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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 Spring/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 Spring/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.  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**

<b>Ref</b>	<b>Location</b>	<b>Proposal</b>	<b>Date of receipt of PAC</b>	<b>Earliest date for receipt of planning application and current position</b>
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  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  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  A pre-application report was reported to the January 2015 meeting of the Committee.
15/00774/PAC	Site Hs14, Rosewell North, Rosewell	Residential Development	22 September 2015	15/12/15 - no application yet received  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  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  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  This pre-application is reported to this 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  This pre-application is reported to this 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  This pre-application is reported to this 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  This pre-application is reported to this meeting of the Committee.