

Planning Report

February 2020

Applications

During the four week period eleven applications were received

20/00366/FUL - Proposed rear extension to form family room and utility - 30 Inchcolm Terrace
20/00162/FUL - Formation of a driveway within the front garden and alter paths - 19 Shore Road
20/00286/PA - Proposed slimline lattice tower and associated works - Land 405 Metres North West Of The Old Dairy House Dundas Home Farm
20/00327/LBC - Install solar panels to the south and west facing roof slopes - 12 Dundas Home Farm
20/00409/FUL - Lay 4m x 14.5m artificial grass in residential garden - 5 Forth Terrace
20/00553/FUL - Remove existing timber pivot windows and replace with top-hung uPVC windows. Remove existing timber front door, side panels and top panel with composite door and uPVC panels Paint existing uPVC windows Paint existing garage door - 9 Ashburnham Gardens
20/00575/FUL - Proposed garden wall - 12 Sandercombe Drive
20/00580/FUL - Alter rear windows to form new glazed door- sets with decking area - 37 Farquhar Terrace
20/00640/FUL - Replaced existing raised conservatory and patio area with new deck, handrailing, seating and raised garden . With the exception of the handrailing, new works to be made from FSC certified composite material (wood/recycled plastic) for aesthetics, dimensional stability, longevity and environmental considerations. New handrail to be glass/steel - 14 Ashburnham Gardens
20/00691/FUL - Proposed window to door alteration with driveway pier relocation, gates and patio - 1 Springwell Terrace

Certificate of Lawfulness Proposed

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

Decisions

The Planning Authority made three decisions during the four week period

19/04853/LBC - Propose changing the existing signage to make the site more appealing to the public (as amended) - Hawes Inn 7 Newhalls Road - GRANTED
20/00101/CLP - New glazed doorsets in rear and external decking - 37 Farquhar Terrace - WITHDRAWN
19/05158/FUL - Locate temporary office, amenities and changing facilities in the location of an existing car park for the purpose of providing accommodation for visiting workers to the Ineos FPS Dalmeny Installation. A replacement car park will be formed on a farmers field that will also include spaces for the visiting workers Ineos FPS Ltd Standingstane Road - GRANTED

Planning Matters

Dundas Children's Play Park

I contacted Alan Grevers for an update after our November meeting and unfortunately he informed me in December that they are running out of donors to fund this (for the additional funding required) - to date I haven't had a further update as he was going to see if the funding could come from the play area capital program. I have contacted Alan 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

Received from Taylor Wimpey this was verbally reported at our January meeting

- 1 Taylor Wimpey have now taken on the control of site from our groundworkers
- 2 Piling – we have had a few queries on the noise this causes. We will have to pile a few areas of the site, and the next expected session will be in March 2020 however this will be towards the far end of the site
- 3 Provost Milne Grove – we will look to start running construction traffic down this route shortly. We have had again a query regarding obstruction to driveways here which we were not aware of and have addressed as quickly as we could. Fully appreciate this is simply not acceptable.

QDCC has since heard that TW are looking to start running the construction traffic into the site from Scotstoun Avenue/Provost Milne Grove from approx middle to end of March once we have more information on this we will communicate this via our Facebook page. TW should be contacting the neighbouring residents in the next week or so with the information. For now QDCC doesn't know how long the Provost Milne Grove access will be used for construction traffic but have asked Taylor Wimpey.

This week QDCC received communication from Taylor Wimpey regarding two planning applications that are being lodged.

We have made a new detailed planning application for further new homes, as well as a separate planning application to reposition the SUDS drainage basin. Our application for 80 new homes will allow us 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.

Scotstoun Avenue

QDCC have been advised the following from CEC:

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.

We are aiming to have construction commencing in September/October this year and the work will take around 3 months to complete.

Builyeon Road

16/01797/PPP - S75 legal agreement still being progressed.
There is archaeological trenching works in progress across the site
Cala are working on the masterplan for the site and will engage with the community when complete.

Ferrymuir Gait

18/08266/AMC - QDCC sent in comments as a consultee on the application - QDCC have objected to the proposal for this site. We await a decision on this by the Dev Management Sub-committee - we do not have date when this will be taken to the committee

High School Build

Work on the school is in its final stages, with the new school on schedule to open after the Easter holidays.

Mission Hall - Milton Farm Road

19/02418/FUL - QDCC have received communication that this application has been granted

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 will take place on the 4th March at the Development Management Sub-committee meeting - Keith Giblett will be attending this on behalf of QDCC

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

Cala held a successful public drop in event on the Springfield site at Echline Primary School on Friday 24th and Saturday 25th January. The event was well attended with approx 160 attendees. QDCC gave Cala a summary of comments that we collected during the event and a summary document will be produced from all comments raised over the two days. QDCC reps will be meeting with Cala reps to discuss the responses and the latest site masterplan.

Diane Job
QDCC Planning Convener