

# Planning Report

March 2020

## Applications

**During the four week period eight applications were received**

20/00788/FUL - Approval of Matters Specified in Conditions of planning permission in principle PPA-230- 2207 in respect of Condition 9 - Land 100 Metres South Of Dimma Park

20/00802/FUL - Erect 72x dwellings with associated roads and parking spaces - Land 100 Metres South Of Dimma Park

20/00943/FUL - Single storey rear extension and raise height of garage - 62 Stoneyflatts

20/01017/FUL - Single storey extension - 13 Plewlandcroft

## Proposal of Application Notice

20/01137/PAN - Residential Led Mixed- Use Development including (but not limited to) Retail (Class 1) Professional Services (Class 2), Food and Drink (class 3), Drive Thru Food and Drink including Hot Food (Sui Generis), Business (Class 4), Hotel (Class 7), Care Home (Class 8), Residential Houses (Class 9), Flats (Sui Generis), Primary School (Class 10), and Leisure (Class 1) - Land 288 Metres Southwest Of 10 Builyeon Road

## Certificate of Lawfulness Existing

20/00506/CLE - To extend the existing driveway - 20 The Loan

## Certificate of Lawfulness Proposed

20/00720/CLP - To introduce 2x containers into natural environment to provide storage/compost toilet and shelter - (Forest Kindergarten) - Nearest Address Is 28 Hopetoun Road

## Trees in Conservation Area

20/01140/TCO - Two sycamores within garden - Cut back upper boughs of sycamores to reduce height and protect adjacent rowan and cherry - 3 Ashburnham Gardens

## Decisions

**The Planning Authority made ten decisions during the four week period**

20/00557/CLP - The proposed works will be the new installation of a high security 3 meter fence, with Marine galvanised finish. The works will include replacing post foundations, installation of new posts, and the high security fence panels. Also a new access gate in the same material. The manufacturer is Jacksons Fencing, the product is the 358 Securi Mesh. Post dimensions of 120mm x 120mm, post centres at 2.44 meters. panels 3meters by 3meters minimum. the internal panel spacing of 12.3mm x 75.8 mm gap. - Forth Road Bridge South Anchorage Compound - GRANTED

19/06153/FUL - Single storey rear extension and partial garage conversion - 62 Stoneyflatts - REFUSED

There were no objections to this application but it was refused for the following:

Reasons:-1.The proposal is contrary to the Second Proposed Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as it is not possible to assess the impact on the amenity of the neighbouring property  
2.The proposals are contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as it is not possible to assess the impact on the amenity of the neighbouring property

19/02418/FUL - Development of existing farm steading building with extension to form worship hall, associated access, car parking and landscaping - Farmhouse A North Milton, Milton Farm Road - GRANTED

20/00286/PA - Proposed slimline lattice tower and associated works - Land 405 Metres North West Of The Old Dairy House Dundas Home Farm - WITHDRAWN

20/00007/CLP - Erection of an extension - 30 Branders Place - GRANTED

20/00506/CLE - To extend the existing driveway - 20 The Loan - GRANTED

20/00720/CLP - To introduce 2x containers into natural environment to provide storage/compost toilet and shelter - Nearest Address Is 28 Hopetoun Road - GRANTED

20/00409/FUL - Lay 4m x 14.5m artificial grass in residential garden - 5 Forth Terrace - GRANTED

20/00327/LBC - Install solar panels to the south and west facing roof slopes - 12 Dundas Home Farm - GRANTED

20/00162/FUL - Formation of a driveway within the front garden and alter paths (as amended) - 19 Shore Road - GRANTED

## **Planning Matters**

### **Dundas Children's Play Park**

No further update has been given on the progress securing additional funding - QDCC will contract Alan Grevers again on this matter

### **Dalmeny Park**

Commercial Land - no further update on if/when building will start.  
To Let signage is still in place

### **South Scotstoun Development - Hawthorn Gardens**

Taylor Wimpey have lodged two planning applications with the planning department

20/00788/FUL - Approval of Matters Specified in Conditions of planning permission in principle PPA-230- 2207 in respect of Condition 9 - Land 100 Metres South Of Dimma Park

20/00802/FUL - Erect 72x dwellings with associated roads and parking spaces - Land 100 Metres South Of Dimma Park

The application will allow them to re-plan the existing consented development to provide 39 additional homes that will include 25% affordable properties, as well as a mix of new homes to appeal to a range of potential buyers. This will take the total number of new homes at South Scotstoun to 380.

Communication from Taylor Wimpey advised the following:

The second phase of piling is due to commence on the 13<sup>th</sup> of April, for approximately two weeks. The location of this phase of piling is still relatively close to the existing residential area that borders our site and you may receive enquiries in association to it.

As Taylor Wimpey intend on using Scotstoun Ave/Provost Milne Grove as the access route for their

construction vehicles for the next 5 years(or until the development is complete) QDCC has asked for a meeting with the site project manager to discuss how this is going to be managed especially as CEC have scheduled resurfacing work and traffic calming on Scotstoun Avenue later this year. QDCC did ask in our comments on the application that the construction traffic use the B800 as access.

## **Scotstoun Avenue**

### **Scotstoun Ave - Section 75**

Detailed designs are progressing for the traffic calming and bus stop improvement project on Scotstoun Avenue, which will utilise developers' funding contributions arising from two different Section 75 Agreements(Dalmeny Park and South Scotstoun). The scope of the project has extended again as we have managed to secure additional funding to also resurface the road, which will lead to a much more effective traffic calming project.

CEC are aiming to have construction commencing in September/October this year and the work will take around 3 months to complete. QDCC have communicated with CEC advising that Taylor Wimpey intend to use Scotstoun Avenue for their construction vehicles to access the site for the next 5 years until the development is completed.

## **Builyeon Road**

16/01797/PPP - S75 legal agreement is still being progressed by Cala and CEC.

Cala are working on the masterplan for the site Cala and had hoped to hold public consultation events in April but with the unprecedented times and with so much uncertainty around we don't know when these will eventually take place. Cala's priority is the health and wellbeing of their staff and the general public.

## **Ferrymuir Gait**

18/08266/AMC - QDCC sent in comments as a consultee on the application - QDCC have objected to the proposal for this site. There has been a change for this site and it is now Ambassador Homes who will be progressing with this application. QDCC reps(I was unable to attend as I had laryngitis) met with Robert Evans from Ryden and Graeme Johnstone from Ambassador Homes for them to share the latest information relating to the development at Ferrymuir. I unfortunately was unable to attend as I had laryngitis. Their new plan showing the changes they have proposed has been have been e-mailed to cc's and the Varney's Resident Assoc and can also be viewed by the wider community on our Facebook page.

The new documents have even submitted to the Planning Department although they have not been added to the portal yet. Rydens and Ambassador had indicated they planned to move quickly with these proposals but with all the difficulties and uncertainties at the moment I doubt this will happen. QDCC has contacted the planning department for advice on "what happens next" and have been told that the new documents will be reviewed and that the case officer will advise QDCC once all the information has been sorted out and made available in the portal.

## **High School Build**

Work on the school is in it's final stages and the new school was to open after the Easter holidays but with all schools closing due to Coronavirus it is now not known what date the new school will open.

## **Network Rail Forth Bridge Experience**

19/04116/FUL - Development of a Forth Bridge Walk Reception Centre; new sections of bridge access system; new viewing platforms; associated car parking; landscaping; servicing and alterations to existing vehicular and pedestrian accesses - Forth Rail Bridge Hawes Brae

19/04117/CON - To demolish 2x ancillary buildings of residential property to make way for proposed development of Forth Bridge Experience - Forth Rail Bridge Hawes Brae

19/04118/LBC - Installation of bridge access system on Forth Bridge and installation of glazed capping to Dalmeny Battery - Forth Rail Bridge Hawes Brae.

A hearing for this application took place on the 4th March at the Development Management Subcommittee meeting - Keith Giblett attended on behalf of QDCC. The committee voted to grant the application but unbelievably with less car parking facilities, totally disregarding the concerns of many who voiced the problems in our town regarding the lack of car parking facilities in their objections to the application. Encouraging active travel was one of the reasons for the committee's decision. Network Rail now have to come back with plans on the re-design of the car park. The decision to reduce parking facilities within the site was not a good decision for Queensferry. The webcast is worth watching if you have the time as it will give you an insight to why/how the committee came to this conclusion and yes you will be shaking your head in disbelief at some of what was said.

## **Springfield LDP Site HSG1**

19/06079/PAN - Residential Development and Associated Works including formation of Vehicular and Pedestrian Access, SUDS Infrastructure Provision and Hard and Soft Landscaping - Land Bounded By M90, Springfield Lea, Place And Terrace And Bo'ness Road Echline

QDCC reps have met with Cala reps to discuss the responses and the latest site masterplan. Due to the coronavirus we are now unable to meet with Cala reps in person but held a telephone conference call to discuss the Echline Transport Assessment. An Air Quality Document has also been sent for QDCC to read. Cala intend submitting a planning application in the near future.

I noted that the Just Eat bikes and rack have been placed on the Loan around the same location as the telecoms mast and cabinet is to be situated, although I haven't heard when this will actually be done.

Stay safe everyone and do not hesitate to get in touch with any questions you may have on planning.

Diane Job  
QDCC Planning Convener