



**APPLICATION FOR PLANNING PERMISSION 12/00404/DPP,
AMENDMENT TO CONDITION 1 OF PLANNING PERMISSION
08/00204/RES (RESIDENTIAL DEVELOPMENT AND ASSOCIATED
WORKS APPROVAL OF RESERVED MATTERS RELATING TO
PLANNING PERMISSION 01/00033/OUT) TO EXTEND THE TIME PERIOD
IN WHICH TO IMPLEMENT THE APPROVED PERMISSION AT SITE A,
LAND AT HOPEFIELD FARM, BONNYRIGG**

Report by Head of Planning and Development

1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION

- 1.1 The application is for the amendment to condition 1 of Planning Permission 08/00204/RES (Residential development and associated works) to extend the time frame within which to implement the permission. There have been no letters of representation and no consultations were required. The relevant development plan policies are RP20, RP31 and DP2 of the Midlothian Local Plan and the Hopefield Master Plan is an important material consideration. The recommendation is to grant planning permission subject to conditions.**

2 LOCATION AND SITE DESCRIPTION

- 2.1** The site is a residential allocation within the Hopefield Master Plan site. It is located on the west of the development, separated from open countryside by a tree belt along its west boundary. To the north is the Pittendreich burn corridor, separating the site from the adjacent housing plot on site B which has not been subject to a detailed planning application. To the south across a minor side street are the formal sports pitches and bowling green which have not yet been formed. To the east across the main avenue is the primary school on plot O. The masterplan identified the site as being 2.68 hectares.
- 2.2** The Hopefield Farm development site forms a substantial extension to the south side of Bonnyrigg. It abuts existing residential development on its north boundaries, and it is bounded to the south by the Bonnyrigg distributor road, beyond which is countryside. The Pittendreich Burn runs through the site.

3 PROPOSAL

- 3.1 The proposal is to extend the time period within which the original detailed consent, granted under planning permission 08/00204/RES can be implemented. This consent was for the erection of 51 dwellinghouses and will expire on 15 December 2012.

4 BACKGROUND

- 4.1 Pre Application Consultation 12/00168/PAC for proposal of application notice for amendment of condition 1 to extend the time period in which to implement planning permission 08/00204/RES.
- 4.2 Planning application 10/00334/DPP for amendments to outline planning permission 01/00033/OUT comprising the amendment to conditions 36 and 37 to extend the date for completion of works specified in these conditions to 31 December 2010, and to extend the time period for consideration of reserved matters approved under condition 39 to allow a further five years for such applications to be approved was granted on 12 January 2011.
- 4.3 Planning application 08/00204/RES for residential development and associated works (Application for the approval of reserved matters relating to planning permission 01/00033/OUT) was granted on 16 December 2009.
- 4.4 Planning application 01/00033/OUT for outline planning permission for residential development with some associated industrial/business use, landscaping, open space and new distributor road was granted on 6 August 2003. This was the original outline planning permission for the Hopefield Farm development site.

5 CONSULTATIONS

- 5.1 The **Policy and Road Safety Manager** has no objection to the application.

6 REPRESENTATIONS

- 6.1 No representations have been received in connection with this application.

7 PLANNING POLICY

- 7.1 The development plan is comprised of the Edinburgh and the Lothians Structure Plan 2015, approved in June 2004, and the Midlothian Local Plan, adopted in December 2008. The following policies are relevant to the proposal:

- 7.2 Midlothian Local Plan Policy **RP20: Development within the Built-up Area** states that development will not be permitted within the built-up area where it is likely to detract materially from the existing character or amenity of the area;
- 7.3 Midlothian Local Plan Policy **RP31: Open Space Standards** advises that the Council proposes to bring forward supplementary planning guidance based on the open space strategy outlining the minimum open space standards in respect of all new development, and until that is available the requirements for open space provision are as set out in policy DP2;
- 7.4 Midlothian Local Plan Policy **DP2: Development Guidelines** sets out Development Guidelines for residential developments. The policy indicates the standards that should be applied when considering applications for dwellings;

8 PLANNING ISSUES

- 8.1 The main planning issue to be considered in determining this application is whether the proposal complies with development plan policies unless material planning considerations indicate otherwise. The consultation response received and the Hopefield Master Plan and Development Brief are material considerations.
- 8.2 The proposal is to permit the period within which development can commence to be extended to 15 December 2015.
- 8.3 The principle of residential development on Plot A has been established by the grant of outline planning permission 01/00033/OUT and the previous reserved matters application 08/00204/RES. The residential development will not conflict with adjacent land uses.
- 8.4 The site is part of the ongoing Hopfield Farm development and the scheme approved under reference 08/00204/RES complies with the Midlothian Local Plan and the Hopefield Master Plan. There are no material changes to the relevant planning policies to warrant any change to the decision to grant planning permission under reference 08/00204/RES and the proposed extension of time will not undermine the continuing development at Hopefield.

9 RECOMMENDATION

- 9.1 That planning permission be granted for the following reason:

The already approved layout complies with the Hopefield Master Plan and as the Hopefield development has yet to be completed, the extension of time for commencement of building works will allow the development to be completed as was intended by the masterplan.

Subject to the following conditions:

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: *To accord with the provisions of Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended by the Planning etc (Scotland) Act 2006.*

2. The development shall comply with the requirements of conditions 2 to 5 of planning permission 08/00204/RES.

Reason: *In order that the development is carried out as approved under the previous planning permission.*

Ian Johnson
Head of Planning and Development

Date: 02 October 2012

Application No:	12/00404/DPP (Available online)
Applicant:	Grange Estates (Newbattle) Ltd
Agent:	Walker Group (Scotland) Ltd
Validation Date:	25 June 2012
Contact Person:	Kingsley Drinkwater
Tel No:	0131 271 3315
Background Papers:	10/00334/DPP; 08/00204/RES & 01/00033/OUT