



**PRE - APPLICATION REPORT REGARDING THE ERECTION OF A
PROPOSED PRIMARY SCHOOL WITH NURSERY AND SPORTS PITCH
AT LAND AT ROSLIN PRIMARY SCHOOL, PENTLAND VIEW PLACE,
ROSLIN (15/00227/PAC)**

Report by Head of Communities and Economy

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to advise the Committee of a pre application consultation submitted regarding the proposed erection of a new primary school at Roslin.
- 1.2 The pre application consultation is 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 the erection of primary school with nursery and sports pitch on land at Roslin Primary School, Roslin was submitted 17 March 2015.
- 2.3 As part of the pre application consultation process the applicants held a public event/drop in session at Roslin Masonic Hall on 23 March and 25 March 2015 between 2pm and 7.30pm. On the conclusion of the public consultation process the applicant could submit a planning application for the proposal. It is anticipated that a detailed planning application would be submitted. 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 Roslin Community Council.

3 PLANNING CONSIDERATIONS

- 3.1 The proposed development is situated on open space adjacent to the existing primary school. The concept would be to build the proposed new school prior to demolishing the existing school.
- 3.2 In assessing any subsequent planning application the main planning issues to be considered will be the principle of development on the site, the relationship of the proposal with neighbouring land uses and properties, access and transportation issues and the design and layout of the proposal.
- 3.3 The adopted 2008 Midlothian Local Plan (MLP) identifies the site as being within the built up area and therefore assessed in relation to policy RP20: Development within the built-up area. A provisional assessment against this policy supports the scheme in principle, as its current use is for education and related open space/sport provision.

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 it wishes 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;
 - 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.

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Date: 19 May 2015
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