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**PRE - APPLICATION REPORT REGARDING:**

- I. A PROPOSED RESIDENTIAL DEVELOPMENT AND COMPLEMENTARY LAND USES AT LAND AT ROSSLYNLEE HOSPITAL, ROSLIN (16/00266/PAC); AND,**
- II. THE CHANGE OF USE, ALTERATIONS, EXTENSIONS AND PARTIAL DEMOLITION OF THE FORMER ROSSLYNLEE HOSPITAL AND ASSOCIATED NEW BUILD DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE AT LAND AT ROSSLYNLEE HOSPITAL, ROSLIN (16/00267/PAC).**

Report by Head of Communities and Economy

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## **1 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to advise the Committee of two pre application consultations submitted regarding: (i) a proposed residential development and complementary land uses at Rosslynlee Hospital, Roslin (16/00266/PAC); and, (ii) a proposed change of use, alterations, extensions and partial demolition of the former Rosslynlee Hospital and associated new build development with associated infrastructure (16/00267/PAC).
- 1.2 The pre application consultations are reported to Committee to enable Councillors to express a provisional view on the proposed major development. The report outlines the proposal, identifies the key development plan policies and material considerations and states a provisional without prejudice planning view regarding the principle of development.

## **2 BACKGROUND**

- 2.1 Guidance on the role of Councillors in the pre-application process, published by the Commissioner for Ethical Standards in Public Life in Scotland, was reported to the Committee at its meeting of 27 May 2014 and subsequent procedures were reported to the Committee at its meeting of 7 October 2014. The guidance clarifies the position with regard to Councillors stating a provisional view on proposals at pre-application stage.
- 2.2 A pre application consultation for a proposed residential development and complementary land uses at Rosslynlee Hospital, Roslin and the separate pre application consultation for a proposed change of use, alterations,

extensions and partial demolition of the former Rosslynlee Hospital and associated new build development with associated infrastructure, at Rosslynlee Hospital, Roslin, were both submitted on the 8 April 2016.

- 2.3 As part of the pre application consultation process the applicants are to hold a public exhibition at Rosewell Parish Church Hall on Thursday 26 May 2016 (2pm - 8pm) and a private viewing for the following notified stakeholders on the same day (2pm - 3pm): (i) the Ward Members; (ii) Colin Beattie MSP; (iii) Rosewell & District Community Council; and, (iv) Rosewell Development Trust. On the conclusion of the public event the applicant could submit a planning application for the proposal. The applicant's agent has been advised to apply for detail planning permission. It is reasonable for an Elected Member to attend such a public event without a Council planning officer present, but the Member should (in accordance with the Commissioner's guidance) not offer views, as the forum for doing so will be at this meeting of the Planning Committee.
- 2.4 Copies of the pre application notices have been sent by the applicant to Rosewell & District Community Council and the Rosewell Development Trust.

### **3 PLANNING CONSIDERATIONS**

- 3.1 The proposed development relates to the buildings and associated land including access road of the former Rosslynlee Hospital. The buildings include: (i) the Category C listed Rosslynlee Hospital, including gate lodge, gatepiers, railings, staff accommodation and staff cottages; and, (ii) a number of other buildings associated with the former hospital including a former managers house, former social club, former nurses homes and other staff accommodation. The land associated with the buildings comprises approximately 26.1 hectares.
- 3.2 In assessing any subsequent planning application the main planning issue to be considered in determining the application is whether the currently proposed development complies with development plan policies unless material planning considerations indicate otherwise.
- 3.3 The adopted 2008 Midlothian Local Plan identifies the site as being in the countryside and any subsequent planning application will be subject to assessment against policies RP1: Protection of the Countryside and DP1: Development in the Countryside. Part 1.4 'Rural Buildings of Value' of Policy DP1 supports the principle of new development not normally supported in the countryside subject to six criteria. One of the criteria is that only new build necessary for the conversion/restoration of the listed building will be supported. Policy DP1 identifies Rosslynlee as a potential candidate for supporting such development. The new development must not detract from the character of Rosslynlee Hospital building and it must be of a scale and design to complement the original building.
- 3.5 At its meeting of 16 December 2014 the Council approved the Midlothian Local Development Plan Proposed Plan (MLDP). Although the proposed plan is subject to Local Plan Examination; which is anticipated to be in the

summer of 2016, the development strategy in the plan would be a material consideration which can be given weight. The proposed plan identifies the land of the former Rosslynlee Hospital as 'an additional development opportunity' for development of 'complementary' new build development to assist the funding of the conversion of the C listed Rosslynlee Hospital. The range in number of new-build houses supported at the site is between 40-200. The number of houses supported in terms of the proposed MLDP is dependent on the detailed proposals and the choice of access solution. The policy sets out to protect the redundant listed building and bring it back into use. Therefore, the Council would seek, in these circumstances, detailed costings set against the sale value of the properties at the site.

- 3.6 The proposed MLDP identifies the developer contributions that are expected to be provided in relation to this site, which includes affordable housing (at 25%). Any deviation from the provision of the developer contributions identified would require a viability case to be made including the detailed cost of development along with the projected and realistic income from the property sales at the site.
- 3.7 The site is subject to Midlothian Local Development Plan (Proposed Plan) representations from the local community and interested parties and will be tested at examination by a Scottish Government Reporter.

#### **4.□ PROCEDURES**

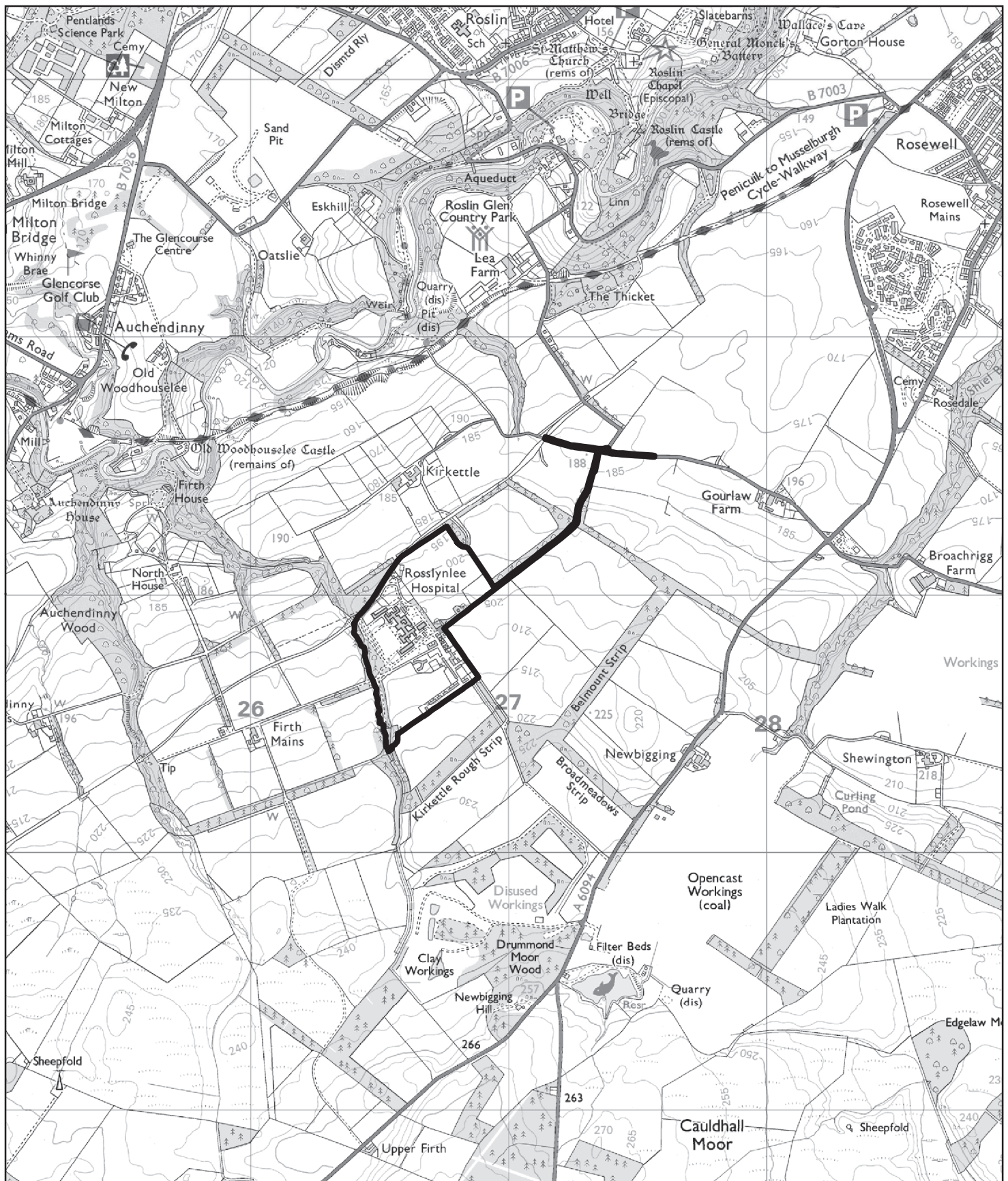
- 4.1 The Scottish Government's Guidance on the Role of Councillors in Pre-Application Procedures provides for Councillors to express a 'without prejudice' view and to identify material considerations with regard to a major application.
- 4.2 The Committee is invited to express a 'without prejudice' view and to raise any material considerations which they wish the applicant and/or officers to consider. Views and comments expressed by the Committee will be entered into the minutes of the meeting and relayed to the applicant for consideration.
- 4.3 The Scottish Government's Guidance on the Role of Councillors in Pre-Application Procedures advises that Councillors are expected to approach their decision-making with an open mind in that they must have regard to all material considerations and be prepared to change their views which they are minded towards if persuaded that they should.

#### **5 RECOMMENDATION**

- 5.1 It is recommended that the Committee notes:
- a) the provisional planning position set out in this report; and
  - b) that any comments made by Members will form part of the minute of the Committee meeting; and
  - c) that the expression of a provisional view does not fetter the Committee in its consideration of any subsequent formal planning application(s).

**Ian Johnson**  
**Head of Communities and Economy**

**Date:** 24 May 2016  
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Proposal of application notice for residential development  
and complimentary land uses with associated landscaping  
and infrastructure at Land at Rosslynlee Hospital, Roslin

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