the applicant are on-going. Key areas currently being addressed include transport requirements and related contributions. At present I can advise that the list of interventions identified in the Local Development Plan Action Programme will inform the determination of both applications and will be required to facilitate the applicant's proposals. The current intention is to bring both applications for Builyeon Road to the Council's Development Management Sub-Committee for consideration on 11<sup>th</sup> October 2017

### **Scotstoun Site - LDP HSG33**

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.

Update from the planning officer - The application is still being assessed and discussions are still ongoing regarding a number of matters, including layout and design. Many of the matters raised by the community council (and indeed by others who made representations) relate to the transport implications of the site, both access arrangements and improvements to help mitigate any potential impacts from the development. The list of interventions required are identified in the Local Development Plan Action Programme. Costs and further information are still being drawn up for some of these actions. I am currently awaiting a formal response from my transport colleagues on the required actions and the suitability of the proposal on transport grounds. It is now likely that a committee date towards the end of October will be targeted

### **2 Stoneycroft Road- Old Legion Building**

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

This application has been granted.

### **New Queensferry High School**

QDCC and Almond councillors met with Crawford McGhie and Keith Thomson from CEC and reps from Morrison Construction and Ryder for a very informative presentation on the High School plans. QDCC felt this was a positive meeting and QDCC commend Crawford

and the project team on the work they have done and are doing on this. QDCC acknowledges that this is going to be an excellent educational facility. Our main concerns were the shared/community facilities that were offered with this build which centered mostly on the size of the swimming pool, a 4 lane pool is proposed and QDCC feel that a 6 lane pool is preferred to serve the school and the needs of the wider community. A further meeting was arranged by Cllr Kevin Lang with CEC, Cllr Ian Perry Education Convener and Cllr Alison Dickie vice Education Convener, reps from QDCC, the High School, Kirkliston and all Almond councillors were in attendance to discuss the High School build, capacity concerns, the swimming pool and community access to this and the other shared facilities. A target date of the 1st September was given for the application to be submitted to planning, so hopefully we will know in the next few days if funding has been sourced for the additional two lanes and we have been successful.

QDCC wishes to thank all who have contributed and supported us on this

### **Dundas Park/Hub**

17/03110/FUL - Construction of an artificial grass rugby and football pitch, surrounded by sports fencing and floodlight. This will be built over the site of the existing pitches and fenced off. The pitches will be used primarily by the school and the community. The new facility is in line with sportscotland's and the council agenda for improving the quality and availability of high quality sports facilities. This application is due to the redevelopment of Queensferry High School being built on the existing school playing field and alternative provision is required until the school build is completed. QDCC as a consultee sent comments on this application objecting to the application in its present form. A copy of the objection will be sent out to cc's.

### **High Street ATM**

We have had no further information if another application will be submitted for an ATM at this location.

GallifordTry - There has been no update or planning application received for the siting of cabinets and mast on the Loan.