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

Report by Head of Communities and Economy

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### **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 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.
- 2.2 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 PREMATURE APPLICATIONS**

- 3.1 A consequence of the Midlothian Local Development Plan: Proposed Plan being at an advanced stage is premature planning applications being submitted by a number of applicants on a number of sites. These are identified in Appendix A by the statement "Subject to progress on Midlothian Local Development Plan" and relate to sites which are not currently allocated for development in the adopted 2008 Midlothian Local Plan but are proposed in the MLDP. These sites are subject to representations from local communities and interested parties and will be tested at examination by a Scottish Government Reporter (anticipated to be later in 2016).
- 3.2 In the interests of fairness and transparency it is proposed not normally to report these applications to Committee until the proposed MLDP has progressed through the examination process and the Council has adopted the plan, unless the Committee wish to consider an application in advance of the adoption of the MLDP or there are extenuating circumstances. At its meeting in January 2016 the Committee expressed a preference to determine those applications

where there is a risk that applicants may appeal against non determination, an option open to applicants if an application is not determined within the set timeframe (four months from the date of validation for a major application) or an agreed extended time period.

- 3.3 If an appeal against non determination is submitted it would be determined by Scottish Ministers after consideration of relevant planning policies and other material considerations. Paramount in the consideration would be the potential for an application to undermine the development plan process if considered in advance of the adoption of the MLDP and whether Midlothian has a sufficient housing land supply as defined in Scottish Government Planning Policy.

#### **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 2016 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                                                                                                                                                                            |
|--------------|------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 06/00474/OUT | Land adjacent to Rullion Road, Penicuik              | Application for Planning Permission in Principle for residential development                                                           | Dependant upon receipt of amended plans from the applicant | The applicant is currently engaged in a pre application consultation process (15/00987/PAC) and has advised that an amended planning application will be submitted in Summer 2016. |
| 06/00475/FUL | Land between Deanburn and Mauricewood Road, Penicuik | Erection of 300 dwellinghouses                                                                                                         | Dependant upon receipt of amended plans from the applicant | The applicant is currently engaged in a pre application consultation process (15/00987/PAC) and has advised that an amended planning application will be submitted in Summer 2016. |
| 14/00910/PPP | Land at Cauldcoats, Dalkeith                         | Application for Planning Permission in Principle for residential development, erection of a primary school and mixed use developments. | Subject to progress on Midlothian Local Development Plan   | Pre-Application Consultation (14/00553/PAC) carried out by the applicants in October/November 2014.                                                                                |
| 15/00364/PPP | Land adjacent Old Pentland Road, Loanhead            | Mixed-use development comprising; film and TV studio and backlot complex; mixed commercial uses; hotel; and gas heat and power plant.  | Subject to determination by the Scottish Ministers         | Pre-Application Consultation (14/00729/PAC) carried out by the applicants in October/November 2014.<br><br>The applicants have appealed non determination.                         |
| 16/00134/DPP | Land north Of Oak Place, Mayfield                    | Erection of 169 dwellinghouses an 30 flatted dwellings and associated works                                                            | August 2016                                                | Pre-Application Consultation (13/00522/PAC) carried out by the applicants in August/September 2013.                                                                                |

## APPENDIX B

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

| Ref          | Location                                                                          | Proposal                                                         | Date of receipt of PAC | Earliest date for receipt of planning application and current position                                                                                                      |
|--------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13/00609/PAC | Housing Site B, land at Newbyres, River Gore Road, Gorebridge                     | Residential Development                                          | 19 August 2013         | 12/11/13 - no application yet received<br><br>The applicants have started discussing possible layouts for this site and an application is anticipated in 2016.              |
| 14/00451/PAC | Land at Newton Farm and Wellington Farm, Old Craighall Road, Millerhill, Dalkeith | Residential development and associated developments              | 10 June 2014           | 03/09/14 - no application yet received<br><br>The applicants have started discussing possible layouts for this site and an application is anticipated in 2016.              |
| 14/00833/PAC | Land at Salter's Park, Dalkeith                                                   | Mixed-use development comprising residential and employment uses | 12 November 2014       | 05/02/15 - no application yet received<br><br>A pre-application report was reported to the January 2015 meeting of the Committee. The applicant is reviewing their options. |
| 15/00774/PAC | Site Hs14, Rosewell North, Rosewell                                               | Residential development                                          | 22 September 2015      | 15/12/15 - no application yet received<br><br>A pre-application report was reported to the November 2015 meeting of the Committee                                           |
| 15/00936/PAC | Land 470M West Of Corby Craig Terrace, Bilston                                    | Residential development                                          | 25 November 2015       | 17/02/16 - no application yet received<br><br>A pre-application report was reported to the January 2016 meeting of the Committee                                            |
| 15/00987/PAC | Land Between Deanburn And Mauricewood Road Penicuik                               | Residential development                                          | 17 December 2015       | 10/03/16 - no application yet received<br><br>A pre-application report was reported to the March 2016 meeting of the Committee                                              |

|              |                                                                             |                                                                                                                                                  |                  |                                                                                                                                |
|--------------|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------------------------------------------------------------------------------------------------------------------|
| 16/00072/PAC | Land to the south east of the Equine Hospital, Easter Bush Campus, Roslin   | Animal research and imaging facility                                                                                                             | 05 February 2016 | 29/04/16 - no application yet received<br><br>A pre-application report was reported to the April 2016 meeting of the Committee |
| 16/00157/PAC | Land north of Dalhousie Dairy, Bonnyrigg (Dalhousie Mains - MLDP site Hs10) | Residential development                                                                                                                          | 04 March 2016    | 30/05/16<br><br>A pre-application report was reported to the April 2016 meeting of the Committee                               |
| 16/00161/PAC | Land north of Dalhousie Dairy, Bonnyrigg (Dalhousie Mains - MLDP site Hs10) | Residential development                                                                                                                          | 04 March 2016    | 30/05/16<br><br>A pre-application report was reported to the April 2016 meeting of the Committee                               |
| 16/00179/PAC | Land at Easter Bush South, Easter Bush, Roslin                              | Animal research and imaging facility                                                                                                             | 10 March 2016    | 03/06/16<br><br>A pre-application report was reported to the April 2016 meeting of the Committee                               |
| 16/00266/PAC | Land At Rosslynlee Hospital Roslin                                          | Residential development                                                                                                                          | 08 April 2016    | 04/07/16<br><br>This pre-application is reported to this meeting of the Committee.                                             |
| 16/00267/PAC | Land At Rosslynlee Hospital Roslin                                          | Residential development - change of use, alterations, extensions and partial demolition of the former hospital, including new build development. | 08 April 2016    | 04/07/16<br><br>This pre-application is reported to this meeting of the Committee.                                             |