

Minute of Meeting

Planning Committee
Tuesday 29 April 2025
Item No 4.1



Planning Committee

Date	Time	Venue
Monday, 24 March 2025	14.00	Council Chambers and MSTeams Meeting

Present:

Councillor Imrie (Chair)	Councillor Bowen
Councillor Cassidy	Councillor Drummond (Virtual)
Councillor McCall (Virtual)	Councillor McEwan
Councillor McKenzie	Councillor McManus
Councillor Milligan	Councillor Parry
Councillor Pottinger (Virtual)	Councillor Russell
Councillor Scott (Virtual)	Councillor Virgo (Virtual)
Councillor Winchester	

In attendance:

Kevin Anderson, Executive Director Place	Derek Oliver, Chief Officer Place
Peter Arnsdorf, Planning, Sustainable Growth and Investment Manager / Chief Planning Officer	William Venters, Principal Solicitor
Hannah Forbes, Democratic Services Officer	Maria Perez, Democratic Services Officer
Nicola Thornburn, Democratic Services Officer	

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Draft by & date:

Review by & date:

1. Welcome and Apologies

The Chair welcomed everyone to the additional meeting of the Planning Committee. Apologies were received from Councillor Alexander and Councillor Smail.

2. Order of Business

The Order of Business was as outlined in the agenda.

3. Declarations of Interest

The Chair invited committee members to declare their interest at this point or during the discussion of the individual items.

No declarations of interest were intimated as this stage of the proceedings.

4. Minutes of Previous Meeting

No minutes were submitted for approval.

5. Reports and Items for Discussion

Report No.	Report Title	Presented by:
5.1	25/00079/DPP Mayfield Primary School Report and Plans	Planning, Sustainable Growth and Investment Manager / Chief Planning Officer
The Planning, Sustainable Growth and Investment Manager / Chief Planning Officer presented the report for decision.		
The application is for the demolition of the existing school and the erection of the community campus comprising of primary school, nursery formation of sports pitches, parking and associated works at the site of the Mayfield Primary School. This is an amended scheme from the one presented to the Planning Committee in June 2024.		
The proposed development will replace the current school and nursery and provide accommodation for up to 701 pupils as well as additional supports, an early learning facilities and community facilities. The community campus will also include a grass seven a-side football pitch, a 3G football pitch, basketball courts as well as landscaping and tree planting.		

The proposed campus includes a two-storey building with single storey ends. Walls are to be finished in red brown brick and sections of bronze coloured profiled aluminium cladding. Windows and doors will be bronze coloured aluminium framed. The development will also include improved vehicular and pedestrian access from Stone Place and access to 43 parking spaces. Access from Stone Avenue will be retained and provide parking for 31 spaces.

The proposal is a redevelopment of existing use with no material considerations presented to outweigh the benefits of the development. The proposed building design is compatible with its location a residential area and presents the best access solutions.

There have been 2 representations received and 5 consultation responses.

The recommendation of the report is that the Planning Committee grant planning permission subject to conditions specified in the report.

The Chair thanked the Planning, Sustainable Growth and Investment Manager / Chief Planning Officer for the report and opened the report for discussion.

Elected Members welcomed the application to replace the ageing school with a new, larger development, noting that as new housing is built it is necessary to provide schools. There were no oppositions raised by any member of the Planning Committee, who noted that this school has the support of the local community council.

Councillor McKenzie moved to approve the proposed application. The motion was seconded by Councillor Scott.

Decision

The Planning Committee moved to grant planning permission to the Mayfield Primary School Campus subject to the conditions stated in the report.

Report No.	Report Title	Presented by:
5.2	24/00415/DPP Beeslack High School Report and Plans	Planning, Sustainable Growth and Investment Manager / Chief Planning Officer

The Planning, Sustainable Growth and Investment Manager presented the report for decision.

The application is for the erection high school and Additional Support Needs facility, community facilities, swimming pool and veterinary clinic, sports pitches, car parking and associated works.

The development contains 3 main buildings west of Seafield Moor Road. The main building will be a sport and teaching two storey block, another one-storey school block and a one-story veterinary clinic, all built in brick with metal

cladding. The sports field area comprises two rugby pitches and a football pitch. The site is between a housing area and Midlothian Science Zone.

The site has two separate vehicular accesses on Seafield Moor Road and Bush Farm Road. There will be 213 parking spaces for the school campus, as well as coach parking, and 42 spaces for the veterinary clinic.

While development does not fully fall within stated allocations, the veterinary clinic can be considered as an appropriate use for the Midlothian Science Zone. The use is compatible with its location near a residential area and the location near the edge of the Midlothian Science Zone can offer potential for education links.

There has been one representation received and 14 consultation responses. The recommendation of the report is to grant planning permission subject to the conditions specified in the report.

The Chair thanked the Planning, Sustainable Growth and Development Manager for the report and opened it for discussion.

The Elected Members expressed their delight to see the school project coming along, noting that it had been a long process but that it will be a welcome development for the community.

A query was made in terms of the unisex toilets in the plan, and reassurance was sought that there are also designated male and female toilet elsewhere, as well as individual cubicles and accessible toilets. It was confirmed this is the case.

A further discussion ensued concerning recent flooding events in Bilston and Roslin and Elected Members queried if there had been research into how many flooding events had been reported in the area in the past 10 years. The Planning, Sustainable Growth and Investment Manager responded that he did not have a figure, but it is understood that the flooding was one in a 200-year event. However, this flooding event influenced the layout of the development, as if this was to recur it is likely that it is only the pitches that would be affected rather than the buildings.

Elected Members noted the traffic assessment included in the report, that notes the turning of the A701 into the A703 at the lights will operate to capacity. However, concerns were raised about the Penicuik traffic turning into Seafield Moor Road and if this was likely to cause a bottleneck at busy times. The Planning, Sustainable Growth and Investment Manager / Chief Planning Officer stated Traffic Scotland has been consulted for the completion of the report, and the arrangements proposed have been considered acceptable, particularly given that there is scope for the traffic lights at Seafield Moor Road to be adjusted. While the Planning, Sustainable Growth and Investment Manager admitted he has not got firsthand experience of traffic trends at this junction he reassured the Elected Members that the application has been through the appropriate stages of consultation internally and through Traffic Scotland and no concerns were raised. Council Officers will keep this matter under review and if any problems arise, they will be addressed.

Elected Members sought clarification on the matter of the veterinary clinic, asking whether Midlothian Council will fund the building and fitting of the building or if this will be the responsibility of the University of Edinburgh. The Planning, Sustainable Growth and Investment Manager noted that this is not a material consideration for the purposes of the application and can be determined once planning permission is granted.

Councillor Parry moved to approve the proposed application and grant planning permission. The motion was seconded by Councillor Cassidy.

The Planning Committee moved to grant planning permission subject to the conditions specified in the report.

Decision

The Planning Committee moved to grant planning permission to the Beeslack High School subject to the conditions stated in the report.

6. Private Reports

No private items were submitted for discussion

7. Date of next meeting

The next meeting of the Planning Committee will be held on Tuesday 29 April 2025.

The meeting concluded at 14.15.