

Planning Report

February 2018

Applications

During the four week period five applications were received

18/00141/FUL - Single storey extension to front - 56 Echline Drive

18/00398/FUL - Erect single storey extension - 5 Hugh Russell Place

18/00446/FUL - Proposed double storey extension to side of dwelling house - 4 Echline Grove

18/00250/ADV - To rebrand kiosk with new images + install video advertising display - Hawes Pier (Forth Boat Tours)

18/00643/FUL - Erection of a conservatory to rear of dwelling house - 12 Inchkeith Avenue

Decisions

The Planning Authority made six decisions during the four week period

17/05312/FUL - Single storey extension and dormer window - 9 Rosebery Avenue - GRANTED

17/05282/FUL - Single storey extension to rear - 32 Stoneyflatts Park - GRANTED

17/04262/FUL - New build replacement secondary school with associated playing fields, external spaces, car parking/landscaping (existing school to be demolished) (as amended) - Queensferry High School - Ashburnham Road - GRANTED

17/05793/FUL - Single storey rear extension - 8 Springfield Lea - GRANTED

17/04809/FUL - Proposal comprises four classroom extension with central breakout space + connecting link to main school building - Queensferry Primary School - Burgess Road - GRANTED

17/05815/FUL - Erect two storey extension to rear - 37 Echline View - GRANTED

Planning Matters

Builyeon Road Site - LDP HSG32

16/01797/PPP -The application for Planning Permission in Principle was approved by the City of Edinburgh Council Development Management Sub Committee on the 21st February. A hearing request from Cllr Lang and Cllr Young was rejected as it was thought it would add no value having this as the approval was only being sought on the red line of the site together with informatives and conditions.

It came as no real surprise that this application was approved as the land had already been approved for housing during the LDP2 process and therefore it was very unlikely that the committee was in a position to refuse this.

What was approved was only the principle of up to 980 units including housing and business (class 4) use within the specified boundary, with specified conditions. The Masterplan submitted for this application was not approved by the planners and was not up for approval by the committee as it was felt that there was insufficient information and detail shown (QDCC also commented on this as a consultee on the application) and a single detailed Masterplan for the whole site is required to come forward and be brought back to the committee for approval prior to the AMC application. The single Masterplan has to be approved first, with a timescale of 3 years. It was also suggested by the committee that further consultations with the community should take place together with a Placemaking Exercise. The committee have asked that consultation with the community be at the same level as a Full application would be. The required detailed Masterplan will show more detail

of the infrastructure, road and footpath provision, cycle routes, landscapes, flood risk, noise, air quality, location of housing types, location and quantum of land uses, details of play areas and open green space, car parking, waste management and suds.

The webcast is available to watch using this link:

https://edinburgh.public-i.tv/core/portal/webcast_interactive/293968

which shows what was said, the issues and questions that were raised, what was actually approved and the conditions attached to the approval. The decision notice should also be available to view in the planning portal soon which should make things easier for all to understand when seen written down.

There is still a lot of work to be done on an acceptable Masterplan for this site, which will involve the community, for now we only know that houses will be built here but this will be quite a few years away from now.

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.

No date has been given when this application will be heard at the Development Management sub-committee meeting

New Queensferry High School and Queensferry Primary School Extension

Both applications were granted.

QDCC's request that a Traffic Management Plan is required during the construction period of the QPS extension has been noted *1. The applicant should consider formulating a Traffic Management Plan to cover the period during construction, to ensure that the local roads do not become blocked with construction traffic and that deliveries and uplifts are programmed out with peak bus/commuting times.*

Dundas Park/Hub

Work is in progress on the all weather pitch with the works due to be completed by mid April

Ferrymuir

Erection of 4 storey flatted residential development comprising 44 units, for older people including associated parking

Site 80 Metres West Of 4 Ferrymuir South Queensferry Ref. No: 17/00301/FUL I Validated: Fri 27 Jan 2017

This application has been minded to grant but is subject to a legal agreement. There seems to be little or no progress on this application which is very frustrating and damaging as these homes are much needed in our community

Dalmeny Park

Work should be commencing in the next few weeks on the bus turning circle which will include resurfacing works in accordance with the CEC's revised requests. Following the completion of this the works will then move onto the Sommerville Gardens junction. QDCC will be informed when this

will take place. There is no intention to close the through road and the engineers will be getting back to Cala regarding QDCC's query on what the speed limit will be throughout the site.

High Street ATM

The application to locate an ATM at the Town Crier Newsagents is still waiting a decision

Diane Job
QDCC Planning Convener