

# Development Management Sub-Committee

Wednesday, 27 August 2014

## REPORT ON FORTHCOMING APPLICATION BY BELLWAY HOMES FOR A RESIDENTIAL AND COMMUNITY FACILITY DEVELOPMENT AT SITE 80 METRES WEST OF 4 FERRYMUIR, SOUTH QUEENSFERRY.

Item number 9.2  
Report number 14/02623/PAN  
Wards Almond

### Summary

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To inform the Development Management Sub Committee of a forthcoming planning application for residential development and a community facility at land at Ferrymuir, South Queensferry.

In accordance with the provisions of Planning etc (Scotland) Act 2006, the applicants submitted a Proposal of Application Notice on 26 June 2014.

### Links

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Coalition pledges  
Council outcomes [CO7](#), [CO19](#), [CO23](#)  
Single Outcome Agreement [SO4](#)

# **REPORT ON FORTHCOMING APPLICATION BY BELLWAY HOMES FOR A RESIDENTIAL AND COMMUNITY FACILITY DEVELOPMENT AT SITE 80 METRES WEST OF 4 FERRYMUIR, SOUTH QUEENSFERRY.**

## **Recommendations**

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**1.1 It is recommended that the Committee note the key issues at this stage and advise of any other issues.**

## **Background**

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### **2.1 Site Description**

The 4.5 hectare undeveloped site is located to the south east of existing development at Ferrymuir. Ferrymuir is bound to the south and west by the A90 and the north and east by the B800, formerly the A8000. Both the A90 and B800 are located above the site; the latter has a steep shrub planted embankment sloping into the site.

Vehicular access to Ferrymuir is obtained from the roundabout on the B800 at the junction with Kirkliston Road.

The northern, developed half of Ferrymuir contains a supermarket, petrol filling station, restaurant, fast food outlet and hotel. A SUDS feature is located within the site, to the east of the hotel.

To the north and east of the application site, beyond the B800, the land use is generally residential. There is an office to the south east. To the south west, beyond the A90, the land is farmland which is located within the Edinburgh Green Belt.

### **2.2 Site History**

September - 1998 outline consent granted for a mixed use development including class 4 business uses, a hotel, leisure club, supermarket, restaurant and petrol filling station (application reference: 98/00664/OUT).

14 November 2001- reserved matters approval granted for a supermarket, petrol filling station, car parking, access road, bus and cycle route, infrastructure works and landscaping (application reference: 00/00302/REM).

13 February 2001- reserved matters consent approved for an office development with associated car parking and landscaping (application reference: 00/00375/REM).

19 February 2001- full planning consent granted for a restaurant and bar (application reference: 01/00969/FUL).

1 November 2001- reserved matters approval for a restaurant (application reference: 01/03357/REM).

29 October 2003- reserved matters approval for a hotel (application reference: 02/04294/REM).

28 September 2010- outline consent granted for mixed use development comprising office use, a care home, residential development, a leisure unit, and community facility (application reference 09/00490/OUT).

## Main report

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### 3.1 Description of the Proposal

Planning permission will be sought for residential development and a community facility.

### 3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

- **the development would be acceptable in principle having regard to the development plan**

The Rural West Edinburgh Local Plan was adopted in 1 June 2006. Within that Plan the site is identified as being ECON 2, an economic development proposal site.

The Proposed Local Development Plan allocates the site as being located within the urban area.

- **the design and layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance**

The application will be for planning permission in full and will come forward with full details of the proposals.

- **access arrangements are acceptable in terms of road safety and public transport accessibility**

The proposals should have regard to transport policies of the Edinburgh City Local Plan and Designing Streets. Consideration will need to be made of the impact on the wider road network. Any proposed bus, cycle and pedestrian routes will also be assessed. The transport impact will be considered and transport information will be submitted with the proposals.

- **there are any other environmental factors that require consideration**

The applicants will be required to submit sufficient information to demonstrate that the site is capable of accommodating the additional development and that there is sufficient infrastructure capacity. In order to support the application the following supporting documents will be submitted:

- Design and Access Statement
- Ecology Survey
- Tree Survey
- Noise Assessment
- Transport Assessment
- Sustainability Statement

### **3.3 Conclusion**

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new applications are received, and consultees and the public have the opportunity to comment.

## **Financial impact**

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- 4.1 There are no financial implications for the Council.

## **Risk, policy, compliance and governance impact**

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- 5.1 Provided planning applications are determined in accordance with statutory legislation, the risk is low.
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## Equalities impact

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- 6.1 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

## Sustainability impact

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- 7.1 A sustainability statement will need to be submitted with the application.

## Consultation and engagement

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8.1 The Proposal of Application Notice (reference 14/02623/PAN) outlined a public exhibition to be held on 13 August 2014 at the Queensferry Community High School. The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

## Background reading/external references

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- To view details of the Proposal Of Application Notice go to
- [Planning and Building Standards online services](#)

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## Links

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### Coalition pledges

#### Council outcomes

CO7 Edinburgh draws new investment in development and regeneration.  
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.  
CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

#### Single Outcome Agreement

SO4 Edinburgh's communities are safer and have improved physical and social fabric.

#### Appendices

Location Plan

## Location Plan

