



MAJOR DEVELOPMENTS: APPLICATIONS CURRENTLY BEING ASSESSED AND OTHER DEVELOPMENTS AT PRE-APPLICATION CONSULTATION STAGE

Report by Head of Communities and Economy

1 PURPOSE OF REPORT

- 1.1 This report updates the Committee with regard to 'major' planning applications, formal pre-application consultations by prospective applicants, and the expected programme of applications due for reporting to the Committee.

2 BACKGROUND

- 2.1 A major application is defined by regulations and constitutes proposed developments over a specified size. For example; a development comprising 50 or more dwellings, a business/industry use with a gross floor space exceeding 10,000 square metres, a retail development with a gross floor space exceeding 5,000 square metres and sites exceeding 2 hectares. A major application (with the exception of a Section 42 application to amend a previous grant of planning permission) cannot be submitted to the planning authority for determination without undertaking a formal pre application consultation (PAC) with local communities.
- 2.2 At its meeting of 8 June 2010 the Planning Committee instructed that it be provided with updated information on the procedural progress of major applications on a regular basis.
- 2.3 The current position with regard to 'major' planning applications and formal pre-application consultations by prospective applicants is outlined in Appendices A and B attached to this report.

3 DEVELOPMENT PLAN UPDATE

- 3.1 The development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan June 2013 (SDP1) and the Midlothian Local Development Plan 2017 (MLDP). The MLDP was adopted by the Council at its meeting of 7 November 2017. The proposed Strategic Development Plan (SDP2) has been subject to examination by Scottish Government Reporters and is with the Scottish Ministers for final consideration.

4 RECOMMENDATION

- 4.1 The Committee is recommended to note the major planning application proposals which are likely to be considered by the Committee in 2018 and the updates for each of the applications.

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Background Papers: Planning Committee Report entitled 'Major Developments: Applications currently being assessed and other developments at Pre-Application Consultation stage' 8 June 2010.

APPENDIX A

MAJOR APPLICATIONS CURRENTLY BEING ASSESSED

Ref	Location	Proposal	Expected date of reporting to Committee	Comment
17/00408/DPP	Land at Old Craighall Road, Millerhill	Erection of 125 residential units; formation of access roads, SUDs features and associated works	October 2018	Pre-Application Consultation (14/00415/PAC) carried out by the applicants in June - September 2014.
17/00409/DPP	Land at Wellington Farm, Old Craighall Road, Millerhill	Erection of 116 residential units; formation of access roads, SUDs features and associated works	October 2018	Pre-Application Consultation (14/00415/PAC) carried out by the applicants in June - September 2014.
17/00435/DPP	Land at Newbyres, River Gore Road, Gorebridge	Erection of 125 residential units; formation of access roads, SUDs features and associated works	Being held in abeyance at the request of the applicant	Pre-Application Consultation (13/00609/PAC) carried out by the applicants in August - November 2013. The applicant is currently reviewing their layout following advice from officers that the layout and form of the development is unacceptable and contrary to the development plan.
17/00980/PPP	Land adjacent former Rosslynlee Hospital, Roslin (Site AHs1)	Residential development and associated works and ancillary commercial use	October 2018	Pre-Application Consultation (16/00266/PAC) carried out by the applicants in April - June 2016 The site is identified as an additional housing opportunity in the adopted MLDP with an indicative 120 – 300 units.
17/01001/DPP	Land at the former Rosslynlee Hospital, Roslin (Site AHs1)	Alterations and conversion of former hospital and buildings to form 71 dwellings, erection of 30 dwellinghouses and associated works	October 2018	Pre-Application Consultation (16/00267/PAC) carried out by the applicants in April - June 2016 The site is identified as an additional housing opportunity in the adopted MLDP with an indicative 120 – 300 units.
18/00081/DPP	Land south west of Upper Dalhousie Sand Quarry, Rosewell	Extension to existing sand quarry	August 2018	Pre-Application Consultation (17/00565/PAC) carried out by the applicants in July - October 2017. This application is reported to this meeting of the Committee.

18/00082/S42 <i>New addition to the table</i>	Upper Dalhousie Sand Quarry Bonnyrigg	Section 42 application to amend condition 2 and 3 of planning permission 06/00689/FUL to extend the time for completion of restoration of area A by a further 3 years and area B by a further 6 years	August 2018	Section 42 applications do not require to go through the Pre-Application Consultation process. This application is reported to this meeting of the Committee.
18/00099/DPP	Land at Gore Avenue and Newbyres Crescent, Gorebridge	Erection of 46 flatted dwellings; 17 dwellinghouses and 12 extra care units; formation of access roads and car parking; SUDS features and associated works	Being held in abeyance	Pre-Application Consultation (17/00913/PAC) carried out by the applicants in November 2017 – February 2018. This application is being held in abeyance subject to the applicant submitting additional information regarding mine gas mitigation measures.
18/00155/DPP	Shawfair Site F Monktonhall Colliery Road, Dalkeith	Use of land for the storage of soil (top soil and sub soil) for a temporary period of 5 years.	October 2018	Pre-Application Consultation (17/00859/PAC) carried out by the applicants in October 2017 – January 2018.
18/00308/DPP	Land south west of Newbattle Community High School, Newtongrange	Erection of 79 residential units; formation of access roads, car parking and associated works	October 2018	Pre-Application Consultation (18/00102/PAC) carried out by the applicants in February 2018 – May 2018.
18/00403/DPP <i>New addition to the table</i>	Land between Rosewell Road and Carnethie Street, Rosewell	Erection of 100 dwellinghouses; formation of access roads, car parking and associated works	November 2018	Pre-Application Consultation (15/00774/PAC) carried out by the applicants in September 2015 – December 2015.
18/00406/S42 <i>New addition to the table</i>	Land north of Dalhousie Dairy Bonnyrigg	Section 42 application to remove condition 6 (which relates to details of the crossing over the Pendreich Burn) of planning permission 16/00712/DPP	August 2018	Section 42 applications do not require to go through the Pre-Application Consultation process. The application seeks to remove condition 6 of planning permission 16/00712/DPP (which was granted on appeal) on the basis that the details of the crossing have been agreed by way of application 17/00611/DPP, for the formation of access road, embankment culvert and associated works to cross the Pittendreich Burn, granted permission in September 2017. This

				<p>application was being determined whilst the appeal against application 16/00712/DPP was subject to consideration by a Scottish Government Reporter and as such there is an element of duplication which the applicant wishes to remove.</p> <p>This application is reported to this meeting of the Committee.</p>
<p>18/00495/DPP</p> <p><i>New addition to the table</i></p>	<p>Land west of Burnbrae Terrace Bonnyrigg</p>	<p>Erection of resource facility including offices; practical skills training suites, stores, workshop, motor transport workshop, ambulance depot and enterprise units; formation of car parking, access roads and external storage areas; and associated facilitating groundworks</p>	<p>November 2018</p>	<p>Pre-Application Consultation (17/00721/PAC) carried out by the applicants in September 2017 – December 2017.</p>
<p>18/00528/S42</p> <p><i>New addition to the table</i></p>	<p>Land at Calderstone, Biggar Road, Lothianburn</p>	<p>Section 42 Application to amend conditions 3, 4, 5, 6 and 10 of planning permission 15/00113/PPP (to amend the phasing of the development)</p>	<p>November 2018</p>	<p>Section 42 applications do not require to go through the Pre-Application Consultation process.</p> <p>The conditions relate to the phasing of development, landscaping, building design and layout and transportation matters.</p>
<p>18/00535/PPP</p> <p><i>New addition to the table</i></p>	<p>Land north west of Moat View, Roslin</p>	<p>Residential development and associated works</p>	<p>November 2018</p>	<p>Pre-Application Consultation (18/00139/PAC) carried out by the applicants in February 2018 – May 2018.</p>

APPENDIX B

NOTICE OF PRE-APPLICATION CONSULTATIONS RECEIVED AND NO APPLICATION HAS BEEN SUBMITTED

Ref	Location	Proposal	Date of PAC submission	Earliest date for receipt of planning application and current position
16/00830/PAC	Land east of junction with Greenhall Road Barleyknowe Road Gorebridge	Residential development This site is not allocated for housing	24 November 2016	10/02/17 - no application yet received. A pre-application report was reported to the January 2017 meeting of the Committee.
17/00296/PAC	Land to the east of Lawfield Road and to the north of Ash Grove, Mayfield	Residential development This site is not allocated for housing	19 April 2017	06/07/17 - no application yet received. A pre-application report was reported to the June 2017 meeting of the Committee.
17/00367/PAC	Site Hs12 Hopefield Farm 2 Bonnyrigg	Residential development The site is identified for an indicative 375 residential units in the MLDP.	9 May 2017	02/08/17 - no application yet received. A pre-application report was reported to the August 2017 meeting of the Committee.
17/00402/PAC	Site Hs11 Dalhousie South Bonnyrigg	Residential development The site is identified for an indicative 360 residential units in the MLDP.	19 May 2017	12/08/17 - no application yet received. A pre-application report was reported to the August 2017 meeting of the Committee.
17/00606/PAC	Land south east of Auchendinny, The Brae, Auchendinny (Site Hs20)	Residential development The site is identified for an indicative 350 residential units in the MLDP.	27 July 2017	20/10/17 - no application yet received. A pre-application report was reported to the November 2017 meeting of the Committee.
17/00663/PAC	Land bounded by A7, Stobhill Road and Pentland Avenue, Gorebridge	Mixed use development comprising residential and commercial land uses	16 August 2017	09/11/17 - no application yet received. A pre-application report was reported to the October 2017 meeting of the Committee.
17/00670/PAC	Land to the north of Hardengreen House, Dalkeith	Mixed use development including Class 1 (Shops); Class 2 (Financial, Professional and Other Services); Class 3 (Food and Drink); Class 4 (Business); Class 9 (Houses); and Class 10 (Non-Residential Institutions).	22 August 2017	15/11/17 - no application yet received. A pre-application report was reported to the October 2017 meeting of the Committee.

17/00693/PAC	Land 65M west of Rosslyn Bowling Club, Main Street, Roslin (Site Hs19)	Residential development The site forms part of (approximately 25%) a larger development site identified for an indicative 260 residential units in the MLDP.	30 August 2017	23/11/17 - no application yet received. A pre-application report was reported to the November 2017 meeting of the Committee.
18/00350/PAC	Land at Danderhall Primary School and Danderhall Recreation Ground Edmonstone Road. Danderhall	Erection of a community facility incorporating primary school; early years provision; library and leisure facilities.	18 May 2018	11/08/2018 - A pre-application report is reported to this meeting of the Committee
18/00476/PAC <i>New addition to the table</i>	Land east of Conifer Road, Mayfield, Dalkeith	Residential development for 72 units The site is identified for an indicative 65 residential units in the MLDP.	2 July 2018	25/09/2018 - A pre-application report is reported to this meeting of the Committee
18/00558/PAC <i>New addition to the table</i>	Land at the former Monktonhall Colliery Site, Monktonhall Colliery Road, Newton, Danderhall	Erection of a community facility incorporating secondary and primary school; early years provision; family learning provision; library, leisure and healthcare facilities, sports pitches and associated works.	1 August 2018	25/10/2018